

RECEIVED

JUL 20 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

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

$N 02^{\circ}45'06'' E 583.96'$

PLACE OF BEGINNING  
FOR A 15.006 ACRE  
TRACT

Drill Hole Set

MAG Nail Set

MAG Nail Set

Railroad Spike Set

MAG Nail Set

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

$S 02^{\circ}45'06'' W 23.69'$

$S 19^{\circ}29'51'' E 35.45'$

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 Set  
V.M.S. 2999

(5.306 Ac.)  
(9.700 Ac.)

AVERY ROAD RETAIL CENTER  
SECTION 1

P.B. 86, PGS. 86&87

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

MAG Nail Set

LOT 3

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

P.N. 273-008209  
P.N. 273-008208  
N 87°14'54" W  
640.33'

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

MAG Nail Set

$N 26^{\circ}37'38'' W 31.14'$

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

MAG Nail Set

$S 00^{\circ}32'39'' E 543.37'$

3/4" I.D. Iron Pipe Found

Drill Hole Set

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

LOT 1

SCALE: 1" = 160'



GRAPHIC SCALE

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.

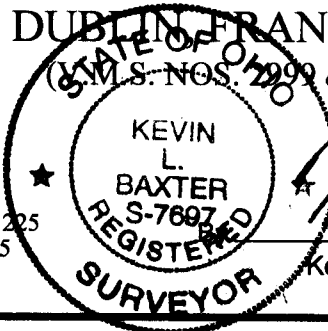
EXHIBIT OF A 15.006 ACRE TRACT,  
ALONG HOSPITAL DRIVE, WEST OF AVERY-MUIRFIELD DRIVE,  
CITY OF DUBLIN, FRANKLIN CO., OHIO

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



SCALE: 1" = 160'

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



NOVEMBER 16, 2020

Kevin L. Baxter ~ Ohio Surveyor No. 7697

20566