



CITY OF DUBLIN, OH

Land Use and Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

EXHIBIT "B" REZONING APPLICATION

(Code Section 153.234)

TO EXPIRE _____
ORDINANCE NUMBER _____

CITY COUNCIL (FIRST READING) _____
CITY COUNCIL (PUBLIC HEARING) _____
CITY COUNCIL ACTION _____

NOTE: All applications are reviewed by Land Use and Long Range Planning for completeness prior to being processed. Applications that are incomplete will **not** be accepted. Applicants are encouraged to contact Land Use and Long Range Planning for assistance and to discuss the rezoning process, and if needed, to make an appointment for a pre-submittal review prior to submitting a formal application.

I. PLEASE CHECK THE TYPE OF APPLICATION:

- Preliminary Development Plan (Section 153.053)
- Other (Please Describe) REZONING

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LAND USE &
LONG RANGE PLANNING
08-044Z

II. PROPERTY INFORMATION: This section must be completed.

Property Address: <u>MULTIPLE PARCELS</u>		
Tax ID/Parcel Number(s): <u>273-001897; 273-001896; 275-000001</u> <u>39-0001003.100; 39-0001014.000; 39-0001004.000</u>	Parcel Size (Acres): <u>SEE ATTACHED</u>	
Existing Land Use/Development: <u>AGRICULTURAL / UNDEVELOPED</u>		
Proposed Land Use/Development: <u>TECHNOLOGY, RESEARCH & DEVELOPMENT</u>		
Existing Zoning District: <u>R-1, RI, R AND SO</u>	Requested Zoning District: <u>HDP</u>	Total Acres to be Rezoned: <u>± 199.154</u>

III. REZONING STATEMENT: Please attach separate sheets (8.5 X 11) to the back of this application with your responses to the following sections.

<p>A. Please briefly explain the proposed rezoning and development: <u>THE PROPOSED REZONING WILL ESTABLISH USES CONSISTENT WITH PLANS FOR THE CENTRAL OHIO INNOVATION CENTER IN PREPARATION FOR FUTURE DEVT.</u></p>
<p>B. Briefly state how the proposed rezoning and development relates to the existing and potential future land use character of the vicinity: <u>FUTURE DEVELOPMENT WILL BE CONSISTENT WITH EXPECTED EMPLOYMENT GENERATING USES ESTABLISHED IN THE 1997 COMMUNITY PLAN AND WILL BLEND WITH NEARBY HOSPITAL, OFFICE AND RESEARCH USES.</u></p>
<p>C. Briefly state how the proposed rezoning and development relates to the Dublin Community Plan and, if applicable, how the proposed rezoning meets the criteria for Planned Districts [Section 153.052(B)]: <u>PROPOSED ZONING WILL HELP IMPLEMENT THE ADOPTED U.S. 33 CORRIDOR AREA PLAN WITH USES CONSISTENT TO THE ADOPTED FUTURE LAND USE MAP.</u></p>
<p>D. Briefly address how the proposed rezoning and development meet the review criteria for Preliminary Development Plan approval by the Planning and Zoning Commission as stated in [Section 153.055(A)] (SEE ATTACHMENT A): <u>THE PROPOSED ZONING WILL PERMIT ORDERLY DEVELOPMENT CONSISTENT WITH THE COMMUNITY PLAN AND STANDARDS ESTABLISHED FOR THE COIC</u></p>

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FILE COPY

Has a previous application to rezone the property been denied by City Council within the last twelve months? Yes No

If yes, list when and state the basis for reconsideration as noted by Section 153.234(A)(3):

NOT APPLICABLE

IV. PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: Please submit large (24X36) and small (11X17) sets of plans. Please make sure all plans are stapled and collated. Large plans should also be folded. Staff may later request plans that incorporate review comments. Fourteen (14) additional copies of revised submittals are required for the Planning and Zoning Commission hearing.

- TWO (2) ORIGINAL SIGNED AND NOTARIZED APPLICATIONS AND THIRTEEN (13) COPIES Please notarize agent authorization, if necessary.
- FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY
- FOURTEEN (14) COPIES OF A TAX PARCEL ID MAP indicating property owners and parcel numbers for all parcels within 500 FEET of the site (Maximum Size 11X17). Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF A LIST OF CONTIGUOUS PROPERTY OWNERS WITHIN 300 FEET of the perimeter of the property based on the County Auditor's current tax list, including parcel number, owner name (not Mortgage Company or Tax Service), and address (Maximum Size 11X17). It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. Please contact Land Use and Long Range Planning if you need assistance.
- N/A FOURTEEN (14) COPIES OF THE THE PROPOSED DEVELOPMENT TEXT
- N/A FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING:
 - a. North arrow and bar scale.
 - b. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).
 - c. Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parking, open space, etc.).
 - d. Size of the site in acres/square feet.
 - e. All property lines, setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
 - f. Existing and proposed zoning district boundaries.
 - g. Use of land and location of structures on adjacent properties.
- N/A IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS:
 - a. Grading Plan.
 - b. Landscaping Plan.
 - c. Lighting Plan.
 - d. Utility and/or Stormwater Plan.
 - e. Tree Survey, Tree Preservation and Tree Replacement Plans
- N/A IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED, ARCHITECTURAL ELEVATIONS with proposed colors and materials noted.
- N/A IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED DRAWINGS SHOWING:
 - a. Location of signs and sign type (wall, ground, projecting, or window).
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade.
 - c. Copy layout and lettering styles (fonts) of signage.
 - d. Materials and manufacturer to be used in fabrication.
 - e. Total area of sign face (including frame)
 - f. Type of illumination
- N/A MATERIAL/COLOR SAMPLES (swatches, photos, plans, or product specifications). Include manufacturer name and product number.

V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization): CITY OF DUBLIN	
Mailing Address: (Street, City, State, Zip Code) 5200 EMERALD PARKWAY, DUBLIN OH 43017	
Daytime Telephone: 614.410.4400	Fax:
Email or Alternate Contact Information:	

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting the zone change if different than the property owner(s).

Name: JANE BRAUTIGAM, CITY MANAGER	
Organization (Owner, Developer, Contractor, etc.): CITY OF DUBLIN	
Mailing Address: (Street, City, State, Zip Code) 5200 EMERALD PARKWAY, DUBLIN OH 43017	
Daytime Telephone: 614.410.4400	Fax:
Email or Alternate Contact Information: jbrautigam@dublin.oh.us	

VII. REPRESENTATIVE(S) OF OWNER/APPLICANT: Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

Name: STEVE LANGWORTHY, DIRECTOR (OR DESIGNEE)	
Organization: CITY OF DUBLIN	
Mailing Address: (Street, City, State, Zip Code) 5800 SHIER RINGS ROAD	
Daytime Telephone: 614.410.4600	Fax: 614.410.4747
Email or Alternate Contact Information: slangworthy@dublin.oh.us	

VIII. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, JANE BRAUTIGAM, CITY MANAGER, the owner, hereby authorize STEVE LANGWORTHY, DIRECTOR (OR DESIGNEE) to act as my applicant/representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: Jane S. Brautigam Date: 05-14-08

Subscribed and sworn to before me this 14th day of May, 20 08
 State of Ohio
 County of Franklin Notary Public Rachael M. Vieth



Stamp or Seal
RACHAEL M. VIETH
 Notary Public, State of Ohio
 My Commission Expires 06-03-08

IX. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

X. UTILITY DISCLAIMER: The City of The Owner/Applicant acknowledges the approval of this request for rezoning by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

XI. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, JANE BRAUTIGAM, CITY MANAGER, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative: Jane S. Brautigam Date: 05-14-08

Subscribed and sworn to before me this 14th day of May, 20 08
 State of Ohio
 County of Franklin Notary Public Rachael M. Vieth



Stamp or Seal
RACHAEL M. VIETH
 Notary Public, State of Ohio
 My Commission Expires 06-03-08

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received: <u>N/A</u>	Application No: <u>08-044</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>N/A</u>	MIS Fee No: <u>4</u> Map Zone: <u>4</u>	Date Received: <u>5-19-08</u>	Received By: <u>CDH / JMR</u>
Type of Request: <u>Rezoning</u>			
N, S, E, W (Circle) Side of: <u>Post Rd / US 33</u>			
Nearest Intersection: <u>Houchard Rd</u>			
Distance from Nearest Intersection: <u>0' SE</u>			

V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization): COSTNER CONSULTING COMPANY	
Mailing Address: (Street, City, State, Zip Code) 8407 TARTAN FIELDS DR. DUBLIN, OH 43017	
Daytime Telephone: 614-679-6477	Fax: 614-764-7822
Email or Alternate Contact Information: W COSTNER@NETWAVE(CORP.COM AND B COSTNER7@YAHOO.COM	

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting the zone change if different than the property owner(s).

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VII. REPRESENTATIVE(S) OF OWNER/APPLICANT: Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

Name: STEVE MARTIN ESQ.	
Organization: MANOS, MARTIN, PERGRAM & DIETZ Co., LPA	
Mailing Address: (Street, City, State, Zip Code) 50 N. SANDUSKY ST.	
Daytime Telephone: 740-363-1313 x204	Fax: 740-362-3288
Email or Alternate Contact Information: SMARTIN@MMPDLAW.COM	

VIII. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant/representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:	Date:
--------------------------------------	-------

Subscribed and sworn to before me this _____ day of _____, 20____
 State of _____
 County of _____ Notary Public _____

Stamp or Seal

IX. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

X. UTILITY DISCLAIMER: The City of The Owner/Applicant acknowledges the approval of this request for rezoning by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

XI. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I WILLIAM COSTNER, PRESIDENT OF, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative: <u>William Costner</u>	Date: <u>5-19-08</u>
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Subscribed and sworn to before me this 19th day of May, 2008
 State of Ohio
 County of Franklin Notary Public T.M.L.



PHILIP M. GUSHNIE
 Notary Public, State of Ohio
 My Commission Expires
 June 5, 2011

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received: <u>N/A</u>	Application No: <u>08-044</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>N/A</u>	MIS Fee No: <u>MapZorc: 4</u>	Date Received: <u>5-19-08</u>	Received By: <u>CDH/JMK</u>
Type of Request: <u>Rezoning</u>			
N, (S) E, W (Circle) Side of: <u>Post Rd / US 33</u>			
Nearest Intersection: <u>Houchard Rd</u>			
Distance from Nearest Intersection: <u>0' SE</u>			

ATTACHMENT A: PRELIMINARY DEVELOPMENT PLAN APPROVAL CRITERIA

§ 153.055 PLAN APPROVAL CRITERIA.

(A) Preliminary development plan. In the review of proposed planned developments, the Planning and Zoning Commission and City Council shall determine whether or not the preliminary development plan complies with the following criteria. In the event the Planning and Zoning Commission determines that the proposed preliminary development plan does not comply with a preponderance of these criteria, the Planning and Zoning Commission shall disapprove the application:

- (1) The proposed development is consistent with the purpose, intent and applicable standards of the Zoning Code;
- (2) The proposed development is in conformity with Community Plan, Thoroughfare Plan, Bikeway Plan, and other adopted plans or portions thereof as they may apply and will not unreasonably burden the existing street network;
- (3) The proposed development advances the general welfare of the city and immediate vicinity and will not impede the normal and orderly development and improvement of the surrounding areas;
- (4) The proposed uses are appropriately located in the city so that the use and value of property within and adjacent to the area will be safeguarded;
- (5) Proposed residential development will have sufficient open space areas that meet the objectives of the Community Plan;
- (6) The proposed development respects the unique characteristic of the natural features and protects the natural resources of the site;
- (7) Adequate utilities, access roads, drainage, retention and/or necessary facilities have been or are being provided;
- (8) Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety and to accommodate adequate pedestrian and bike circulation systems so that the proposed development provides for a safe, convenient and non-conflicting circulation system for motorists, bicyclists and pedestrians;
- (9) The relationship of buildings and structures to each other and to such other facilities provides for the coordination and integration of this development within the PD and the larger community and maintains the image of Dublin as a quality community;
- (10) The density, building gross floor area, building heights, setbacks, distances between buildings and structures, yard space, design and layout of open space systems and parking areas, traffic accessibility and other elements having a bearing on the overall acceptability of the development plans contribute to the orderly development of land within the city;
- (11) Adequate provision is made for storm drainage within and through the site so as to maintain, as far as practicable, usual and normal swales, water courses and drainage areas;
- (12) The design, site arrangement, and anticipated benefits of the proposed development justify any deviation from the standard development regulations included in the Zoning Code or Subdivision Regulation, and that any such deviations are consistent with the intent of the Planned Development District regulations;
- (13) The proposed building design meets or exceeds the quality of the building designs in the surrounding area and all applicable appearance standards of the city;
- (14) The proposed phasing of development is appropriate for the existing and proposed infrastructure and is sufficiently coordinated among the various phases to ultimately yield the intended overall development;
- (15) The proposed development can be adequately serviced by existing or planned public improvements and not impair the existing public service system for the area;
- (16) The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan and are sufficient to service the new development.

Parcels Requested for Rezoning

City of Dublin 5200 Emerald Parkway Dublin, OH 43017	273-001897	
City of Dublin 5200 Emerald Parkway Dublin, OH 43017	273-001896	
City of Dublin 5200 Emerald Parkway Dublin, OH 43017	39-0001003.100	
City of Dublin 5200 Emerald Parkway Dublin, OH 43017	39.0001004.000	92.109 acres
City of Dublin 5200 Emerald Parkway Dublin, OH 43017	275-000001	100.004 acres
City of Dublin 5200 Emerald Parkway Dublin, OH 43017	39-0001014.000	1.000 acres
Costner Consulting Company 7679 Dublin-Plain City Road Dublin, Ohio 43016	272-000563	6.041 acres
Acreage (City of Dublin)	±193.113	
Acreage (Costner)	± <u>6.014</u>	
Total Acres for Zoning Request	±199.154	

Contiguous Property Owners (within 300 feet)

Ellis Brothers Incorporated Box 991 Mount Vernon, OH 43050	271-000021
Orr Family LP c/o Mike Orr 6790 Cook Road Powell, OH 43065	271-000016
Doris O. Reed 907 N. 7 th Street Cambridge, OH 43725	271-000008
Mary O. Segner 7340 Dublin Road Dublin, OH 43017	271-000033
Kenneth W. Fulk, Trustee 93 Grandview Drive Dublin, OH 43017	271-000015, 271-000031, 271-000032, 271-000004
Weldon Holding Company 316 Murray Hill Road Columbus, OH 43228	271-000011, 271-000014, 150031015000, 150031014000
Costner Consulting Company 7679 Dublin-Plain City Road Dublin, OH 43016	272-000563
Talg Limited, LLC PO Box 3098 Dublin, Ohio 43016	272-000598
Fishel Investments, LLC 3500 E. Ellsworth Road Ann Arbor, MI 48108	272-000628
RGM Investments, LTD 3500 E. Ellsworth Road Ann Arbor, MI 48108	272-000597
7685 Fishel Drive, LLC 7685 Fishel Drive S Dublin, OH 43016	272-000592
Cleve R. Igoe 7659 Fishel Drive Dublin, Ohio 43016	272-000603
CITGO Petroleum Corporation 6100 S. Yale Avenue Tulsa, OK 74136	272-000125
City of Dublin 5200 Emerald Parkway Dublin, OH 43017	274-001006, 275-000002

Contiguous Property Owners (within 300 feet)

JDC Developments, LTD 272-000599
5303 W. Vienna Road
Clio, MI 48420

Philip S. & Marcia M. Holbrook 272-000600
294 Leland Avenue
Columbus, OH 43214

Geitgey Company 272-000593
7600 Fishel Drive North
Dublin, OH 43016

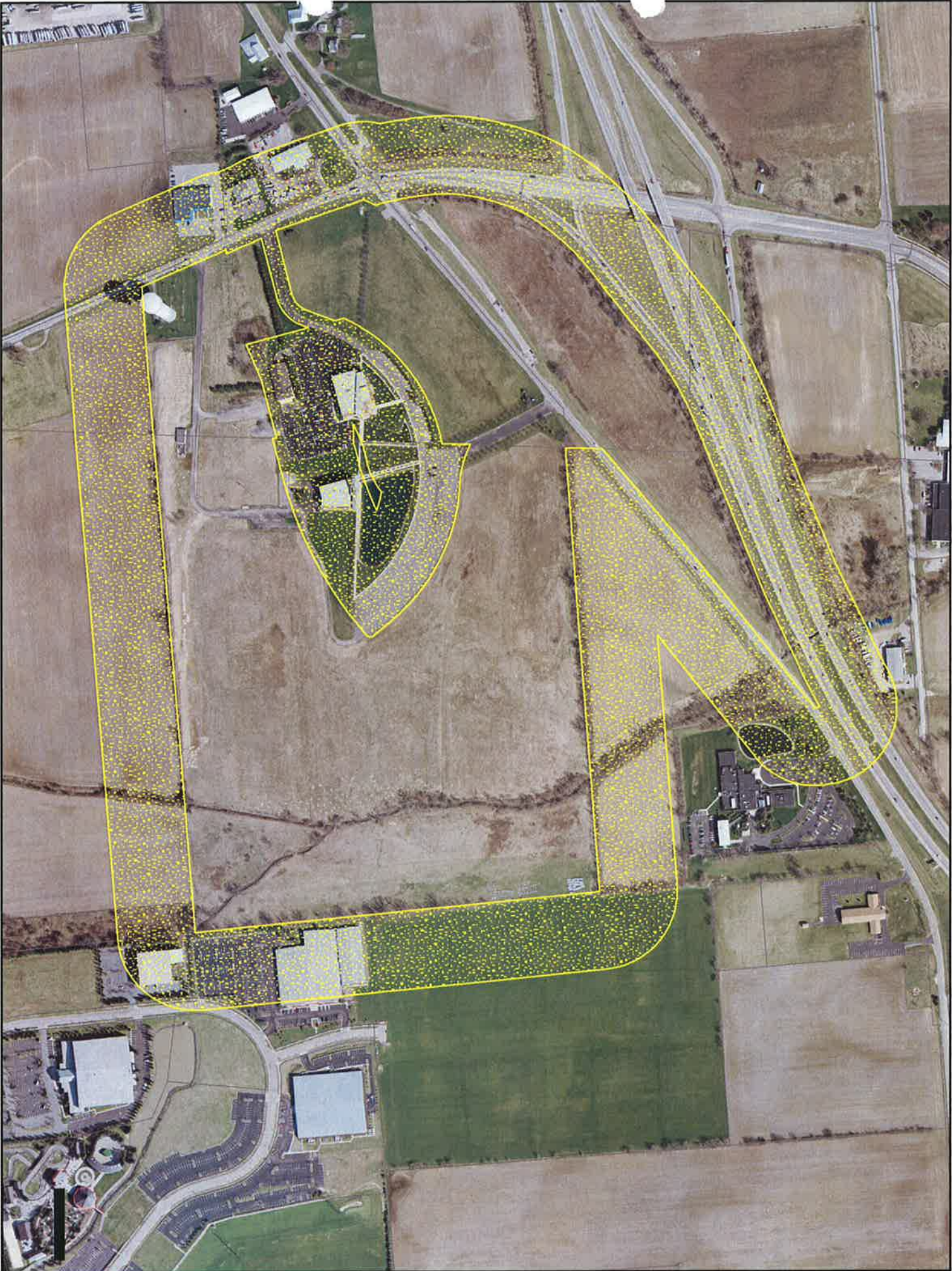
Jeffrey T Beckman 272-000151
4441 Wyandotte Woods Boulevard
Dublin, OH 43016

Charley Paige 272-000468
7515 State Route 161 East
Plain City, OH 43064

Ralph E. Smucker 271-000020, 150031016000
154 N. Chillicothe Street
Plain City, Oh 43064

Robert E. Williams 271-000026
7608 State Route 161
Plain City, OH 43064





Contiguous Property Owners (within 300 feet)

Buckeye Check Cashing, Inc. 7001 Post Road Dublin, OH 43016	273-011342
7001 Post Road LLC 7001 Post Road, Suite 200 Dublin, OH 43016	39-0001003.000 (146-00-00-017-000)
Pewamo, LTD PO Box 326 Commercial Point, OH 43116	274-000010; 16-0001001.000 (146-00-00-019-000)
John T Byers 6800 Cosgray Road Dublin, OH 43016	272-000243
Midwest Gymnastics & Cheerleading, Inc. 6500 Dublin Park Drive Dublin, OH 43016	274-000139
Steele Land Company 6295 Cosgray Road Dublin, OH 43016	274-000132; 274-000133; 273-011256; 273-005939
Ohio State University Board of Trustees Real Estate Property Management 53 W. 11 th Avenue Columbus, OH 43210-2013	273-001903
Nestles USA, Incorporated 30003 Bainbridge Road Solon, OH 44139	273-004516
Dennis J. Hoffer 8219 Campden Lakes Boulevard Dublin, OH 43016	273-001894
Post-Hylands Company 3322 Cemetery Road Hilliard, OH 43026	273-001905
City of Dublin 5200 Emerald Parkway Dublin, OH 43017	39-0001009.000 (146-00-00-014-000)
Village of Dublin 5200 Emerald Parkway Dublin, OH 43017	273-001907
John L. Wirchainski 160 Franklin Street Dublin, OH 43017	17-0031031.001 (146-00-00-028-000)

Contiguous Property Owners (within 300 feet)

6969 Industrial Parkway, LLC
Attn: Maxine Mitchell
1660 US 42 NE
London, OH 43140

17-00031020.000 (146-00-00-026-002)

Larry D. Peters & Karen JT Lves
314 N. Main Street
PO Box 587
London, OH 43140

17-0031030.100 (146-00-00-026-001)

John L. Vickers
1911 Jewett Road
Powell, OH 43065

15-0031018.100 (146-00-00-025-002)

Jerome I Associates
PO Box 1148
Columbus, OH 43216-1148

15-0031018.001 (146-00-00-025-000)

EXHIBIT A
ZONING DESCRIPTION
92.109 ACRES

273-001897
273-001896
39-0001004
39-00010031

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND COUNTY OF UNION, CITY OF DUBLIN, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6748, BEING ALL OF THE 74.503 ACRE TRACT CONVEYED TO THE CITY OF DUBLIN, OHIO BY DEED OF RECORD IN INSTRUMENT NUMBER 200710300187804 (RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), OFFICIAL RECORD 760, PAGE 59 (RECORDER'S OFFICE, UNION COUNTY, OHIO), PART OF THE 2.258 ACRE TRACT CONVEYED TO THE CITY OF DUBLIN, OHIO BY DEED OF RECORD IN OFFICIAL RECORD 582, PAGE 641 (RECORDER'S OFFICE, UNION COUNTY, OHIO), PART OF THE 6.196 ACRE TRACT CONVEYED TO THE CITY OF DUBLIN, OHIO BY DEED OF RECORD IN OFFICIAL RECORD 760, PAGE 55 (RECORDER'S OFFICE, UNION COUNTY, OHIO), ALL OF THE 6.050 ACRE TRACT CONVEYED TO THE CITY OF DUBLIN, OHIO BY DEED OF RECORD IN OFFICIAL RECORD 760, PAGE 55 (RECORDER'S OFFICE, UNION COUNTY, OHIO), AND ALL OF THE 4.630 ACRE TRACT CONVEYED TO THE CITY OF DUBLIN, OHIO BY DEED OF RECORD IN INSTRUMENT NUMBER 200710300187803 (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN AND UNION COUNTY, OHIO AS NOTED) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHERLY LINE OF THE ORIGINAL 32.93 ACRE TRACT CONVEYED TO STEELE LAND COMPANY BY DEED OF RECORD IN OFFICIAL RECORD 18351A19 (RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), AT THE COMMON CORNER OF SAID 74.503 ACRE TRACT AND THE 17.692 ACRE TRACT, CONVEYED AS TRACT 2, TO BOARD OF TRUSTEES OF THE OHIO STATE UNIVERSITY BY DEED OF RECORD IN DEED BOOK 3674, PAGE 787 (RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO);

THENCE SOUTH 84° 52' 41" WEST, A DISTANCE OF 1580.11 FEET, WITH THE SOUTHERLY LINE OF SAID 74.503 ACRE TRACT, TO THE SOUTHWESTERLY CORNER OF SAID TRACT;

THENCE NORTH 04° 39' 36" WEST, A DISTANCE OF 2288.90 FEET, WITH THE WESTERLY LINE OF SAID 74.503 ACRE TRACT, TO A NORTHWESTERLY CORNER THEREOF;

THENCE NORTH 85° 20' 24" EAST, A DISTANCE OF 192.64 FEET, WITH A NORTHERLY LINE OF SAID 74.503 ACRE TRACT, TO AN ANGLE POINT;

THENCE NORTH 04° 39' 36" WEST, A DISTANCE OF 249.34 FEET, WITH A WESTERLY LINE OF SAID 74.503 ACRE TRACT, TO A NORTHWESTERLY CORNER THEREOF, BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 161;

THENCE NORTH 66° 00' 00" EAST, A DISTANCE OF 294.48 FEET, WITH A NORTHERLY LINE OF SAID 74.503 ACRE TRACT, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 161, TO A POINT;

THENCE WITH THE LINE COMMON TO SAID 74.503 ACRE TRACT AND THE 14.847 ACRE TRACT CONVEYED TO 7001 POST ROAD LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 200412290293375 (RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO), OFFICIAL RECORD 586, PAGE 945 (RECORDERS OFFICE UNION COUNTY, OHIO), THE FOLLOWING COURSES AND DISTANCES:

SOUTH 15° 02' 01" EAST, A DISTANCE OF 246.11 FEET, TO A POINT OF CURVATURE;

WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 54° 54' 44", A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 148.55 FEET, A CHORD THAT BEARS SOUTH 42° 29' 23" EAST, A CHORD DISTANCE OF 142.93 FEET, TO A POINT;

SOUTH 69° 56' 45" EAST, A DISTANCE OF 28.29 FEET, TO A POINT;

SOUTH 75° 08' 50" WEST, A DISTANCE OF 252.11 FEET, TO A POINT;

WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16° 44' 55", A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 154.93 FEET, A CHORD THAT BEARS SOUTH 23° 13' 39" EAST, A CHORD DISTANCE OF 154.38 FEET, TO A POINT;

SOUTH 14° 51' 10" EAST, A DISTANCE OF 375.31 FEET, TO A POINT OF CURVATURE;

WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24° 20' 40", A RADIUS OF 1500.00 FEET, AN ARC LENGTH OF 637.33 FEET, A CHORD THAT BEARS SOUTH 27° 01' 30" EAST, A CHORD DISTANCE OF 632.55 FEET, TO A POINT OF TANGENCY;

SOUTH 39° 11' 50" EAST, A DISTANCE OF 57.61 FEET, TO A POINT;

RECEIVED

FILE COPY

MAY 19 2008
08-0442
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

**EXHIBIT A
ZONING DESCRIPTION
92.109 ACRES**

-2-

WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 89° 58' 58" A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD THAT BEARS SOUTH 84° 11' 50" EAST, A CHORD DISTANCE OF 28.28 FEET, TO A POINT;

NORTH 50° 48' 10" EAST, A DISTANCE OF 88.57 FEET, TO A POINT;

WITH THE A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 48° 22' 06", A RADIUS OF 727.68 FEET, AN ARC LENGTH OF 614.30 FEET, A CHORD THAT BEARS NORTH 26° 37' 10" EAST, A CHORD DISTANCE OF 596.22 FEET, TO A POINT OF REVERSE CURVATURE;

WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 26° 42' 37", A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 153.84 FEET, A CHORD THAT BEARS NORTH 15° 47' 25" EAST, A CHORD DISTANCE OF 152.45 FEET, TO A POINT;

NORTH 87° 55' 11" WEST, A DISTANCE OF 143.18 FEET, TO A POINT;

WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53° 30' 27", A RADIUS OF 665.00 FEET, AN ARC LENGTH OF 621.03 FEET, A CHORD THAT BEARS NORTH 37° 27' 06" WEST, A CHORD DISTANCE OF 598.71 FEET, TO A POINT;

SOUTH 75° 08' 50" WEST, A DISTANCE OF 35.33 FEET, TO A POINT;

NORTH 69° 56' 45" WEST, A DISTANCE OF 114.25 FEET, TO A POINT OF CURVATURE;

WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 54° 54' 44", A RADIUS OF 95.00 FEET, AN ARC LENGTH OF 91.05 FEET, A CHORD THAT BEARS NORTH 42° 29' 23" WEST, A CHORD DISTANCE OF 87.60 FEET, TO A POINT OF TANGENCY;

NORTH 15° 02' 01" WEST, A DISTANCE OF 255.60 FEET, TO A POINT AT THE COMMON CORNER OF SAID 74.503 AND 14.847 ACRE TRACTS, BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 161;

THENCE NORTH 66° 00' 00" EAST, A DISTANCE OF 13.74 FEET, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, THE NORTHERLY LINE OF SAID 74.503 ACRE TRACT, TO A POINT;

THENCE NORTH 71° 05' 51" EAST, A DISTANCE OF 370.24 FEET, CONTINUING WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, THE NORTHERLY LINE OF SAID 74.503 ACRE TRACT, TO A POINT;

THENCE NORTH 81° 00' 38" EAST, A DISTANCE OF 211.11 FEET, ACROSS SAID 2.258 AND 6.196 ACRE TRACTS, TO A POINT;

THENCE WITH THE SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF U.S. ROUTE 33, BEING THE NORTH AND EASTERLY LINES OF SAID 6.196, 6.050 AND 4.630 ACRE TRACTS, THE FOLLOWING COURSES AND DISTANCES:

WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 54° 14' 23", A RADIUS OF 766.51 FEET, AN ARC LENGTH OF 725.63 FEET, A CHORD THAT BEARS SOUTH 65° 50' 39" EAST, A CHORD DISTANCE OF 698.83 FEET, TO A POINT OF TANGENCY;

SOUTH 38° 43' 27" EAST, A DISTANCE OF 375.36 FEET, TO A POINT OF CURVATURE;

WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16° 26' 25", A RADIUS OF 1380.39 FEET, AN ARC LENGTH OF 396.09 FEET, A CHORD THAT BEARS SOUTH 30° 30' 14" EAST, A CHORD DISTANCE OF 394.73 FEET, TO A POINT;

SOUTH 22° 17' 09" EAST, A DISTANCE OF 707.32 FEET, TO A POINT;

SOUTH 26° 24' 56" EAST, A DISTANCE OF 289.89 FEET TO A POINT;

WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02° 36' 23", A RADIUS OF 4009.53 FEET, AN ARC LENGTH OF 182.39 FEET, A CHORD THAT BEARS SOUTH 27° 29' 23" EAST, A CHORD DISTANCE OF 182.38 FEET, TO THE SOUTHEASTERLY CORNER OF SAID 4.630 ACRE TRACT;

THENCE SOUTH 81° 07' 22" WEST, A DISTANCE OF 17.38 FEET, WITH THE SOUTHERLY LINE OF SAID 4.630 ACRE TRACT, TO THE SOUTHWESTERLY CORNER THEREOF;

**EXHIBIT A
ZONING DESCRIPTION
92.109 ACRES**

-3-

THENCE NORTH 40° 19' 13" WEST, A DISTANCE OF 1310.28 FEET, WITH THE SOUTHWESTERLY LINE OF SAID 4.630 ACRE TRACT, TO THE NORTHWESTERLY CORNER THEREOF;

THENCE NORTH 87° 58' 00" WEST, A DISTANCE OF 121.04 FEET, WITH THE SOUTHERLY LINE OF SAID 6.050 ACRE TRACT, TO THE SOUTHWESTERLY CORNER THEREOF;

THENCE SOUTH 04° 08' 14" EAST, A DISTANCE OF 1717.75 FEET, WITH THE EASTERLY LINE OF SAID 74.503 ACRE TRACT, TO THE POINT OF BEGINNING, AND CONTAINING 92.109 ACRES OF LAND, MORE OR LESS.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR DEED TRANSFER.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

EJM:tb/April 9, 2008
92_109ac 80299

**EXHIBIT A
ZONING DESCRIPTION
1.000 ACRE**

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN, LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 6748, BEING PART OF THAT 1.187 ACRE TRACT CONVEYED TO THE VILLAGE OF DUBLIN, BY DEED OF RECORD IN DEED VOLUME 285, PAGE 585 (ALL REFERENCES REFER THE RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 161 AND THE WESTERLY LINE OF SAID 1.187 ACRE TRACT;

THENCE NORTH 66° 00' 00" EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 161 AND ACROSS SAID 1.187 ACRE TRACT, A DISTANCE OF 204.16 FEET TO A POINT IN A WESTERLY LINE OF THAT 2.258 ACRE TRACT AS CONVEYED TO CITY OF DUBLIN BY DEED OF RECORD IN OFFICIAL RECORD 582, PAGE 641;

THENCE SOUTH 04° 39' 42" EAST, WITH THE WESTERLY LINE OF SAID 2.258 ACRE TRACT, A DISTANCE OF 10.60 FEET TO A POINT IN A NORTHWESTERLY CORNER OF THAT 74.503 ACRE TRACT AS CONVEYED TO CITY OF DUBLIN, OHIO BY DEED OF RECORD IN OFFICIAL RECORD 760, PAGE 59, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 161;

THENCE SOUTH 04° 39' 36" EAST, WITH A WESTERLY LINE OF SAID 74.503 ACRE TRACT, A DISTANCE OF 249.34 FEET TO A CORNER THEREOF;

THENCE SOUTH 85° 20' 24" WEST, WITH A NORTHERLY LINE OF SAID 74.503 ACRE TRACT, A DISTANCE OF 192.64 FEET TO A POINT IN AN EASTERLY LINE OF THAT 61.7701 ACRE TRACT AS CONVEYED TO PEWAMO, LTD BY DEED OF RECORD IN OFFICIAL RECORD 579, PAGE 727;

THENCE NORTH 04° 39' 36" WEST, WITH THE EASTERLY LINE OF SAID 61.7701 ACRE TRACT, A DISTANCE OF 192.33 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 1.000 ACRE OF LAND, MORE OR LESS.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR DEED TRANSFER.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

EJM: tb/April 9, 2008
1_000 ac 80299

RECEIVED

FILE COPY

MAY 19 2008
08-0442
CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

DESCRIPTION FOR A 100.004 ACRE TRACT (REMAINDER)

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, VIRGINIA MILITARY SURVEY NO. 6954, ALSO BEING A 100.004 ACRE SPLIT FROM A 157.339 ACRE TRACT CONVEYED TO THE CITY OF DUBLIN BY DEED OF RECORD IN INSTR. 199801050001735, ALL REFERENCES ARE TO THE FRANKLIN COUNTY RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A P.K.NAIL FOUND IN THE INTERSECTION OF HOUCARD ROAD (60 FEET WIDE) AT STATE ROUTE 161, AND BEING THE TRUE PLACE OF BEGINNING FOR THIS PARTICULAR DESCRIPTION;

THENCE N 84°38'10" E, A DISTANCE OF 1200.20 FEET ALONG THE CENTERLINE OF STATE ROUTE 161 ALSO BEING THE NORTHERLY LINE OF SAID 157.339 ACRE TRACT TO A P.K. NAIL FOUND AT A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE CENTERLINE OF SAID ROAD AND THE NORTHERLY LINE OF SAID 157.339 ACRE TRACT ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3819.72 FEET THROUGH A CENTRAL ANGLE OF 07°39'17" IN WHICH A CHORD BEARS N 80°48'31" E, A DISTANCE OF 509.93 FEET TO A P.K. NAIL FOUND AT THE NORTHWESTERLY CORNER OF A 6.3051 ACRE TRACT CONVEYED TO PANASONIC COPIER OF CENTRAL OHIO, INC. BY DEED OF RECORD IN INSTR. 200103010041007;

THENCE S 06°38'36" E, A DISTANCE OF 2568.32 FEET ALONG THE WESTERLY LINE OF SAID 6.3051 ACRE TRACT, THE EASTERLY LINE OF FISHEL INDUSTRIAL PARK NO. 1 THIRD AMENDED SUBDIVISION AS SHOWN OF RECORD IN PLAT BOOK 77, PAGE 79, THE EASTERLY LINE OF A 22.210 ACRE TRACT CONVEYED TO PVD MIDWEST REFINING, LLC BY DEED OF RECORD IN OFFICIAL RECORD 35081, PAGE H-04 AND ALONG A PORTION OF THE EASTERLY LINE OF A 19.577 ACRE TRACT CONVEYED TO THE CITY OF DUBLIN BY DEED OF RECORD IN OFFICIAL RECORD 17936, J-13, PASSING A CAPPED 3/4" (I.D.) IRON PIPE FOUND AT 40.29 FEET AND A CONCRETE POST AT 62.99 FEET, TO AN IRON PIE SET;

THENCE S 84°16'36" W, A DISTANCE OF 1716.83 FEET THROUGH SAID 157.339 ACRE TRACT TO A RAILROAD SPIKE SET IN THE CENTERLINE OF HOUCARD ROAD (60 FEET WIDE), ALSO BEING THE WESTERLY LINE OF SAID 157.339 ACRE TRACT;

THENCE N 06°28'46" W, A DISTANCE OF 2544.93 FEET ALONG THE CENTERLINE OF SAID ROAD AND WESTERLY LINE OF SAID 157.339 ACRE TRACT, PASSING A P.K. FOUND AT 2504.91 FEET, TO THE TRUE PLACE OF BEGINNING CONTAINING 100.004 ACRES MORE OR LESS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, LEASES AND RESTRICTIONS OF RECORD AND OF RECORDS IN THE RESPECTIVE UTILITY OFFICES.

IRON PIPES SET ARE YELLOW CAPPED 3/4" (I.D.) IRON PIPES THIRTY INCHES LONG STAMPED "RAAB P.S. 7863"

THE BASIS OF BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE BEARING OF S 82°29'07" W GIVEN FOR THE SOUTHERLY LINE OF THE SAID CITY OF DUBLIN 157.339 ACRE TRACT;

THIS DESCRIPTION WAS PREPARED BY JOHN J. RAAB OHIO REGISTERED SURVEYOR NO. 7863 FROM AN ACTUAL FIELD SURVEY CONDUCTED IN DECEMBER, 2002, AND IS A BOUNDARY SURVEY IN ACCORDANCE TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (O.R.C. 4733-37).

A DRAWING OF THIS DESCRIPTION IS ATTACHED HERETO AND MADE PART THEREOF.

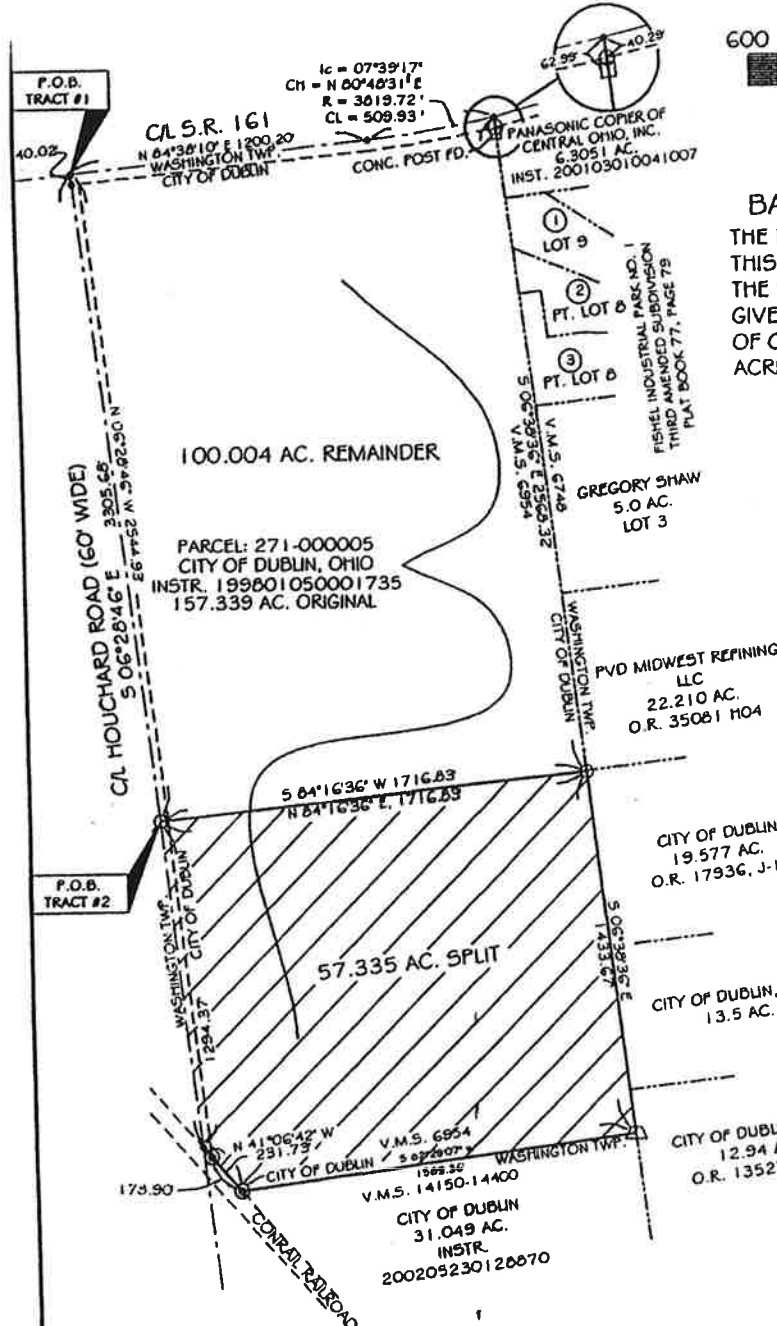
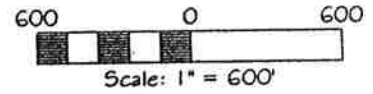
John J. Raab 12/23/02
JOHN J. RAAB P.S. 7863 DATE

O-109-A
ALL THE BALANCE
ON SPLIT
OUT OF
(273)
9609



SURVEY PLAT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, V.M.S. 6954 ALSO BEING A 57.335 ACRE SPLIT FROM A 157.339 ACRE TRACT CONVEYED TO THE CITY OF DUBLIN BY DEED OF RECORD IN INST. 199801050001735.



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY ARE BASED UPON THE BEARING OF S 82°29'07" W GIVEN FOR THE SOUTHERLY LINE OF CITY OF DUBLIN 157.339 ACRE TRACT

- ① TALG LIMITED LLC
 LOT 9
 2.463 AC.
 INSTR. 199809040226262
- ② FISHEL INVESTMENTS LLC
 PT. OF LOT B
 1.494 AC.
 INSTR. 200209040219509
- ③ RGM INVESTMENTS
 PT. OF LOT B
 2.244 AC.
 INSTR. 200209230236723

LEGEND

- 3/4" (I.D.) IRON PIPE SET WITH A YELLOW CAP STAMPED "RAAB P.S. 7863"
- P.R. NAIL FOUND
- ⊗ 3/4" (I.D.) CAPPED IRON PIPE FOUND
- △ STONE FOUND
- ⊙ LARGE RAILROAD SPIKE SET

CERTIFICATION

I HEREBY CERTIFY THAT THE MEASUREMENTS SHOWN UPON THIS PLAT WERE OBTAINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY RAAB SURVEYING IN DECEMBER, 2002.



John J. Raab
 JOHN J. RAAB P.S. 7863
 DATE 12/23/02

DRAWN BY:	JOHN J. RAAB, P.S.	PROJECT
DATE:	DEC. 10, 2002	FOR THE CITY OF DUBLIN
DWG. NO.:	N/A	
APPROVED BY:	N/A	

DESCRIPTION FOR A 100.004 ACRE TRACT (REMAINDER)

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, VIRGINIA MILITARY SURVEY NO. 6954, ALSO BEING A 100.004 ACRE SPLIT FROM A 157.339 ACRE TRACT CONVEYED TO THE CITY OF DUBLIN BY DEED OF RECORD IN INSTR. 199801050001735, ALL REFERENCES ARE TO THE FRANKLIN COUNTY RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A P.K.NAIL FOUND IN THE INTERSECTION OF HOUCARD ROAD (60 FEET WIDE) AT STATE ROUTE 161, AND BEING THE TRUE PLACE OF BEGINNING FOR THIS PARTICULAR DESCRIPTION;

THENCE N 84°38'10" E, A DISTANCE OF 1200.20 FEET ALONG THE CENTERLINE OF STATE ROUTE 161 ALSO BEING THE NORTHERLY LINE OF SAID 157.339 ACRE TRACT TO A P.K. NAIL FOUND AT A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE CENTERLINE OF SAID ROAD AND THE NORTHERLY LINE OF SAID 157.339 ACRE TRACT ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3819.72 FEET THROUGH A CENTRAL ANGLE OF 07°39'17" IN WHICH A CHORD BEARS N 80°48'31" E, A DISTANCE OF 509.93 FEET TO A P.K. NAIL FOUND AT THE NORTHWESTERLY CORNER OF A 6.3051 ACRE TRACT CONVEYED TO PANASONIC COPIER OF CENTRAL OHIO, INC. BY DEED OF RECORD IN INSTR. 200103010041007;

THENCE S 06°38'36" E, A DISTANCE OF 2568.32 FEET ALONG THE WESTERLY LINE OF SAID 6.3051 ACRE TRACT, THE EASTERLY LINE OF FISHEL INDUSTRIAL PARK NO. 1 THIRD AMENDED SUBDIVISION AS SHOWN OF RECORD IN PLAT BOOK 77, PAGE 79, THE EASTERLY LINE OF A 22.210 ACRE TRACT CONVEYED TO PVD MIDWEST REFINING, LLC BY DEED OF RECORD IN OFFICIAL RECORD 35081, PAGE H-04 AND ALONG A PORTION OF THE EASTERLY LINE OF A 19.577 ACRE TRACT CONVEYED TO THE CITY OF DUBLIN BY DEED OF RECORD IN OFFICIAL RECORD 17936, J-13, PASSING A CAPPED 1/4" (I.D.) IRON PIPE FOUND AT 40.29 FEET AND A CONCRETE POST AT 62.99 FEET, TO AN IRON PIPE SET;

THENCE S 84°16'36" W, A DISTANCE OF 1716.83 FEET THROUGH SAID 157.339 ACRE TRACT TO A RAILROAD SPIKE SET IN THE CENTERLINE OF HOUCARD ROAD (60 FEET WIDE), ALSO BEING THE WESTERLY LINE OF SAID 157.339 ACRE TRACT;

THENCE N 06°28'46" W, A DISTANCE OF 2544.93 FEET ALONG THE CENTERLINE OF SAID ROAD AND WESTERLY LINE OF SAID 157.339 ACRE TRACT, PASSING A P.K. FOUND AT 2504.91 FEET, TO THE TRUE PLACE OF BEGINNING CONTAINING 100.004 ACRES MORE OR LESS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, LEASES AND RESTRICTIONS OF RECORD AND OF RECORDS IN THE RESPECTIVE UTILITY OFFICES.

IRON PIPES SET ARE YELLOW CAPPED 1/4" (I.D.) IRON PIPES THIRTY INCHES LONG STAMPED "RAAB P.S. 7863"

THE BASIS OF BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE BEARING OF S 82°29'07" W GIVEN FOR THE SOUTHERLY LINE OF THE SAID CITY OF DUBLIN 157.339 ACRE TRACT;

THIS DESCRIPTION WAS PREPARED BY JOHN J. RAAB OHIO REGISTERED SURVEYOR NO. 7863 FROM AN ACTUAL FIELD SURVEY CONDUCTED IN DECEMBER, 2002, AND IS A BOUNDARY SURVEY IN ACCORDANCE TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO (O.R.C. 4733-37).

A DRAWING OF THIS DESCRIPTION IS ATTACHED HERETO AND MADE PART THEREOF.

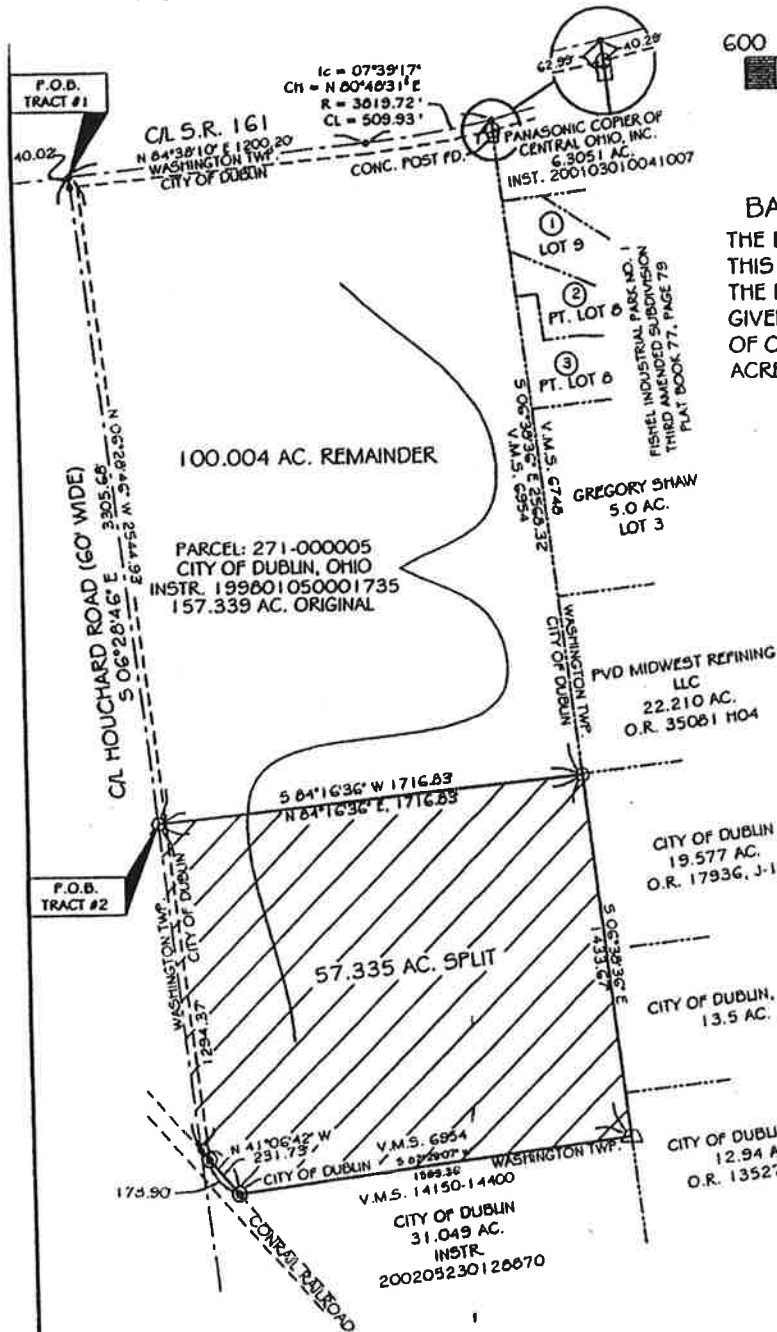
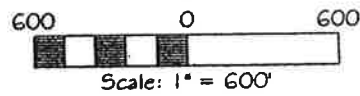
John J. Raab 12/23/02
JOHN J. RAAB P.S. 7863 DATE

O-109-A
ALL THE BALANCE
ON SPLIT
OUT OF
(273)
9609



SURVEY PLAT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, V.M.S. 6954 ALSO BEING A 57.335 ACRE SPLIT FROM A 157.339 ACRE TRACT CONVEYED TO THE CITY OF DUBLIN BY DEED OF RECORD IN INST. 199801050001735.



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY ARE BASED UPON THE BEARING OF S 82°29'07" W GIVEN FOR THE SOUTHERLY LINE OF CITY OF DUBLIN 157.339 ACRE TRACT

- ① TALG LIMITED LLC
 LOT 9
 2.483 AC.
 INSTR. 19980904022622
- ② FISHEL INVESTMENTS LLC
 PT. OF LOT 8
 1.494 AC.
 INSTR. 200209040219509
- ③ RGM INVESTMENTS
 PT. OF LOT 8
 2.244 AC.
 INSTR. 200209230236723

LEGEND

- 3/4" (I.D.) IRON PIPE SET WITH A YELLOW CAP STAMPED "RAAB P.S. 7863"
- P.K. NAIL FOUND
- ⊙ 3/4" (I.D.) CAPPED IRON PIPE FOUND
- △ STONE FOUND
- ⊗ LARGE RAILROAD SPIKE SET

CERTIFICATION
 I HEREBY CERTIFY THAT THE MEASUREMENTS SHOWN UPON THIS PLAT WERE OBTAINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY RAAB SURVEYING IN DECEMBER, 2002.



John J. Raab
 JOHN J. RAAB P.S. 7863
 DATE 12/23/02

DRAWN BY:	JOHN J. RAAB, P.S.	PROJECT
DATE:	DEC. 10, 2002	FOR THE CITY OF DUBLIN
DWG. NO.:	N/A	
APPROVED BY:	N/A	

LEGAL DESCRIPTION

(7679 Post Road, Dublin, Ohio – Parcel ID No. 272-000563-00)

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF WASHINGTON, V.M.S. 6748, BEING ALL OF TERRA NOVA IV PARTNERSHIP'S 1.7011 ACRE TRACT DESCRIBED IN OFFICIAL RECORDS VOLUME 28646, PAGE B02, AND PART OF TERRA NOVA IV, AN OHIO GENERAL PARTNERSHIP'S 4.604 ACRE TRACT (8 ACRES - 1.6949 ACRES - 1.7011 ACRES) DESCRIBED IN OFFICIAL RECORDS VOLUME 28921, PAGE 116, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND AT THE INTERSECTION OF THE CENTERLINE OF DUBLIN-PLAIN CITY ROAD (STATE ROUTE #161) (VARIABLE RIGHT OF WAY WIDTH) WITH THE SOUTH TERMINUS POINT OF THE CENTERLINE OF WELDON ROAD, SAID PK NAIL BEING IN THE EAST LINE OF VMS 6954 AND IN THE WEST LINE OF VMS 6748, SAID NAIL MARKING THE NORTHWEST CORNER OF SAID ORIGINAL 8 ACRE TRACT AND NORTHEAST CORNER OF THE CITY OF DUBLIN, OHIO'S 157.339 ACRE TRACT DESCRIBED IN INSTRUMENT NUMBER 199801050001735 AND MARKING THE PLACE OF BEGINNING;

THENCE FOLLOWING THE NORTH LINE OF SAID 4.604 ACRE TRACT ALONG A CURVE TO THE LEFT ALONG THE CENTERLINE OF DUBLIN-PLAIN CITY ROAD, HAVING A RADIUS OF 3819.72 FEET, A DELTA ANGLE OF 05° 56' 46", AN ARC LENGTH OF 396.14 FEET AND A CHORD WHICH BEARS NORTH 75° 51' 29" EAST 396.23 FEET, TO A POINT OF TANGENCY;

THENCE NORTH 72° 53' 06" EAST 321.54 FEET, CONTINUING WITH THE CENTERLINE OF DUBLIN-PLAIN CITY ROAD AND FOLLOWING THE NORTH LINE OF SAID 4.604 ACRE TRACT, PASSING AT 143.24 FEET THE NORTHWEST CORNER OF SAID 1.7011 ACRE TRACT, THEREAFTER FOLLOWING THE NORTH LINE OF SAID 1.7011 ACRE TRACT, TO THE NORTHWEST CORNER OF CHARLEY AND ROSALIE A. PAIGE'S 1.6949 ACRE TRACT DESCRIBED IN OFFICIAL RECORDS VOLUME 1994, PAGE G18;

THENCE SOUTH 05° 13' 02" EAST 443.26 FEET, FOLLOWING THE WEST LINE OF SAID 1.6949 ACRE TRACT AND EAST LINE OF SAID 1.7011 ACRE TRACT, PASSING AT 40.88 FEET A 1" IRON PIPE FOUND, TO A 1" IRON PIPE FOUND IN THE NORTH LINE OF THE FISHEL INDUSTRIAL PARK NO. 1, AMENDED SUBDIVISION PLAT AS RECORDED IN PLAT BOOK 66, PAGE 78;


THENCE SOUTH 84° 53' 00" WEST 708.58 FEET, FOLLOWING THE NORTH LINE OF SAID FISHEL INDUSTRIAL PARK AND SOUTH LINE OF SAID 1.7011 ACRE TRACT, PASSING AT 174.47 FEET A 5/8" IRON PIN FOUND WITH CAP MARKED "CLAPSADDLE RS 6140" AT THE SOUTHWEST CORNER OF SAID 1.7011 ACRE TRACT, THEREAFTER FOLLOWING THE SOUTH LINE OF SAID 4.604 ACRE TRACT AND PASSING AT 384.11 FEET A 5/8" IRON PIN FOUND WITH CAP MARKED

"CLAPSADDLE RS 6140" AT THE NORTHWEST CORNER OF SAID FISHEL INDUSTRIAL PARK AND IN THE EAST LINE OF SAID 157.339 ACRE TRACT;

THENCE NORTH 04° 45' 35" WEST 314.27 FEET, FOLLOWING THE WEST LINE OF SAID 4.604 ACRE TRACT AND THE EAST LINE OF SAID 157.339 ACRE TRACT, PASSING AT 257.44 FEET A 5/8" IRON PIN FOUND WITH CAP MARKED "CLAPSADDLE RS 6140" IN THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE #161, TO THE PLACE OF BEGINNING, CONTAINING 6.041 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE UNDER THE SUPERVISION OF PAUL R. CLAPSADDLE, REGISTERED SURVEYOR #6140 DURING THE MONTH OF JUNE 1999. IRON PINS SET ARE 5/8" BY 30" REINFORCING RODS WITH CAPS MARKED "CLAPSADDLE RS #6140." BEARINGS INDICATED HEREIN ARE BASED ON THE NORTH LINE OF FISHEL INDUSTRIAL PARK NO. 1 BEING NORTH 84° 53' 00" EAST AS SHOWN ON THE AMENDED SUBDIVISION PLAT THEREOF AND RECORDED IN PLAT BOOK 66, PAGE 78.

0-109-A
ALL OF
(272)
563

DESCRIPTION VERIFIED	
DEAN C. RINGLE, P.E.P.S.	
BY: JKS	
DATE: 7/13/07	

