

BASIS OF BEARINGS

The centerline of Sawbury Blvd. as North 89°50'16" East as shown in the Summerwood Section No. 3 Phase No. 1 being the Dedication of parts of Sawbury Boulevard, Sawmill Road, Shirlington Drive and Billingsley Road and Easements, Plat Book 57, Page 50 of Franklin County Records.

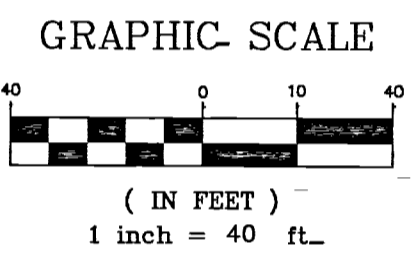
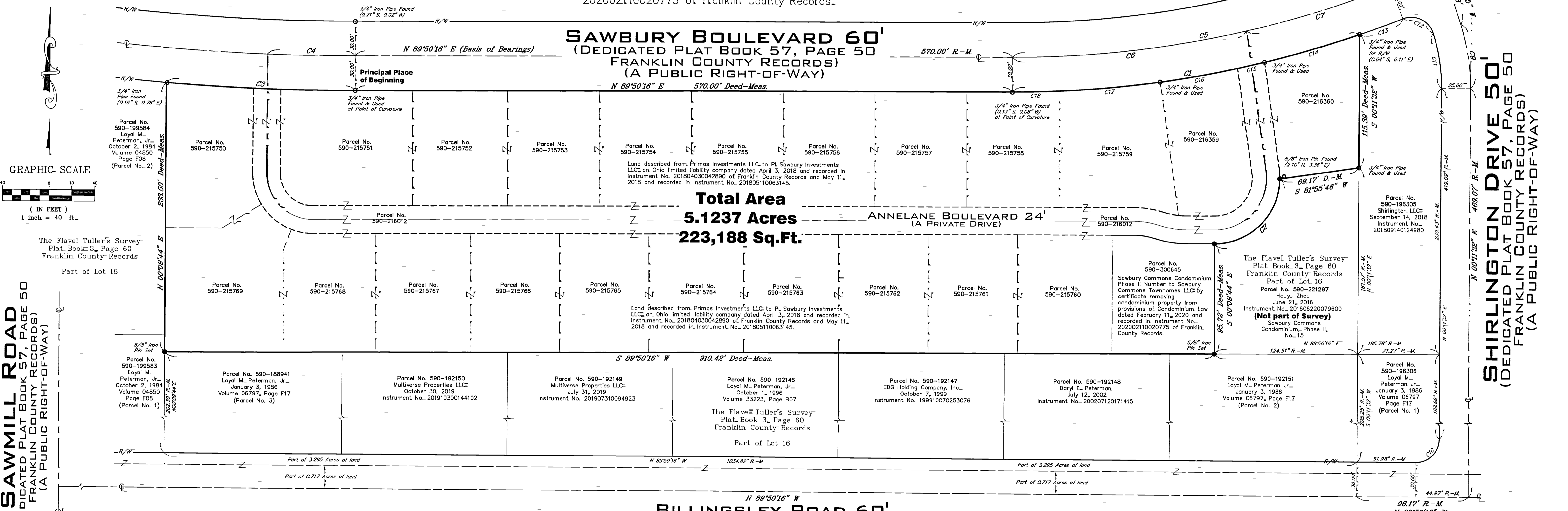
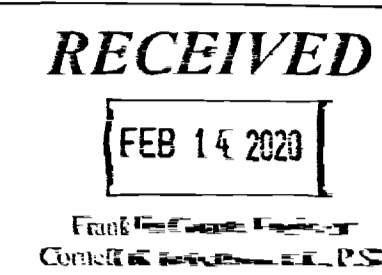
MAP OF SURVEY OF SAWBURY COMMONS

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 16 in the Flavel Tuller's Survey of Quarter Township 1, Range 19, United States Military Lands as recorded in Plat Book 3, Page 60 of Franklin County Records.

Land described from Primas Investments LLC to PI Sawbury Investments LLC, an Ohio limited liability company dated April 3, 2018 and recorded in Instrument No. 201804030042890 of Franklin County Records and May 11, 2018 and recorded in Instrument No. 201805110063145 of Franklin County Records and land described from Sawbury Commons Condominium Phase II Number Sixteen as recorded in Condominium Plat Book 22, Page 63 and declared in Official Record 2429, Page D-13 to Sawbury Commons Townhomes LLC by certificate termination removing condominium property from provisions of Condominium Law dated February 11, 2020 and recorded in Instrument No. 202002110020775 of Franklin County Records.

LEGEND

- M = Monument Box Found
O = Iron Pin or Pipe Found
● = 5/8"x30" Iron Pin Set
⊙ = Drill Hole Set / Found
+ = P.K. Nail Set / Found
Parcel / Sublot line
Original Parcel / Sublot Line
Original Lot / Section Line
Centerline
Subject Property Line
Right-of-way Line
A Arc Length
Calc./Ch. Calculated Chord
E East
Meas./M. Measured
N North
O.R. Official Record
Obs. Observed
P.C. Point of Curvature
P.P.O.B. Principal Place of Beginning
R/W Right-of-Way
Rec./R. Record
S South
Sq.Ft. Square Feet
V/Vol. Volume
W West



The Flavel Tuller's Survey Plat Book 3, Page 60 Franklin County Records Part of Lot 16

SAWMILL ROAD (DEDICATED PLAT BOOK 57, PAGE 50 FRANKLIN COUNTY RECORDS) (A PUBLIC RIGHT-OF-WAY)

SHIRLINGTON DRIVE 50' (DEDICATED PLAT BOOK 57, PAGE 50 FRANKLIN COUNTY RECORDS) (A PUBLIC RIGHT-OF-WAY)

SAWBURY BOULEVARD 60' (DEDICATED PLAT BOOK 57, PAGE 50 FRANKLIN COUNTY RECORDS) (A PUBLIC RIGHT-OF-WAY)

Total Area 5.1237 Acres 223,188 Sq.Ft.

BILLINGSLEY ROAD 60' (DEDICATED PLAT BOOK 57, PAGE 50 FRANKLIN COUNTY RECORDS) (A PUBLIC RIGHT-OF-WAY)

AREA TABLE

Table with columns: Area, Parcel No., Address. Lists various parcels and their details.

REFERENCE SURVEYS

- 1) Summerwood Section No. 3 Phase No. 1 being the Dedication of parts of Sawbury Boulevard, Sawmill Road, Shirlington Drive and Billingsley Road and Easements, Plat Book 57, Page 50 of Franklin County Records.
2) Plat of Survey of Parcel XXI performed by Myers Surveying Company, January 1990
3) Plat of Survey of Parcel XXII performed by Myers Surveying Company, January 1990

NOTES

- 1) The intent of this survey is to combine Parcels No. 590-215750 to 590-215759, Parcel No. 590-216359, Parcel No. 590-216360, Parcel No. 590-216012 and Parcel No. 590-300645 into one parcel of land.
2) Subject site is within the Dublin City School District.

CURVE TABLE

Table with columns: Curve #, Length, Radius, Tan, Delta, Chord, Bearing. Lists curve data for various points.

SURVEYOR CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Edward B. Dudley, III P.S. No. 6747 Date 2/13/2020

DRAWN BY BDK, BS RIVERSTONE LAND SURVEYING - ENGINEERING - DESIGN 3800 LAKESIDE AVENUE - SUITE 100 CLEVELAND, OH 44114 PHONE: (216) 491-2000 FAX: (216) 491-9640 WWW.RIVERSTONESURVEY.COM SURVEYORS JP, BS, DC 2020-008, PAGE 1 OF 1