



**FINAL DEVELOPMENT PLAN/
AMENDED FINAL DEVELOPMENT PLAN APPLICATION**
[Code Sections 153.053 (E)]

TO EXPIRE _____

CITY OF DUBLIN.

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

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 PUD Final (and/or Amended) Development Plan 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:

- PUD Final Development Plan [Section 153.053 (E)]
- PUD Amended Final Development Plan [Section 153.053 (E) and (G)]
- Other (Please Describe) _____

II. PROPERTY INFORMATION: This section must be completed.

Property Address: <i>see attached</i>	
Tax ID/Parcel Number(s): <i>see attached</i>	Parcel Size (Acres): <i>± 21.08</i>
Existing Land Use/Development: <i>Condominium</i>	
Proposed Land Use/Development: <i>Condominium</i>	
Existing Zoning District: <i>PLR</i>	

III. DEVELOPMENT PLAN 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 development: <i>Purpose is to allow construction of patios or decks to existing units</i></p>
<p>B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity: <i>It allows the existing and any future patios or decks to comply with City of Dublin requirements.</i></p>
<p>C. Briefly state how the proposed development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance standards: <i>It will allow compliance with applicable standards.</i></p>
<p>D. Briefly address how the proposed rezoning and development meet the review criteria for Final Development Plan approval by the Planning and Zoning Commission as stated in [Section 153.055(B)], (SEE ATTACHMENT A): <i>It brings it into compliance.</i></p>

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MAY 19 2008
08-0499A FDP
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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.

ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION 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 150 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.

FOURTEEN (14) COPIES OF THE THE PROPOSED DEVELOPMENT TEXT *& explanation of limits, materials, etc.*

FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING:

- North arrow and bar scale.
- Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).
- Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parking, open space, etc.).
- Size of the site in acres/square feet.
- All property lines, setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
- Existing and proposed zoning district boundaries.
- Use of land and location of structures on adjacent properties.

IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS:

- Grading Plan. *only if necessary*
- Landscaping Plan. *only if necessary or affected*
- Lighting Plan.
- Utility and/or Stormwater Plan.
- Tree Survey, Tree Preservation and Tree Replacement Plans

IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED, ARCHITECTURAL ELEVATIONS with proposed colors and materials noted.

IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED DRAWINGS SHOWING:

- Location of signs and sign type (wall, ground, projecting, or window).
- Sign dimensions, including letter sizes and proposed distance from sign to grade.
- Copy layout and lettering styles (fonts) of signage.
- Materials and manufacturer to be used in fabrication.
- Total area of sign face (including frame)
- Type of illumination

MATERIAL/COLOR SAMPLES (swatches, photos, plans, or product specifications). Include manufacturer name and product number.

photos
2 floor plans - example patios

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

Name (Individual or Organization): The Condominium at The Lakes at Ballantrae	
Mailing Address: (Street, City, State, Zip Code) C/o Sterling towne properties, LLC 777-A Dearborn Park lane Worthington, Ohio 43085	
Daytime Telephone: (614) 781-0055	Fax: (614) 781-0832
Email or Alternate Contact Information: laura@tp1.com	

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting approval of the Final Development Plan if different than the property owner(s).

Name: Duffy Properties, Ltd.	
Organization (Owner, Developer, Contractor, etc.): Developer	
Mailing Address: (Street, City, State, Zip Code) 495 South High Street Suite 270 Columbus, OH 43215	
Daytime Telephone: 614-456-0018	Fax: 614-456-4911
Email or Alternate Contact Information: mhuffines@duffyhomes.com	


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: Michelle Huffines	
Organization: Duffy Properties, Ltd.	
Mailing Address: (Street, City, State, Zip Code) 495 South High Street Suite 270 Columbus, OH 43215	
Daytime Telephone: 614-456-0018	Fax: 614-456-4911
Email or Alternate Contact Information: mhuffines@duffyhomes.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, Laura Neidig, the owner, hereby authorize Michelle Huffines, Duffy Properties, Ltd. 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: Laura Neidig - Towne Properties Date: 5/15/08


Subscribed and sworn to before me this 15th day of May, 2008
 State of Ohio
 County of Franklin
 Notary Public: Jaime Willet

 Notary Public Jaime Willet
 In and for the State of Ohio
 Stamp of Jaime Willet
 My Commission Expires June 25, 2012

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.

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

I, Michelle Huffines, Duffy Properties, Ltd., 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: Michelle Huffines, Duffy Properties, Ltd. Date: 5/19/08

Subscribed and sworn to before me this 19 day of May, 2008
 State of Ohio
 County of Franklin
 Notary Public: Kim Millington, Notary Public

 Notary Public Kim Millington, Notary Public
 My Commission Expires May 18, 2013

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

FOR OFFICE USE ONLY			
Amount Received: <u>480 -</u>	Application No: <u>08-049</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>7550</u>	MIS Fee No: <u>4</u>	Date Received: <u>5/19/08</u>	Received By: <u>JMR</u>
Type of Request: <u>Amended Final Development Plan</u>			
N, S, E, W (Circle) Side of: <u>Eiterman Rd</u>			
Nearest Intersection: <u>Shen Ring</u>			
Distance from Nearest Intersection: <u>500' south</u>			

ATTACHMENT A: FINAL DEVELOPMENT PLAN APPROVAL CRITERIA

§ 153.055 PLAN APPROVAL CRITERIA.

(B) Final development plan. In the review of proposed planned developments, the Planning and Zoning Commission shall determine whether or not the proposed development, as depicted on the final development plan, complies with the following:

- (1) The plan conforms in all pertinent respects to the approved preliminary development plan provided however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- (2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- (3) The development has adequate public services and open spaces;
- (4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this code;
- (5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- (6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the PUD and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- (7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- (8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this code and any other design criteria established by the city or any other governmental entity which may have jurisdiction over such matters;
- (9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage;
- (10) The Commission believes the project to be in compliance with all other local, state and federal laws and regulations.

ADDITIONAL PROPERTY
8.274 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 3453 and being out of that 9.929 acre tract conveyed to Duffy Properties, Ltd. by deed of record in Instrument Number 200112200296746, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of Eiterman Road with Shier-Rings Road;

thence North $85^{\circ} 41' 57''$ East, with said centerline of Shier-Rings Road, a distance of 71.57 feet to a point;

thence South $04^{\circ} 18' 03''$ East, across the southerly right-of-way of said Shier-Rings Road, a distance of 51.50 feet to an iron pin set the intersection of the southerly right-of-way line of said Shier-Rings Road with the easterly right-of-way line of Eiterman Road as shown in the deed to the City of Dublin, Ohio by deed of record in Instrument Number 200110220242691;

thence South $40^{\circ} 40' 36''$ West, with said easterly right-of-way line, a distance of 49.52 feet to an iron pin set;

thence South $04^{\circ} 20' 45''$ East, continuing with said easterly right-of-way line, a distance of 394.68 feet to an iron pin set at a point of curvature of a curve to the left;

thence southeasterly, continuing with said easterly right-of-way line, with the arc of said curve (Delta = $08^{\circ} 48' 13''$, Radius = 1465.00 feet) a chord bearing and distance of South $08^{\circ} 44' 50''$ East, 224.88 feet to an iron pin set at the True Point of Beginning;

thence North $85^{\circ} 28' 45''$ East, across said 9.929 acre tract, a distance of 192.89 feet to an iron pin set in the westerly line of that 0.323 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 200110220242688;

thence South $09^{\circ} 01' 26''$ West, with the westerly line of said 0.323 acre tract, a distance of 56.01 feet to an iron pin set in a westerly line of that 41.273 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 200011210236365, on the arc of a curve;

thence with the westerly perimeter of said 41.273 acre tract, the following courses and distances:

southeasterly with the arc of a curve to the left (Delta = $100^{\circ} 56' 25''$, Radius = 75.00 feet) a chord bearing and distance of South $41^{\circ} 27' 31''$ East, 115.70 feet to an iron pin set at a point of tangency;

North $88^{\circ} 04' 19''$ East, a distance of 476.64 feet to an iron pin set at a corner thereof; and

South $04^{\circ} 18' 03''$ East, a distance of 212.49 feet to an iron pin set at the northerly corner of that 0.856 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 200110220242688;

thence South $20^{\circ} 34' 11''$ West, with a westerly line of said 0.856 acre tract, a distance of 557.57 feet to an iron pin set at a corner thereof;



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8.274 ACRES

-2-

thence South $84^{\circ} 27' 52''$ West, with a northerly line of said 0.856 acre tract, a distance of 120.45 feet to an iron pin set in the easterly right-of-way line of said Eiterman Road;

thence with said easterly right-of-way line, the following courses and distances:

North $31^{\circ} 25' 32''$ West, a distance of 498.94 feet to an iron pin set at a point of curvature of a curve to the right; and

northwesterly with the arc of said curve (Delta = $18^{\circ} 16' 34''$, Radius = 1465.00 feet) a chord bearing and distance of North $22^{\circ} 17' 16''$ West, 465.33 feet to the True Point of Beginning, containing 8.274 acres of land, more or less.

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths ($13/16$) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of Franklin County Geodetic Survey Monument Nos. 5536 and 7752, having a bearing of South $85^{\circ} 44' 20''$ East, established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

Jeffrey A. Miller
Registered Surveyor No. 7211

EXHIBIT "A"
1.655 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 3453 and being out of that 9.929 acre tract conveyed to Duffy Properties, Ltd. by deed of record in Instrument Number 200112200296746, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of Eiterman Road with Shier-Rings Road;

thence North $85^{\circ} 41' 57''$ East, with said centerline of Shier-Rings Road, a distance of 71.57 feet to a point;

thence South $04^{\circ} 18' 03''$ East, across the southerly right-of-way of said Shier-Rings Road, a distance of 51.50 feet to an iron pin set the intersection of the southerly right-of-way line of said Shier-Rings Road with the easterly right-of-way line of Eiterman Road as shown in the deed to the City of Dublin, Ohio by deed of record in Instrument Number 200110220242691;

thence South $40^{\circ} 40' 36''$ West, with said easterly right-of-way line, a distance of 49.52 feet to an iron pin set;

thence South $04^{\circ} 20' 45''$ East, continuing with said easterly right-of-way line, a distance of 292.64 feet to an iron pin set at the True Point of Beginning;

thence with a southerly line of the remainder of that tract conveyed to Edwards Golf Communities, LLC by deed of record in Instrument Number 200009290198484, the following courses and distances:

southeasterly with the arc of a curve to the left (Delta = $34^{\circ} 34' 58''$, Radius = 32.87 feet), a chord bearing and distance of South $80^{\circ} 53' 58''$ East, 19.54 feet to an iron pin set at a point of tangency;

North $85^{\circ} 39' 15''$ East, a distance of 18.62 feet to an iron pin set at a point of curvature of a curve to the left;

northeasterly with the arc of said curve (Delta = $72^{\circ} 47' 50''$, Radius = 25.00 feet) a chord bearing and distance of North $49^{\circ} 15' 09''$ East, 29.67 feet to an iron pin set;

South $75^{\circ} 06' 17''$ East, a distance of 25.12 feet to an iron pin set on the arc of a curve to the left;

southeasterly with the arc of said curve (Delta = $73^{\circ} 36' 31''$, Radius = 25.08 feet) a chord bearing and distance of South $29^{\circ} 03' 00''$ East, 30.05 feet to an iron pin set at a point of reverse curvature;

1.655 ACRES

-2-

southeasterly with the arc of said curve (Delta = $21^{\circ} 31' 54''$, Radius = 122.46 feet) a chord bearing and distance of South $51^{\circ} 36' 00''$ East, 45.75 feet to a point of reverse curvature;

southeasterly with the arc of said curve (Delta = $43^{\circ} 06' 22''$, Radius = 166.13 feet) a chord bearing and distance of South $62^{\circ} 20' 28''$ East, 122.06 feet to an iron pin set at a point of compound curvature;

northeasterly with the arc of said curve (Delta = $91^{\circ} 56' 38''$, Radius = 5.00 feet) a chord bearing and distance North $47^{\circ} 41' 22''$ East, 7.19 feet to an iron pin set at a point of tangency;

North $01^{\circ} 42' 05''$ East, a distance of 13.91 feet to an iron pin set on the arc of a curve to the left;

northeasterly with the arc of said curve (Delta = $07^{\circ} 19' 20''$, Radius = 131.00 feet) a chord bearing and distance of North $88^{\circ} 02' 27''$ East, 16.73 feet to an iron pin set at a point of tangency;

North $84^{\circ} 22' 48''$ East, a distance of 19.27 feet to an iron pin set;

South $05^{\circ} 37' 12''$ East, a distance of 14.00 feet to an iron pin set at a point of curvature of a curve to the left;

southeasterly with the arc of said curve (Delta = $90^{\circ} 00' 00''$, Radius = 5.00 feet) a chord bearing and distance of South $50^{\circ} 37' 12''$ East, 7.07 feet to an iron pin set;

South $05^{\circ} 37' 12''$ East, a distance of 25.00 feet to an iron pin set;

South $84^{\circ} 45' 49''$ West, a distance of 5.79 feet to an iron pin set;

South $15^{\circ} 19' 39''$ East, a distance of 32.57 feet to an iron pin set; and

South $17^{\circ} 05' 12''$ East, a distance of 87.71 feet to an iron pin set at a southwesterly corner thereof, in the northerly line of that 0.323 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 200110220242688;

thence South $74^{\circ} 15' 36''$ West, with said northerly line, a distance of 84.00 feet to an iron pin set at the northwesterly corner thereof;

thence South $09^{\circ} 01' 26''$ West, with the westerly line of said 0.323 acre tract, a distance of 48.63 feet to an iron pin set;

thence South $85^{\circ} 28' 45''$ West, across said 9.929 acre tract, a distance of 192.89 feet to an iron pin set in said easterly right-of-way line;

thence with said easterly right-of-way line, the following courses and distances:

1.655 ACRES

-3-

northwesterly with the arc of a curve to the right (Delta = $08^{\circ} 48' 13''$, Radius = 1465.00 feet) a chord bearing and distance of North $08^{\circ} 44' 50''$ West, 224.88 feet to an iron pin set at a point of tangency; and

North $04^{\circ} 20' 45''$ West, a distance of 102.04 feet to the True Point of Beginning, containing 1.655 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of Franklin County Geodetic Survey Monument Nos. 5536 and 7752, having a bearing of South $85^{\circ} 44' 20''$ East, established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

Jeffrey A. Miller
Registered Surveyor No. 7211

ADDITIONAL PROPERTY
9.359 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 3453 and being out of the remainder of those tracts conveyed to Edwards Golf Communities, LLC by deeds of record in Instrument Number 200009290198484 (5.375 acres), Instrument Number 200009290198499 (3.718 acres) and Instrument Number 200009290198511 and Instrument Number 200009290198514 (0.266 acre), (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of Eiterman Road with Shier-Rings Road;

thence North 85° 41' 57" East, with said centerline of Shier-Rings Road, a distance of 71.57 feet to a point;

thence South 04° 18' 03" East, across the southerly right-of-way of said Shier-Rings Road, a distance of 51.50 feet to an iron pin set at the intersection of the southerly right-of-way line of said Shier-Rings Road with the easterly right-of-way line of Eiterman Road as shown in the deed to the City of Dublin, Ohio by deed of record in Instrument Number 200110220242691, the True Point of Beginning;

thence North 85° 41' 57" East, with said southerly right-of-way line, a distance of 600.77 feet to an iron pin set at the northwesterly corner of that 0.609 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 200110220242688;

thence South 05° 13' 16" East, with the westerly line of said 0.609 acre tract, a distance of 160.02 feet to an iron pin set at the southwesterly corner thereof;

thence North 85° 41' 57" East, with the southerly line of said 0.609 acre tract and with a southerly line of that 41.273 acre tract of land conveyed to The City of Dublin, Ohio by deed of record in Instrument Number 200011210236365, a distance of 324.37 feet to an iron pin set at a corner thereof;

thence South 04° 18' 03" East, with a westerly line of said 41.273 acre tract, a distance of 265.00 feet to an iron pin set at corner thereof;

thence South 67° 58' 19" West, with a northerly line of said 41.273 acre tract, a distance of 276.78 feet to an iron pin set at the easterly corner of that 0.323 acre tract conveyed to the City of Dublin, Ohio by deed of record in Instrument Number 200110220242688;

thence South 74° 15' 36" West, with the northerly line of said 0.323 acre tract, a distance of 402.90 feet to an iron pin set at a southeasterly corner of that 9.929 acre tract conveyed to Duffy Properties, Ltd. by deed of record in 200112200296746

9.359 ACRES

-2-

thence with the northerly line of said 9.929 acre tract, the following courses and distances:

North 17° 05' 12" West, a distance of 87.71 feet to an iron pin set;

North 15° 19' 39" West, a distance of 32.57 feet to an iron pin set;

North 84° 45' 49" East, a distance of 5.79 feet to an iron pin set;

North 05° 37' 12" West, a distance of 25.00 feet to an iron pin set on the arc of a curve to the right;

northwesterly with the arc of said curve (Delta = 90° 00' 00", Radius = 5.00 feet) a chord bearing and distance of North 50° 37' 12" West, 7.07 feet to an iron pin set at a point of tangency;

North 05° 37' 12" West, a distance of 14.00 feet to an iron pin set;

South 84° 22' 48" West, a distance of 19.27 feet to an iron pin set at a point of curvature of a curve to the right;

southwesterly with the arc of said curve (Delta = 07° 19' 20", Radius = 131.00 feet) a chord bearing and distance of South 88° 02' 27" West, 16.73 feet to an iron pin set;

South 01° 42' 05" West, a distance of 13.91 feet to an iron pin set at a point of curvature of a curve to the right;

southwesterly with the arc of said curve (Delta = 91° 56' 38", Radius = 5.00 feet) a chord bearing and distance of South 47° 41' 22" West, 7.19 feet to an iron pin set at a point of compound curvature;

northwesterly with the arc of said curve (Delta = 43° 06' 22", Radius = 166.13 feet) a chord bearing and distance of North 62° 20' 28" West, 122.06 feet to an iron pin set at a point of reverse curvature;

northwesterly with the arc of said curve (Delta = 21° 31' 54", Radius = 122.46 feet) a chord bearing and distance of North 51° 36' 00" West, 45.75 feet to an iron pin set at a point of reverse curvature;

northwesterly with the arc of said curve (Delta = 73° 36' 31", Radius = 25.08 feet) a chord bearing and distance of North 29° 03' 00" West, 30.05 feet to an iron pin set;

North 75° 06' 17" West, a distance of 25.12 feet to an iron pin set on the arc of a curve to the right;

9.359 ACRES

-3-

southwesterly with the arc of said curve (Delta = $72^{\circ} 47' 50''$, Radius = 25.00 feet) a chord bearing and distance of South $49^{\circ} 15' 09''$ West, 29.67 feet to an iron pin set at a point of tangency;

South $85^{\circ} 39' 15''$ West, a distance of 18.62 feet to an iron pin set at a point of curvature of a curve to the right;

northwesterly with the arc of said curve (Delta = $34^{\circ} 34' 58''$, Radius = 32.87 feet) a chord bearing and distance of North $80^{\circ} 53' 58''$ West, 19.54 feet to an iron pin set on said easterly right-of-way line;

thence North $04^{\circ} 20' 45''$ West, with said easterly right-of-way line, a distance of 292.64 feet to an iron pin set;

thence North $40^{\circ} 40' 36''$ East, continuing with said easterly right-of-way line, a distance of 49.52 feet to the True Point of Beginning, containing 9.359 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths ($13/16$) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of Franklin County Geodetic Survey Monument Nos. 5536 and 7752, having a bearing of South $85^{\circ} 44' 20''$ East established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

Jeffrey A. Miller
Registered Surveyor No. 7211