

THE PARAGON BUILDING GROUP, LTD.  
1.532 AC.  
(1.537 BY RECENT SURVEY)  
INSTR. 201405270065111  
P.N. 273-000914

THE PARAGON BUILDING GROUP, LTD.  
1.484 AC.  
(1.480 BY RECENT SURVEY)  
INSTR. 201405270065114  
P.N. 273-000432

$\Delta = 95^\circ 11' 13''$   
 $R = 25.00'$   
 $L = 41.53'$   
 $Ch = 36.92'$   
 $N44^\circ 16' 33'' W$

0.418 AC.  
Remaining

TRUE PLACE OF BEGINNING FOR A 1.062 ACRE TRACT

TRUE PLACE OF BEGINNING FOR A 0.418 ACRE TRACT

REFERENCE POINT OF BEGINNING FOR A 1.062 ACRE TRACT

CITY OF DUBLIN  
0.184 AC. - PARCEL 20WD  
INSTR. 199712090162802

DUBLIN LAND DEVELOPMENT COMPANY - ORIG. 76.311 AC.  
D.B. 3640, PG. 228

P.K. Nail Set

COFFMAN ROAD ~ 80'

$N88^\circ 07' 51'' E$   
359.83'

$S88^\circ 07' 51'' W$   
102.50'

57.50'  
 $S03^\circ 19' 05'' W$

$S01^\circ 52' 15'' E$   
149.18'

$S88^\circ 07' 45'' W$   
243.51'

156.49'

$N 03^\circ 19' 05'' E$   
175.67'

SHANNON PARK - SECTION 1  
P.B. 54, PGS. 72&73

ROSCOMMON ROAD ~ 50'

— 3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.

I hereby certify that this plat was prepared from an actual field survey performed under my supervision in March, 2012. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc."

*Kevin L. Baxter 6/09/14*

Kevin L. Baxter ~ Ohio Surveyor No. 7697

Date:



C.F. BIRD & R.J. BULL, INC.  
Engineers and Surveyors  
2875 W. Dublin-Granville Road  
Columbus, Ohio 43235  
Ph: (614) 761-1661  
Fax: (614) 761-1328  
WWW.BIRDBULL.COM

THE PARAGON BUILDING GROUP, LTD.  
INSTRUMENT 201405270065114

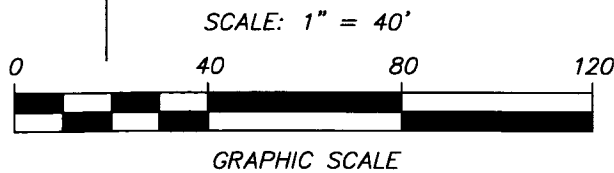
EXHIBIT OF A 1.062 ACRE TRACT  
ALONG COFFMAN RD. NORTH OF ROSCOMMON RD.,  
CITY OF DUBLIN, FRANKLIN CO., OHIO  
(V.M.S. NO. 2543)

SCALE: 1" = 40'	JOB NO. 1
DWN: KLB CKD: JUNE 09, 2014	12-022 1

RECEIVED

JUL 0 12014

Franklin County Engineer  
Dean C. Ringle, P.E., P.S.



BASIS OF BEARINGS: Basis of bearings is the centerline of Coffman Road, being  $S 03^\circ 19' 05'' W$ , derived from VRS observations referencing monument, PID designation of COLB, Ohio South Zone, NAD 83 (CORS 96), and all other bearings are based upon this meridian.

H:\Jobs\2012\022\ACAD\dwg\Survey\Exhibits\Lot1-Exh.dwg 06/11/2014