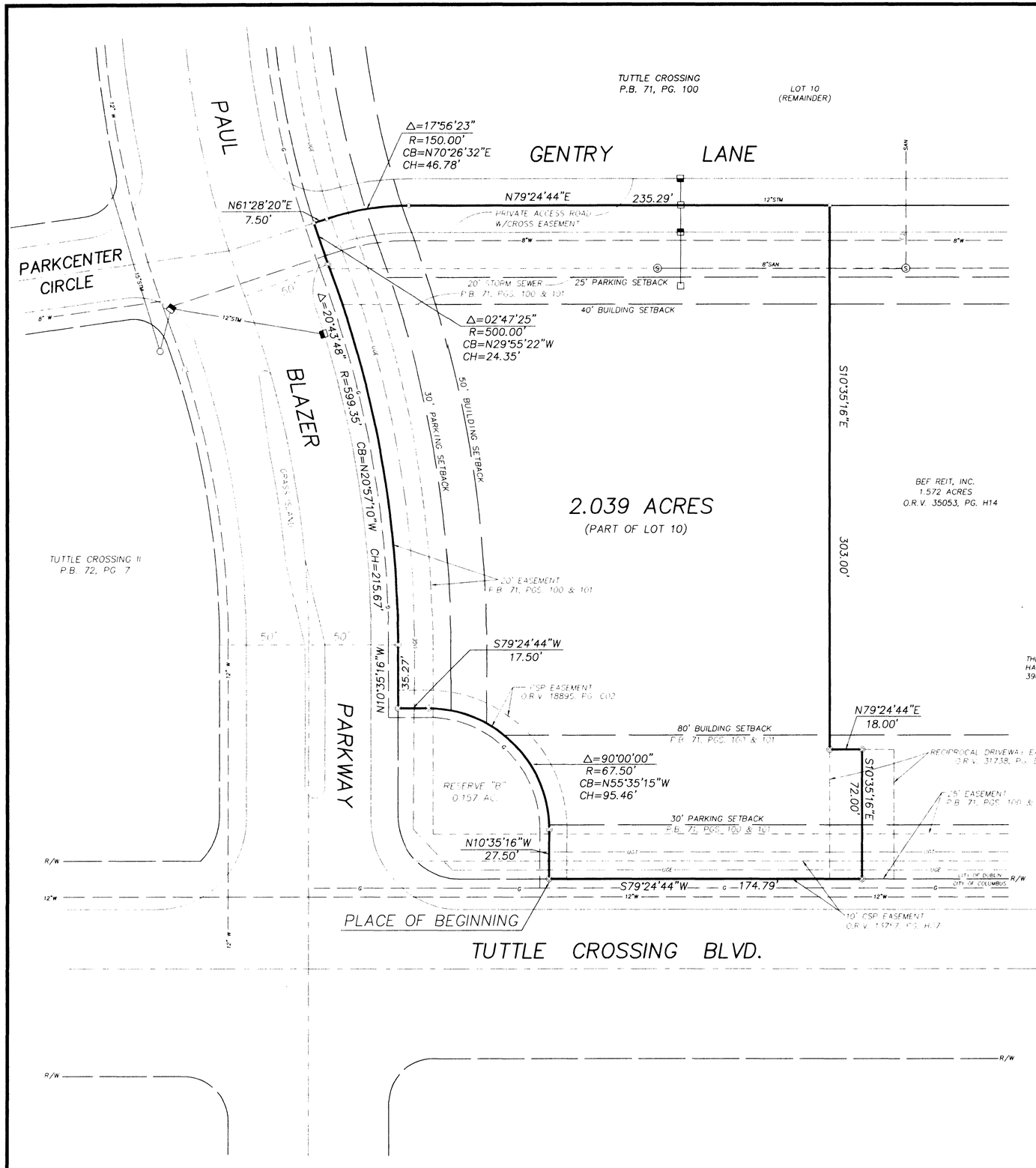
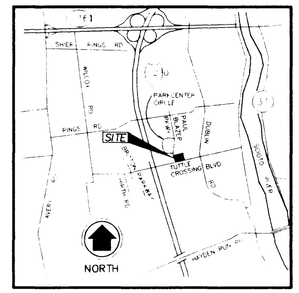
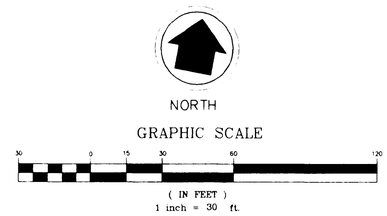




LOCATION MAP



LEGEND

- P.K. NAIL SET
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- STORM MANHOLE
- CURB INLET
- IRON PIN FOUND
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- GAS LINE
- STORM SEWER INLET

FLOOD NOTE

THE SITE SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. MAP PANEL NO. 39049C0109 G, DATED AUGUST 2, 1995.

NOTES

PROPERTY SUBJECT TO THE FOLLOWING COVENANTS, RESTRICTIONS, EASEMENTS, ETC.,
O.R.V. 14232, PG. F11
1ST AMEND. O.R.V. 14317, PG. B18
2ND AMEND. O.R.V. 17635, PG. G16
3RD AMEND. O.R.V. 17778, PG. C06
4TH AMEND. O.R.V. 17778, PG. C10
5TH AMEND. O.R.V. 19303, PG. D07
6TH AMEND. O.R.V. 20750, PG. H13
7TH AMEND. O.R.V. 23328, PG. D05
8TH AMEND. O.R.V. 27567, PG. C08
9TH AMEND. O.R.V. 28009, PG. J01
10TH AMEND. O.R.V. 28853, PG. G20
11TH AMEND. O.R.V. 28862, PG. I03
12TH AMEND. O.R.V. 29025, PG. B19
13TH AMEND. O.R.V. 29229, PG. F18
14TH AMEND. O.R.V. 33401, PG. A07
15TH AMEND. O.R.V. 33622, PG. E13
16TH AMEND. O.R.V. 34042, PG. E13
17TH AMEND. O.R.V. 34191, PG. H15
O.R.V. 20750, PG. H17

2.039 ACRES
NORTH OF TUTTLE CROSSING BOULEVARD
EAST OF PAUL BLAZER PARKWAY
CITY OF DUBLIN, OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin, being a part of Lot 10 of "Tuttle Crossing", a subdivision of record in Plat Book 71, Pages 100, 101 and 102 (all references being to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at an iron pin found at a southwesterly corner of Lot 10, the southeasterly corner of Reserve "B" and in the northerly right-of-way line of Tuttle Crossing Boulevard, 100 feet in width;

Thence along the common line between Lot 10 and Reserve "B" the following courses:
1. North 10° 35' 16" West, a distance of 27.50 feet to an iron pin found at a point of curvature;
2. With the arc of a curve to the left, having a radius of 67.50 feet, a central angle of 90° 00' 00", the chord of which bears North 55° 35' 15" West, a chord distance of 95.46 feet to an iron pin found at the point of tangency;
3. South 79° 24' 44" West, a distance of 17.50 feet to an iron pin found in the easterly right-of-way line of Paul Blazer Parkway, 50 feet from centerline;

Thence along said right-of-way line, the westerly line of Lot 10, the following courses:
1. North 10° 35' 16" West, a distance of 35.27 feet to an iron pin found at a point of curvature;
2. With the arc of a curve to the left, having a radius of 599.35 feet, a central angle of 20° 43' 48", the chord of which bears North 20° 57' 10" West, a chord distance of 215.67 feet to an iron pin found at a point of reverse curvature;
3. With the arc of a curve to the right, having a radius of 500.00 feet, a central angle of 2° 47' 25", the chord of which bears North 29° 55' 22" West, a chord distance of 24.35 feet to a P.K. nail set in the center of a private service road (Gentry Lane);

Thence along said centerline and into Lot 10 the following courses:
1. North 61° 28' 20" East, a distance of 7.50 feet to a P.K. nail set at a point of curvature;
2. With the arc of a curve to the right, having a radius of 150.00 feet, a central angle of 17° 56' 23", the chord of which bears North 70° 26' 32" East, a chord distance of 46.78 feet to a P.K. nail set at the point of tangency;
3. North 79° 24' 44" East, a distance of 235.29 feet to a P.K. nail set at the northwesterly corner of that 1.572 acre tract as described in a deed to BEF REIT, Inc., of record in Official Records Volume 35053, Page H14;

Thence along the westerly line of said 1.572 acre tract the following courses:
1. South 10° 35' 16" East, a distance of 303.00 feet to an iron pin set;
2. North 79° 24' 44" East, a distance of 18.00 feet to an iron pin set;
3. South 10° 35' 16" East, a distance of 72.00 feet to an iron pin set at the southwesterly corner of said 1.572 acre tract, in the southerly line of Lot 10 and in the northerly right-of-way line of Tuttle Crossing Boulevard;

Thence South 79° 24' 44" West, along said right-of-way line, a distance of 174.79 feet to the place of beginning and containing 2.039 acres of land.

Bearings herein are based on South 79° 24' 44" West for Tuttle Crossing Boulevard, Plat Book 71, Pages 100, 101 and 102.

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

CERTIFICATION

REVISIONS		
DATE	BY	DESCRIPTION

SURVEYOR OF OHIO ROBERT W. WYND 6872 REGISTERED SURVEYOR

M-E CIVIL ENGINEERING INC.
635 BROOKSEDGE BOULEVARD
WESTERVILLE, OHIO 43081
PHONE: (614) 818-4900
FAX: (614) 818-4902

REGISTERED SURVEYOR NO. DATE

ALTA/ACSM SURVEY

2.039 ACRES, PART OF LOT 10
TUTTLE CROSSING
DUBLIN, OHIO

FIELD	PM	DRAWN
EM	BW	DC
SCALE	HORIZ. 1"=30' VERT.	
JOB	973008	
DATE	JULY 1998	
SHEET NO.	1/1	
PRINT DATE		

DWG NAME: PAUL2DA