

A-3-F

EXHIBIT B

PARCEL 1-WD
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATIONS OF EXISTING ACCESS RIGHTS
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN
VMS NO. 2542

③
BISCAR PROPERTIES, LLC
650 SHAWAN FALLS DR.
DUBLIN, OH 43017
A.P.N. 273-002485-00
INST. 199811170295482

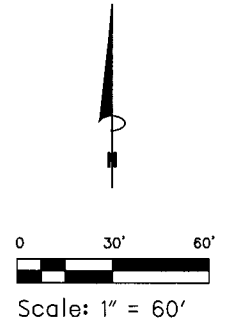
①
OHIOHEALTH CORPORATION, AN
OHIO NOT-FOR-PROFIT CORPORATION
250 W. BRIDGE ST.
DUBLIN, OH 43017
A.P.N. 273-000797-00
INST. 201803260038938

US ROUTE 33 / S.R. 161
(AKA W. BRIDGE ST.)
(WIDTH VARIES)
PARCEL 308 (FRA-270-7.47N)
EASEMENT FOR HIGHWAY PURPOSES
STATE OF OHIO
D.B. 2686, PG. 20

P.O.C. & T.P.O.B.
3/4" PIPE FND.

R/W DEDICATED
IN P.B. 61, PG. 94

5/8" PIN FND.
CAPPED "S-6096"



Ⓐ N 64° 49' 44" E, 20.71'

BASIS OF BEARINGS

OHIO STATE PLANE, SOUTH ZONE, NAD83 (2011) AND DERIVING A BEARING OF SOUTH 00 DEGREES 59 MINUTES 31 SECONDS EAST ON THE WESTERLY EXISTING RIGHT-OF-WAY LINE OF SHAWAN FALLS DRIVE BETWEEN A 3/4-INCH IRON PIPE FOUND AT 30.00 FEET LEFT OF STATION 203+83.90 AND A MAG NAIL FOUND WITH BROKEN TOP HEAD AT 30.11 FEET LEFT OF STATION 201+96.48.

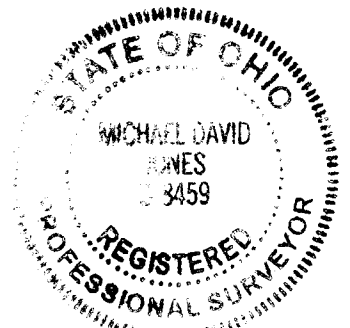
LEGEND

- P.O.C. Point Of Commencement
- T.P.O.B True Point Of Beginning
- P.R.O. Present Road Occupied
- Ⓢ I.P.F. Iron Pin Found w/ ID Cap (as noted)
- Ⓞ P.F. Pipe Found
- Ⓞ M.N.F. Mag-Nail Found
- M.N.S. Mag-Nail Set
- I.P.S. Iron Pin Set w/ ID Cap*

* ALL IRON PINS SET ARE 3/4" X 30" REBAR W/ 2" ALUMINUM CAP STAMPED "RW PS NO. 8459, BURGESS & NIPLE"

| | | |
|--------------|------------|---------|
| Dwg: ENR | Chk: MDJ | |
| Scale: SHOWN | Sht: 1 / 1 | PR58074 |

RECEIVED
SEP 08 2022
Franklin County Engineer
Colin R. Robertson, P.E., P.S.



I, Michael D. Jones, P. S. have established the proposed right of way lines, calculated the Gross Take, present roadway occupied (PRO), and Net Take areas; as well as prepared the legal descriptions necessary to acquire these parcels as shown herein. As a part of this work I have set right of way monuments at property corners, property line intersections, points along the right of way and/or angle points on the right of way, and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

Burgess and Niple, Inc.

Michael D. Jones

Michael D. Jones, Professional Land Surveyor No. 8459

Date: 10/26/2021

