

Situated in the State of Ohio, County of Franklin, City of Dublin, being in Quarter 1, Township 2 North, Range 13 West, United States Military Lands, being a 0.931 acre area of land, more or less, said 0.931 acre area being a tract of land conveyed to Continental Sawmill Limited Partnership, Official Record 06439F20, said 0.931 acre tract, being the lands of Chauncey McGuruer, of record in Plat Book 12, Page 27, both being of record in Franklin County, Ohio, said 0.931 acre area of land being more particularly described as follows:

- Beginning, for reference, at the centerline intersection of Federated Boulevard (now known as Village Parkway) by motion unanimously passed by the City Council, City of Dublin, Ohio on August 1, 1985 and Dublin Center Drive, as said intersection is shown and delineated upon the recorded plat of Dublin Village Center (Dedication of Federated Boulevard, Dublin Center Drive, Tuller Road and Eastern Parkway), of record in Plat Book 65, Pages 27 and 28, Recorder's Office, Franklin County, Ohio, thence N-86°26'50"W, with the centerline of said Village Parkway, a distance of 50.00 feet to a 3/4-inch (I.D.) iron pipe at a point of tangency in the northerly right-of-way line of said Village Parkway and northwardly, with the northerly and easterly right-of-way lines of said Village Parkway the following seven (7) courses and distances:
- 1) N-86°26'50"W, a distance of 131.41 feet to a 3/4-inch (I.D.) iron pipe at a point of curvature;
 - 2) westwardly, with the arc of a curve to the right having a radius of 279.63 feet, a central angle of 25°51'06" and a chord that bears N-31°17'W, a chord distance of 125.10 feet to a 3/4-inch (I.D.) iron pipe at a point of reverse curvature;
 - 3) westwardly, with the arc of a curve to the left having a radius of 220.00 feet, a central angle of 25°51'06" and a chord that bears N-31°17'W, a chord distance of 98.42 feet to a 3/4-inch (I.D.) iron pipe at a point of tangency;
 - 4) N-86°26'50"W, a distance of 105.00 feet to a 3/4-inch (I.D.) iron pipe at a point of curvature;
 - 5) northwestwardly, with the arc of a curve to the right having a radius of 214.59 feet, a central angle of 79°36'10" and a chord that bears N-86°57'45"W, a chord distance of 402.90 feet to a 3/4-inch (I.D.) iron pipe at a point of tangency;
 - 6) N-8°48'40"W, a distance of 271.92 feet to a 3/4-inch (I.D.) iron pipe at a point of curvature;
 - 7) northwestwardly, with the arc of a curve to the left having a radius of 333.92 feet, a central angle of 6°56'09" and a chord that bears N-11°17'46"W, a chord distance of 53.00 feet to a 3/4-inch (I.D.) iron pipe at the true point of beginning, the same being the northwesterly corner of that 8.381 acre tract described in EXHIBIT A in the deed to Continental Sawmill Limited Partnership, of record in Official Record 13556F09, Recorder's Office, Franklin County, Ohio;

Thence, from said true point of beginning, northwestwardly, with an easterly right-of-way line of said Village Parkway and with the arc of a curve to the left having a radius of 338.92 feet, a central angle of 25°24'40" and a chord that bears N-28°29'09"W, a chord distance of 149.08 feet to a 3/4-inch (I.D.) iron pipe at the southernmost corner of that 10.917 acre tract of land described in the deed to Continental Sawmill Limited Partnership, of record in Official Record 10303F01, Recorder's Office, Franklin County, Ohio;

Thence N-48°47'52"E, with a southeasterly line of said 10.917 acre tract, a distance of 101.04 feet to a 3/4-inch (I.D.) iron pipe at a corner of said 10.917 acre tract;

Thence N-2°36'33"E, with an easterly line of said 10.917 acre tract, a distance of 114.12 feet to a 3/4-inch (I.D.) iron pipe at a southwesterly corner of said 8.381 acre tract;

Thence with the boundary of said 8.381 acre tract, the following four (4) courses and distances:

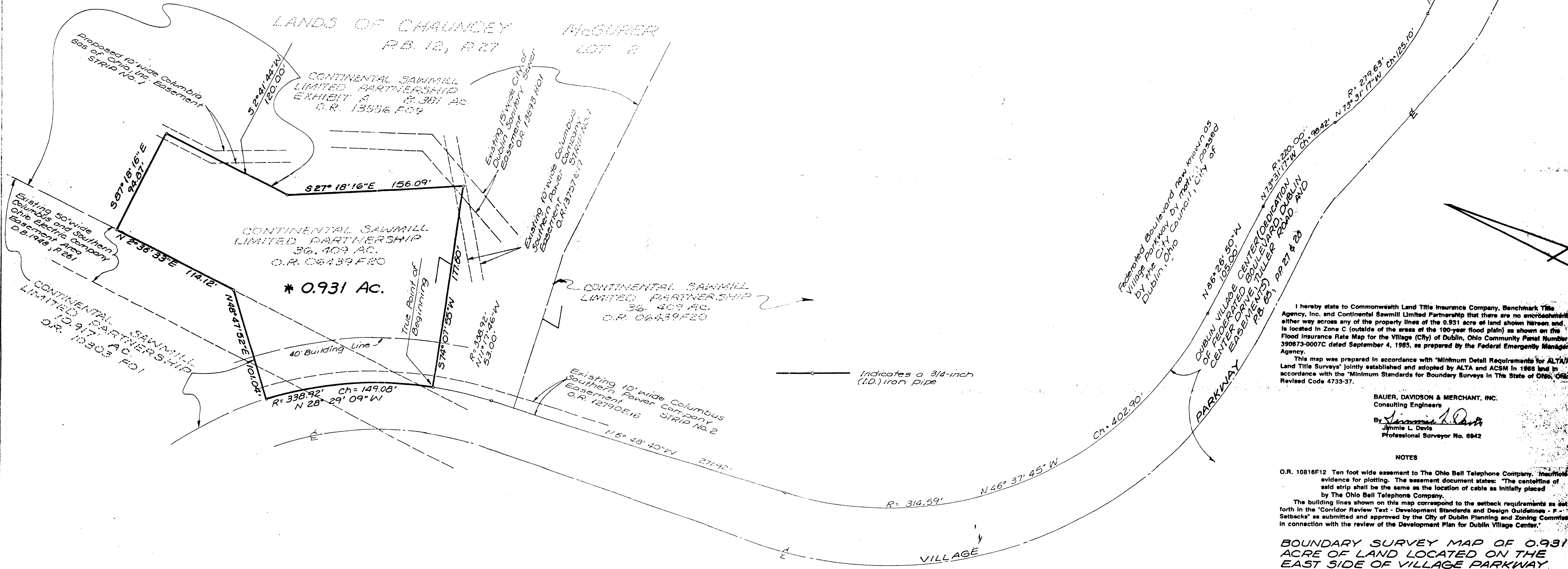
- 1) S-87°18'16"E, a distance of 94.87 feet to a 3/4-inch (I.D.) iron pipe;
- 2) S-2°41'44"W, a distance of 120.00 feet to a 3/4-inch (I.D.) iron pipe;
- 3) S-27°18'16"E, a distance of 156.09 feet to a 3/4-inch (I.D.) iron pipe;
- 4) S-74°07'55"W, a distance of 177.60 feet to the true point of beginning and containing 0.931 acre of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the above description was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc. from time to time during the period beginning in September of 1985 and extending through April of 1990.

All of the 3/4-inch (I.D.) iron pipe survey markers noted in the foregoing description were in place in April of 1990.

The bearings given in the foregoing description correspond to the bearings given for the centerline of survey made by the Ohio Department of Highways for Interstate Route I-270 (FRA-270-10.33N).



I hereby state to Commonwealth Land Title Insurance Company, Benchmark Title Agency, Inc. and Continental Sawmill Limited Partnership that there are no encroachments either way across any of the property lines of the 0.931 acre of land shown hereon, and it is located in Zone C (outside of the area of the 100-year flood plain) as shown on the Flood Insurance Rate Map for the Village (City) of Dublin, Ohio Community Panel Number 390673-007C dated September 4, 1985, as prepared by the Federal Emergency Management Agency. This map was prepared in accordance with "Minimum Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1988 and in accordance with the "Minimum Standards for Boundary Surveys in The State of Ohio, Ohio Revised Code 4733-37."

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
By *Jimmie L. Davis*
Jimmie L. Davis
Professional Surveyor No. 6842

NOTES
O.R. 10816F12 Ten foot wide easement to The Ohio Bell Telephone Company. Insufficient evidence for plotting. The easement document states: "The centerline of said strip shall be the same as the location of cable as initially placed by The Ohio Bell Telephone Company."
The building lines shown on this map correspond to the setback requirements as set forth in the "Corridor Review Text - Development Standards and Design Guidelines - Final Setbacks" as submitted and approved by the City of Dublin Planning and Zoning Commission in connection with the review of the Development Plan for Dublin Village Center."

BOUNDARY SURVEY MAP OF 0.931 ACRE OF LAND LOCATED ON THE EAST SIDE OF VILLAGE PARKWAY (FORMERLY FEDERATED BOULEVARD) AND SOUTH OF TULLER ROAD, IN THE CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

SCALE: 1" = 40'
ORDER NO. 1083-90
APRIL 16, 1990

BAUER, DAVIDSON & MERCHANT, INC.
CONSULTING ENGINEERS
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