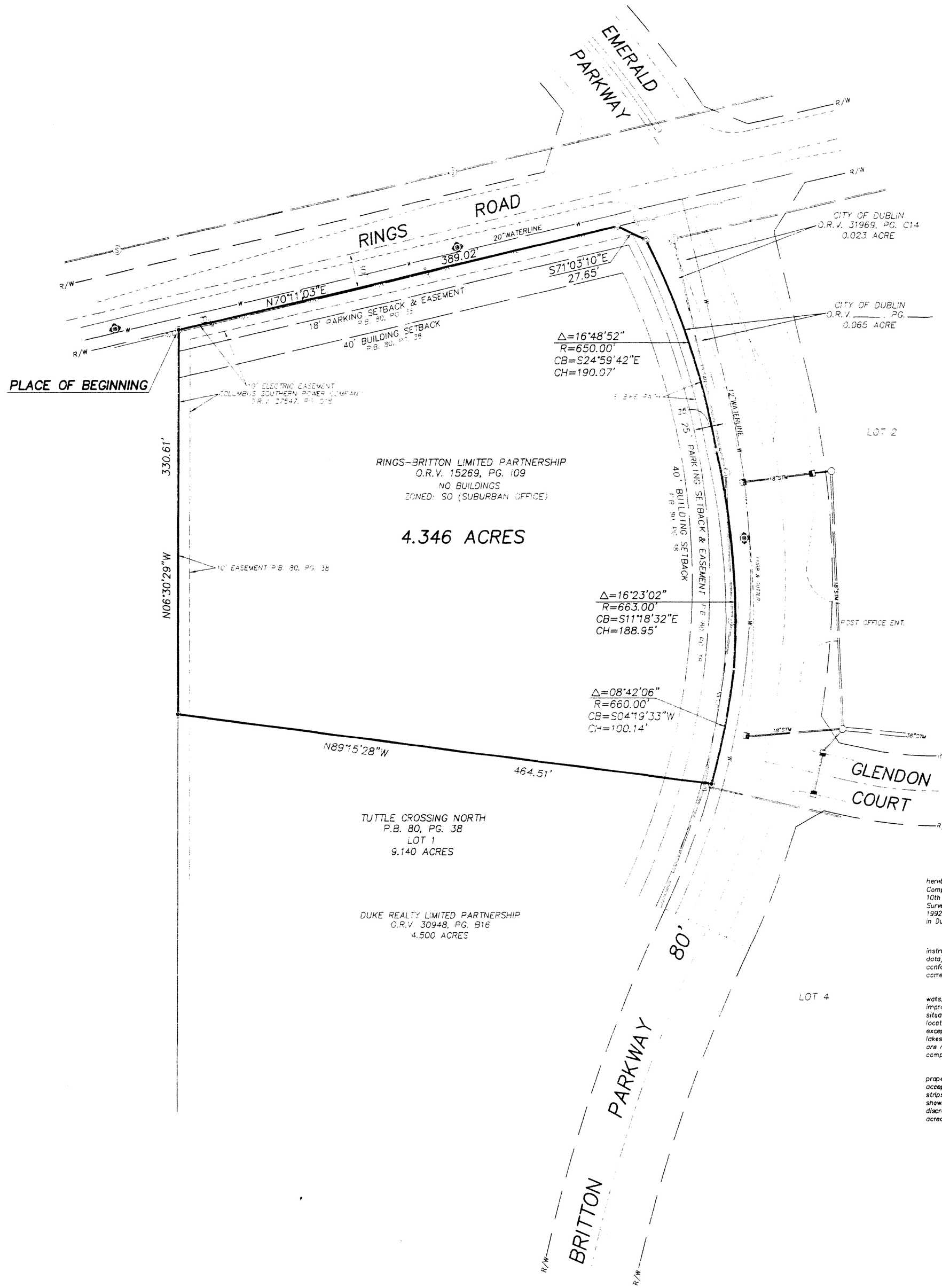

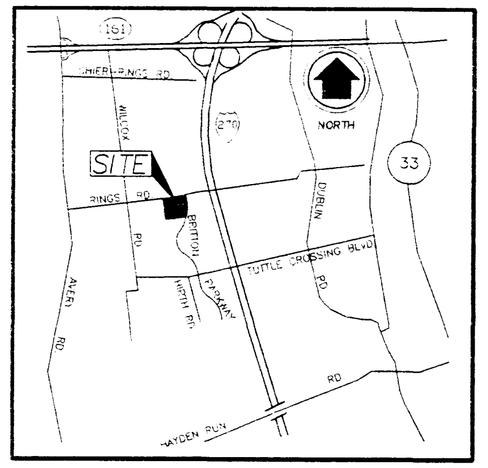

LOCATION MAP

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

- IRON PIN SET (M-E ENG/S6872)
- IRON PIN FOUND
- FIRE HYDRANT
- TELEPHONE BOX
- WATER VALVE
- UTILITY POLE
- W — WATERLINE
- SANITARY SEWER MANHOLE
- CURB & GUTTER INLET
- OHL — OVERHEAD UTILITY LINES
- STORM SEWER MANHOLE
- RAILROAD SPIKE SET

NOTES

THE SITE SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. MAP PANEL No. 39049C0109 G, DATED 8/2/95.

BEARINGS HEREON CONFORM TO THOSE OF THE REFERENCED PLAT "TUTTLE CROSSING NORTH" OF RECORD IN PLAT BOOK 80, PAGE 38, ie. NORTH 6°30'29" WEST FOR THE WESTERLY LINE OF LOT 1.

THIS SURVEY WAS PREPARED FROM A FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT, TITLE FIRST AGENCY FILE No. 75115626.

EASEMENTS THAT DO NOT APPLY TO THIS PROPERTY:.

D.B. 2675, PG. 539
D.B. 2675, PG. 541

PROPERTY SUBJECT TO PROTECTIVE CONVENANTS FOUND IN O.R.V. 26750, PG. 603.

CERTIFICATION

I, the undersigned, being a duly licensed and qualified surveyor in and for the State of Ohio, do hereby certify to Duke Realty Limited Partnership, Duke Realty Investments, Inc., First American Title Insurance Compant and Title First Agency, Inc., that I made a survey of the above described land and improvements on the 10th day of March, 1997, in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by the American Land Title Association & American Congress on Surveying & Mapping, 1992, and that this survey fully and correctly represents the property owned by Rings-Britton Limited Partnership in Dublin, Ohio including all buildings, structures and improvements thereon.

I have shown all recorded easements and rights-of-way as described in copies of recorded instruments furnished to me by the First American Title Insurance Company (with reference to recording data) and, unless otherwise shown, the physical evidence and recorded description of such easements conform. All of said buildings, structures and improvements, including location and dimensions, are correctly depicted and are fully completed, except as shown hereon.

I further certify that there are no (i) easements, (ii) rights-of-way across said property, (iii) party walls, (iv) encroachments on adjoining properties or streets by any of said buildings, structures or improvements, or (v) encroachments on said property by buildings, structures or other improvements situated on adjoining property, except as shown hereon; all easements are shown in their entirety, the locations thereof are correct as shown and no improvements are located within the easements areas except utility lines permitted by the terms of such easements; there are no streams, rivers, springs, ponds, lakes, ditches or drains located or bordering on or running through said property, except as shown; there are no gaps, gores or overlaps between parcels or roads, highways, streets or alleys and all parcels which comprise the whole property are contiguous.

All private and public roads, highways, streets and alleys running adjacent to or upon the property are shown; the property has vehicular and pedestrian access to an open, publicly dedicated and accepted roads shown hereon and commonly known as Rings Roadand Britton Parkway, without intervening strips, gaps or gores. All physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notification made where in conflict with the legal description; there are no boundary line discrepancies and no deficiencies in the quantity of the land described in the legal description and the acreage shown hereon is correct.

A physical examination of the property reveals no evidence of cemeteries.

The property is zoned SO, Suburban Office.

The Flood Zone Designation is 39049C0109 G, Zone X. (no flood hazard)

DESCRIPTION OF 4.346 ACRES SOUTH OF RINGS ROAD WEST OF BRITTON PARKWAY DUBLIN, OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin, being 4.346 acres out of Lot 1 as shown and delineated on the plat "Tuttle Crossing North", a subdivision of record in Plat Book 80, Page 38, all references herein being to records located in the Recorder's Office, Franklin County, Ohio, said 4.346 acres being more particularly described as follows:

Beginning at a iron pin found at the northwesterly corner of said Lot 1 and in the southerly right-of-way line of Rings Road, 60 feet in width;

Thence North 70° 11' 03" East, along said right-of-way line, a distance of 389.02 feet to an iron pin set at the northwesterly corner of a 0.023 acre tract of land as described in a deed to the City of Dublin, of record in Official Records Volume 31969, Page C14;

Thence South 71° 03' 10" East, along the westerly line of said 0.023 acre tract and the new westerly right-of-way line of Britton Parkway (width varies), a distance of 27.65 feet to an iron pin set at the northwesterly corner of a 0.065 acre tract of land as described in a deed to the City of Dublin, of record in Official Records Volume _____, Page _____;

Thence along the westerly line of said 0.065 acre tract and along said right-of-way line, with the arc of a non-tangent curve to the right, having a radius of 650.00 feet, a central angle of 16° 48' 52", the chord of which bears South 24° 59' 42" East, a chord distance of 190.07 feet to an iron pin set;

Thence continuing along said westerly line and said right-of-way line with the arc of a non-tangent curve to the right, have a radius of 663.00 feet, a central angle of 16° 23' 02", the chord of which bears South 11° 18' 32" East, a chord distance of 188.95 feet to a railroad spike set at the southerly corner of said 0.065 acre tract and in the original right-of-way line of Britton Parkway as shown on said plat;

Thence continuing along said original right-of-way line with the arc of a non-tangent curve to the right, having a radius of 660.00 feet, a central angle of 8° 42' 06", the chord of which bears South 4° 19' 33" West, a chord distance of 100.14 feet to an iron pin found at the northeasterly corner of a 4.500 acre tract of land as described in a deed to Duke Realty Limited Partnership, of record in Official Records Volume 30948, Page 816;

Thence North 89° 15' 28" West, crossing said Lot 1 and along the northerly line of said 4.500 acre tract, a distance of 464.51 feet to an iron pin set at the northwesterly corner of said 4.500 acre tract and in the westerly line of said Lot 1;

Thence North 6° 30' 29" West, along said westerly line, a distance of 330.61 feet to the place of beginning and containing 4.346 acres of land.

Bearings herein conform to those of the referenced plat "Tuttle Crossing North", of record in Plat Book 80, Page 38, ie North 6° 30' 29" West for the westerly line of Lot 1.

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with plastic cap inscribed "M-E ENG/S-6872".

REVISIONS

DATE	BY	DESCRIPTION

STATE OF OHIO
DAVID L CHESA
7740
REGISTERED SURVEYOR

M-E CIVIL ENGINEERING INC.
635 BROOKSEDGE BOULEVARD
WESTERVILLE, OHIO 43081
PHONE: (614) 818-4900
FAX: (614) 818-4901

REGISTERED SURVEYOR NO. 7740 — DATE 3/17/97

ALTA/ACSM SURVEY
RINGS-BRITTON LIMITED PARTNERSHIP
4.346 ACRES (PARCEL C-1)
RINGS ROAD & BRITTON PARKWAY
DUBLIN, OHIO

FIELD	PM	DRAWN
EM	BW	DC

SCALE	HORIZ. 1"=50' VERT.
JOB	973043-1-1-9
DATE	MARCH 1997
SHEET NO.	1/1

PRINT DATE
M-E CIVIL ENGINEERING
WESTERVILLE, OHIO
MAR 17 1997
PRINTED

DWG NAME: 97043ALT