

RECEIVED

AUG 23 2021

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

HOSPITAL PROPERTIES
SECTION 2
P.B. 108, PGS. 16-18
RESERE "B"

OHIOHEALTH CORPORATION
RESERVE "B" - 45.570 AC.
INSTR. NO. 200605090089386
P.N. 273-011780

$\Delta = 03^{\circ}30'45''$
 $R = 1960.00'$
 $L = 120.16'$
 $Ch = 120.14'$
 $N 80^{\circ}05'56'' E$

PLACE OF BEGINNING
FOR A 15.005 ACRE
TRACT

DUBLIN OAKS LIMITED
PART OF A 28.426 AC. TRACT
(LOT 3 - 10.207 AC.)
INSTR. NO. 199910010247166

NOTE: Perimeter Loop Road was
renamed Hospital Drive by Ord. No.
63-05.

Of said 15.006 acres, all are within
P.N. 273-008208.

V.M.S. 3452
V.M.S. 2999

LOT 3

LINE TABLE		
	BEARING	LENGTH
L-1	N 87°14'54" W	107.50'
L-2	S 02°45'06" W	21.75'
L-3	N 87°14'54" W	80.17'
L-4	N 02°45'06" E	6.92'
L-5	N 87°14'54" W	20.92'
L-6	N 02°45'06" E	14.44'
L-7	N 87°05'34" W	143.50'

$\Delta = 60^{\circ}37'16''$
 $R = 100.00'$
 $L = 105.80'$
 $Ch = 100.94'$
 $N 56^{\circ}56'16'' W$

LOT 2

P.B. 86, PGS. 86&87

SECTION 1
AVERY ROAD RETAIL CENTER

$\Delta = 26^{\circ}21'47''$
 $R = 410.00'$
 $L = 188.65'$
 $Ch = 186.99'$
 $S 84^{\circ}57'48'' E$

PERIMETER DRIVE
~ VARIABLE WIDTH
P.B. 86, PGS. 86-87

$\Delta = 06^{\circ}50'20''$
 $R = 420.00'$
 $L = 50.13'$
 $Ch = 50.10'$
 $S 66^{\circ}47'33'' W$

$\Delta = 07^{\circ}01'39''$
 $R = 650.00'$
 $L = 79.73'$
 $Ch = 79.67'$
 $S 75^{\circ}17'45'' E$

HOSPITAL DRIVE
~ VARIABLE WIDTH
P.B. 86, PGS. 86-87

Basis of Bearings: The south line of Lot 3, being N 87°14' 12" W, as
shown upon the plat of Avery Road Retail Center Section 1, of record in
Plat Book 86, Pages 86 & 87, Recorder's Office, Franklin County, Ohio.

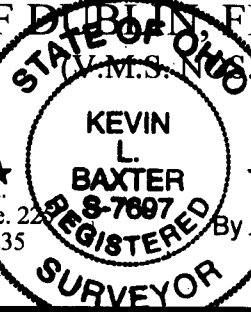
3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped
"BIRD & BULL, INC." Unless Otherwise Shown.

SCALE: 1" = 160'



GRAPHIC SCALE

EXHIBIT OF A 15.005 ACRE TRACT,
ALONG HOSPITAL DRIVE, WEST OF AVERY-MUIRFIELD DRIVE,
CITY OF DUBLIN, FRANKLIN CO., OHIO



SCALE: 1" = 160'

V3 Companies, Ltd.
3500 Snouffer Road, Ste. 222
Columbus, Ohio 43235
Ph: (614) 761-1661

AUGUST 12, 2021

Kevin L. Baxter

Kevin L. Baxter ~ Ohio Surveyor No. 7697