

RECEIVED

JUL 30 2021

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

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

PLACE OF BEGINNING
FOR A 10.254 ACRE
TRACT

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

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

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

AVERY ROAD RETAIL CENTER
SECTION 1
P.B. 86, PGS. 86&87
LOT 2

$\Delta = 56^{\circ}43'39"$
 $R = 397.85'$
 $L = 393.90'$
 $Ch = 378.01'$
 $S 28^{\circ}02'41" W$

$\Delta = 06^{\circ}57'51"$
 $R = 420.00'$
 $L = 51.05'$
 $Ch = 51.02'$
 $S 59^{\circ}53'27" W$

$\Delta = 60^{\circ}37'16"$
 $R = 100.00'$
 $L = 105.80'$
 $Ch = 100.94'$
 $S 56^{\circ}56'16" E$

$S 00^{\circ}19'08" E$
49.15'

$S 26^{\circ}37'38" E$
31.14'

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

Of said 10.254 acres, 10.207 acres are
within P.N. 273-008209 and 0.047 acre is
within P.N. 273-008208.

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

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.

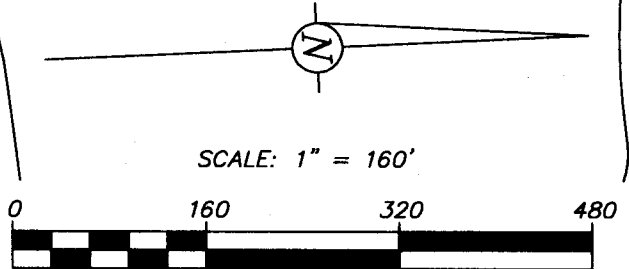


EXHIBIT FOR A 10.254 ACRE TRACT

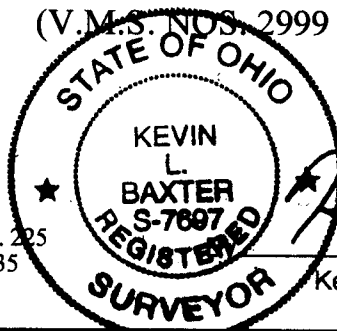
ALONG HOSPITAL DRIVE, WEST OF AVERY-MUIRFIELD DRIVE,
CITY OF DUBLIN, FRANKLIN CO., OHIO

(V.M.S. NOS. 2999 & 3452)



SCALE: 1" = 160'

V3 Companies, Ltd.
3500 Snuffer Road, Ste. 225
Columbus, Ohio 43235
Ph: (614) 761-1661



DECEMBER 16, 2020
Kevin L. Baxter

Kevin L. Baxter ~ Ohio Surveyor No. 7697