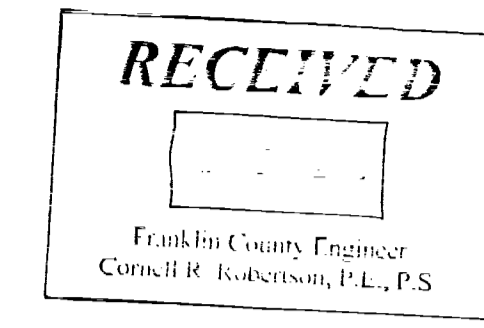


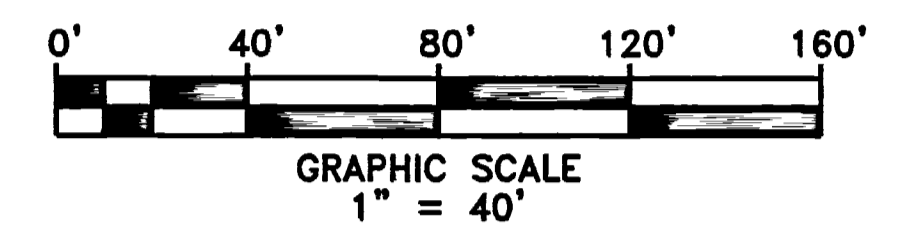
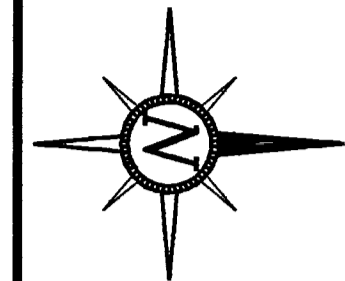
SURVEY & SPLIT FOR PETER KLEIN ALONG POST RD. IN DUBLIN, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, BEING A PART OF VIRGINIA MILITARY SURVEY NO. 2542, AND BEING A PART OF LOT 1 OF METRO NORTH BUSINESS PARK AS RECORDED IN PLAT BOOK 66, PG. 71. FRANKLIN COUNTY RECORDER'S OFFICE.



LEGEND

- 7 Lot Numbers
 - Lot Lines
 - Property Lines
 - Centerline
 - Stone Found
 - Monument Box
 - Iron Pin Set
 - Iron Pin Found
 - MAG Nail Set
 - Railroad Spike Found
 - Deed Book
 - O.R. Official Record
 - INSTR. NO. Instrument Number
 - IPF Iron Pin Found
 - IPF Iron Pipe Found
 - RRSF Railroad Spike Found
 - MNS MAG Nail Set
 - DHS Drill Hole Set
- ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE. ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"



PERIMETER A, LTD
INST. # 199811190298745
4.230 AC.
PPN 273-008872-00

TRIPLEX METRO, LLC
INST. # 2020009170139758
TRACT A 2.783 AC.
PPN 273-007303-00

TRIPLEX METRO, LLC
INST. # 2020009170139758
TRACT B 2.935 AC.
PPN 273-007304-00

THE CITY OF DUBLIN, OHIO
INST. # 200707030118048
6.924 AC. (PARCEL 2)
PPN 273-012191-00

CITY OF DUBLIN, OHIO
PARCEL 14-B*
BIKE PATH ESMT
INST. # 201208310128540

JENTGEN-KLEIN COMPANY
O.R. 08771, PG. 801
31.380 AC. (DEED)
5.343 AC. (SURVEY)
PPN 273-003965-00

TOTAL AREA AFTER
SPLIT 5.671 AC.
247029 SQ. FT.
0.021 ACRES IN
BIKE PATH
EASEMENT

LOT 1
METRO NORTH BUSINESS PARK
P.B. 66, PG. 71

PETER M. KLEIN
INST. # 20000609114505
2.715 AC. (DEED)
2.690 AC. (SURVEY)
PPN 273-004085-00

AREA AFTER
SPLIT 2.362 A.
102885 SQ. FT.

LOT 1
METRO NORTH BUSINESS PARK
P.B. 66, PG. 71

AREA OUT OF
2.690 AC TRACT
PPN
273-004085-00
0.328 AC.
14273 SQ. FT.

CITY OF DUBLIN,
OHIO PARCEL
14-WDV* INST. #
201208310128540
0.238 AC.

5/8" IPF/W CAP
ASI 7819*
TRUE POB

5/8" IPF/W CAP
ASI 7819*
CITY OF DUBLIN,
OHIO PARCEL
15-WDV* INST. #
201208310128540
0.023 AC.

RESERVE "B"
CITY OF DUBLIN,
OHIO PARCEL
17-WDV* INST. #
201208310128540

RESERVE "A"
CITY OF DUBLIN,
OHIO PARCEL
16-WDV* INST. #
201208310128540

NOTES:

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF LOT 1 AS BEING S 04°11'31" E. BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM, THE STATE PLANS COORDINATE SYSTEM, OHIO SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOWN AS NAD83 (2011 ADJUSTMENT).

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OHIO UTILITY PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

*APPROPRIATED BY THE CITY OF DUBLIN, OHIO, IN FRANKLIN COUNTY COURT OF COMMON PLEAS CASE NO. 90 CV 11900.

ELEVATIONS:

ELEVATIONS ARE BASED ON GPS OBSERVATION USING THE OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM=NAVD 88 DATUM.
SITE BM#1= FOUND IRON PIN ALONG THE SOUTH LINE OF POST ROAD AS SHOWN ON SURVEY. ELEVATION=898.10

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 81°52'43" W | 12.47' |
| L2 | N 07°29'59" E | 73.76' |
| L3 | S 78°34'38" E | 25.00' |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 40.72' | 625.00' | 3°43'58" | S 29°21'34" E | 40.71' |
| C2 | 142.40' | 125.00' | 65°16'23" | N 21°12'51" W | 134.83' |
| C3 | 65.00' | 75.00' | 49°39'39" | N 29°01'17" W | 62.99' |
| C4 | 270.00' | 625.00' | 2°44'08" | S 43°36'07" E | 267.91' |
| C5 | 19.30' | 15.00' | 73°42'50" | S 44°21'24" W | 17.99' |
| C6 | 38.42' | 150.00' | 1°40'33" | N 88°33'06" E | 38.32' |
| C7 | 45.59' | 383.50' | 6°48'42" | S 87°30'59" E | 45.57' |
| C8 | 32.09' | 62.00' | 29°39'05" | N 74°15'08" E | 31.73' |
| C9 | 36.19' | 152.00' | 1°33'35" | N 52°36'17" E | 36.11' |
| C10 | 18.05' | 47.50' | 21°46'11" | N 34°53'54" E | 17.94' |
| C11 | 20.23' | 27.00' | 42°56'10" | N 45°28'54" E | 19.76' |
| C12 | 33.52' | 100.00' | 19°12'25" | S 21°01'35" W | 33.37' |
| C13 | 310.72' | 625.00' | 28°29'06" | N 41°44'08" W | 307.53' |

THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 09/23/2020, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

John W. Wetherill
JOHN W. WETHERILL REG. SURV. 7811 DATE 10/14/2020

SURVEY & LIMITED
 TOPOGRAPHIC SURVEY FOR
 PETER KLEIN ALONG POST RD.
 IN DUBLIN, OHIO

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