



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

# FINAL DEVELOPMENT PLAN/ AMENDED FINAL DEVELOPMENT PLAN APPLICATION

[Code Sections 153.053 (E)]

TO EXPIRE \_\_\_\_\_

**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:	
Tax ID/Parcel Number(s): 200302260056923	Parcel Size (Acres): 16.17
Existing Land Use/Development: Open Land	
Proposed Land Use/Development: Corporate Office	
Existing Zoning District: <del>PCD</del> PUD	

**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: See attachment</p>
<p>B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity: See attachment</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: See attachment</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): See attachment</p>

**RECEIVED**

JUN 24 2008  
08-064/FDP  
CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING

**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):

**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~~ <sup>one (1)</sup> ~~FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY~~ Please notarize agent authorization, if necessary.
- ~~FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY~~ <sup>one (1)</sup>
- ~~FOURTEEN (14) COPIES OF A TAX PARCEL ID MAP~~ <sup>one (1)</sup> 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~~ <sup>one (1)</sup> 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~~
- ~~FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING:~~ <sup>seven (7)</sup>
  - 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.
- ~~IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS:~~ <sup>seven (7)</sup>
  - a. Grading Plan.
  - b. Landscaping Plan.
  - c. Lighting Plan.
  - d. Utility and/or Stormwater Plan.
  - e. Tree Survey, Tree Preservation and Tree Replacement Plans
- ~~IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED, ARCHITECTURAL ELEVATIONS~~ <sup>seven (7)</sup> with proposed colors and materials noted.
- ~~IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED DRAWINGS~~ <sup>seven (7)</sup> 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
- ~~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): David C. Warner	
Mailing Address: IGS Energy (Street, City, State, Zip Code) 5020 Bradenton Ave. Dublin, OH 43017	
Daytime Telephone: 614-764-5581	Fax: 614-923-0470
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:	
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: James M. Houk	
Organization: Bird Houk Collaborative	
Mailing Address: (Street, City, State, Zip Code) 600 Creekside Plaza Gahanna, OH 43230	
Daytime Telephone: 614-418-0600	Fax: 614-418-0614
Email or Alternate Contact Information: selder@bird-houk.com (Shira Elder)	

**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 \_\_\_\_\_

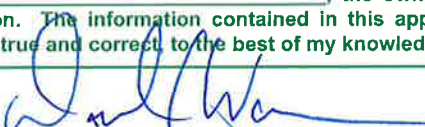
Stamp or Seal


**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 David C. Warner / IGS Energy, 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: 	Date: <u>6/24/08</u>
---	----------------------

Subscribed and sworn to before me this 24<sup>th</sup> day of June, 20 08  
 State of OHIO  
 County of Franklin Notary Public 



VINCENT A. PARISI  
 Attorney at Law  
 Notary Public, State of Ohio  
 My Commission Has No Expiration  
 Section 147.03 R.C.

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

FOR OFFICE USE ONLY			
Amount Received: <u>\$1,800</u>	Application No: <u>08-064 FDP</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>6246</u>	MIS Fee No: <u>MAP ZONE: 4</u>	Date Received: <u>6/24/08</u>	Received By: <u>RES</u>
Type of Request: <u>Final Development Plan</u>			
N, S, E, W (Circle) Side of: <u>Emerald Parkway</u>			
Nearest Intersection: <u>Emerald Parkway @ Innovation Drive</u>			
Distance from Nearest Intersection: <u>0 ft. - at terminus of Innovation Drive</u>			



Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Fax: 614.775.4600

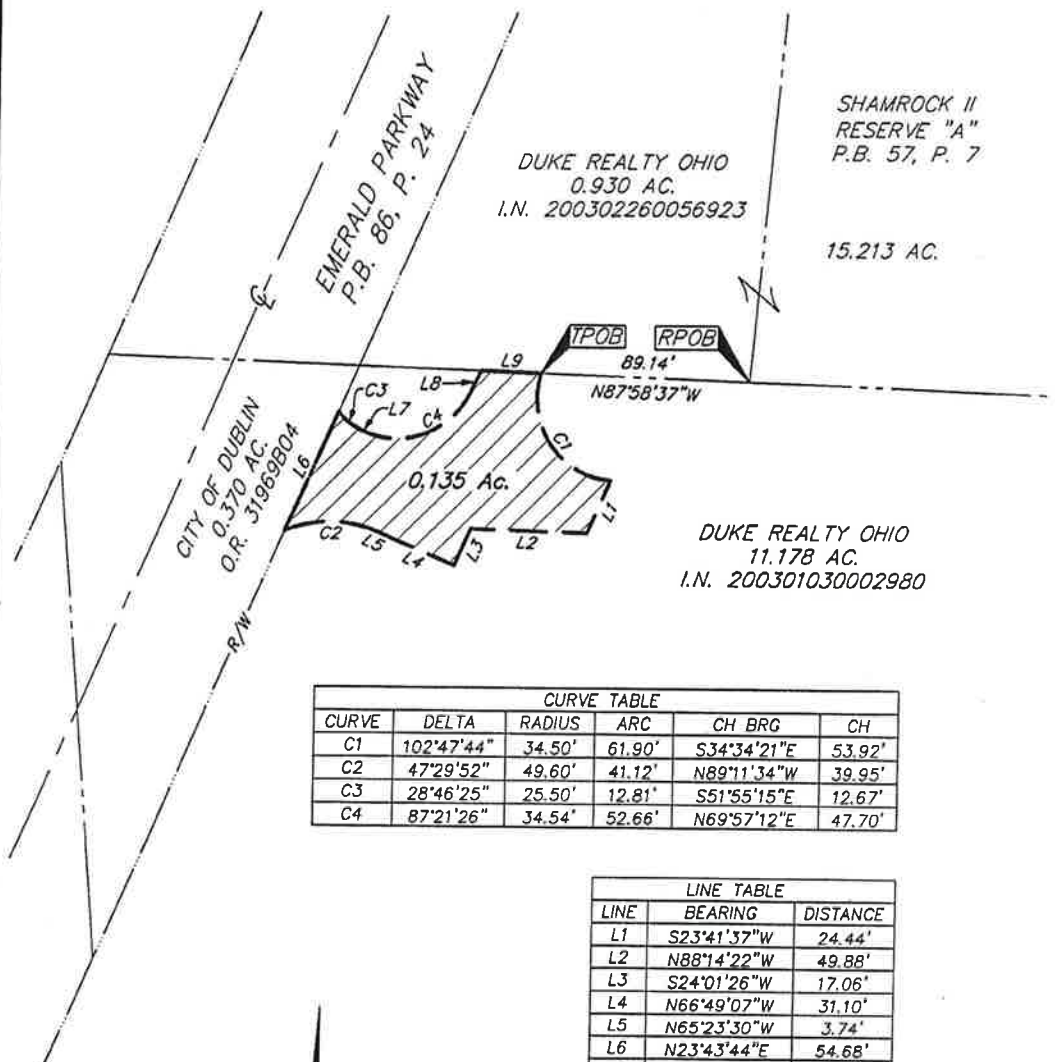
**INGRESS/EGRESS EASEMENT**  
**VIRGINIA MILITARY SURVEY No. 3011**  
**CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

M C M X X V I

Date: June 23, 2008

Job No. 2007-2390

Scale: 1" = 60'



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH BRG	CH
C1	102°47'44"	34.50'	61.90'	S34°34'21"E	53.92'
C2	47°29'52"	49.60'	41.12'	N89°11'34"W	39.95'
C3	28°46'25"	25.50'	12.81'	S51°55'15"E	12.67'
C4	87°21'26"	34.54'	52.66'	N69°57'12"E	47.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S23°41'37"W	24.44'
L2	N88°14'22"W	49.88'
L3	S24°01'26"W	17.06'
L4	N66°49'07"W	31.10'
L5	N65°23'30"W	3.74'
L6	N23°43'44"E	54.68'
L7	S66°18'27"E	1.02'
L8	N26°12'52"E	10.24'
L9	S87°58'37"E	25.72'

\\C:\DATA\1\SURVEY\PROJECT\20072390\DWG\72390AE.DWG - LAST SAVED BY TWEBB [6/23/2008 4:41:50 PM] - PLOTTED BY TWEBB [6/23/2008 4:41:51 PM]



GRAPHIC SCALE  
(IN FEET)

**RECEIVED**

**FILE COPY**

JUN 24 2008  
 08-069 FOP  
 CITY OF DUBLIN  
 LAND USE &  
 LONG RANGE PLANNING



By *Heather L. King*  
 Professional Surveyor, No. 8307

**INGRESS/EGRESS EASEMENT  
0.135 ACRE**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, LYING IN VIRGINIA MILITARY SURVEY NO. 3011, BEING A STRIP OF LAND ON, OVER, AND ACROSS THE 11.178 ACRE TRACT CONVEYED TO DUKE REALTY OHIO BY DEED OF RECORD IN INSTRUMENT NUMBER 200301030002980, (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, IN THE NORTHERLY LINE OF SAID 11.178 ACRE TRACT, AT THE COMMON CORNER OF THE 15.213 AND 0.930 ACRE TRACTS CONVEYED TO DUKE REALTY OHIO BY DEED OF RECORD IN INSTRUMENT NUMBER 200302260056923, BEING THE SOUTHWESTERLY CORNER OF RESERVE "A" OF "SHAMROCK II", A SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 7;

THENCE NORTH 87° 58' 37" WEST, A DISTANCE OF 89.14 FEET, WITH THE LINE COMMON TO SAID 11.178 AND 0.930 ACRE TRACTS, TO THE TRUE POINT OF BEGINNING;

THENCE ACROSS SAID 11.178 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 102° 47' 44", A RADIUS OF 34.50 FEET, AN ARC LENGTH OF 61.90 FEET, AND A CHORD WHICH BEARS SOUTH 34° 34' 21" EAST, A CHORD DISTANCE OF 53.92 FEET, TO A POINT;

SOUTH 23° 41' 37" WEST, A DISTANCE OF 24.44 FEET, TO A POINT;

NORTH 88° 14' 22" WEST, A DISTANCE OF 49.88 FEET, TO A POINT;

SOUTH 24° 01' 26" WEST, A DISTANCE OF 17.06 FEET, TO A POINT;

NORTH 66° 49' 07" WEST, A DISTANCE OF 31.10 FEET, TO A POINT;

NORTH 65° 23' 30" WEST, A DISTANCE OF 3.74 FEET, TO A POINT OF CURVATURE;

WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47° 29' 52", A RADIUS OF 49.60 FEET, AN ARC LENGTH OF 41.12 FEET, AND A CHORD WHICH BEARS NORTH 89° 11' 34" WEST, A CHORD DISTANCE OF 39.95 FEET, TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF EMERALD PARKWAY, BEING THE EASTERLY LINE OF THE 0.370 ACRE TRACT CONVEYED TO CITY OF DUBLIN IN OFFICIAL RECORD 31969B04;

THENCE NORTH 23° 43' 44" EAST, A DISTANCE OF 54.68 FEET, WITH SAID EASTERLY RIGHT-OF-WAY LINE, TO A POINT;

THENCE ACROSS SAID 11.178 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28° 46' 25", A RADIUS OF 25.50 FEET, AN ARC LENGTH OF 12.81 FEET, AND A CHORD WHICH BEARS SOUTH 51° 55' 15" EAST, A CHORD DISTANCE OF 12.67 FEET, TO A POINT OF TANGENCY;


SOUTH 66° 18' 27" EAST, A DISTANCE OF 1.02 FEET, TO A POINT OF CURVATURE;

WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 87° 21' 26", A RADIUS OF 34.54 FEET, AN ARC LENGTH OF 52.66 FEET, AND A CHORD WHICH BEARS NORTH 69° 57' 12" EAST, A CHORD DISTANCE OF 47.70 FEET, TO A POINT OF TANGENCY;

NORTH 26° 12' 52" EAST, A DISTANCE OF 10.24 FEET, TO A POINT IN THE LINE COMMON TO SAID 11.178 AND 0.930 ACRE TRACTS;

THENCE SOUTH 87° 58' 37" EAST, A DISTANCE OF 25.72 FEET, WITH SAID COMMON LINE, TO THE TRUE POINT OF BEGINNING, CONTAINING 0.135 ACRE, MORE OR LESS.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

  
HEATHER L. KING  
PROFESSIONAL SURVEYOR NO. 8307

6/23/18  
DATE





Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Fax: 614.775.4800

**SURVEY OF ACREAGE TRACT**  
**VIRGINIA MILITARY SURVEY No. 3011**  
**CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

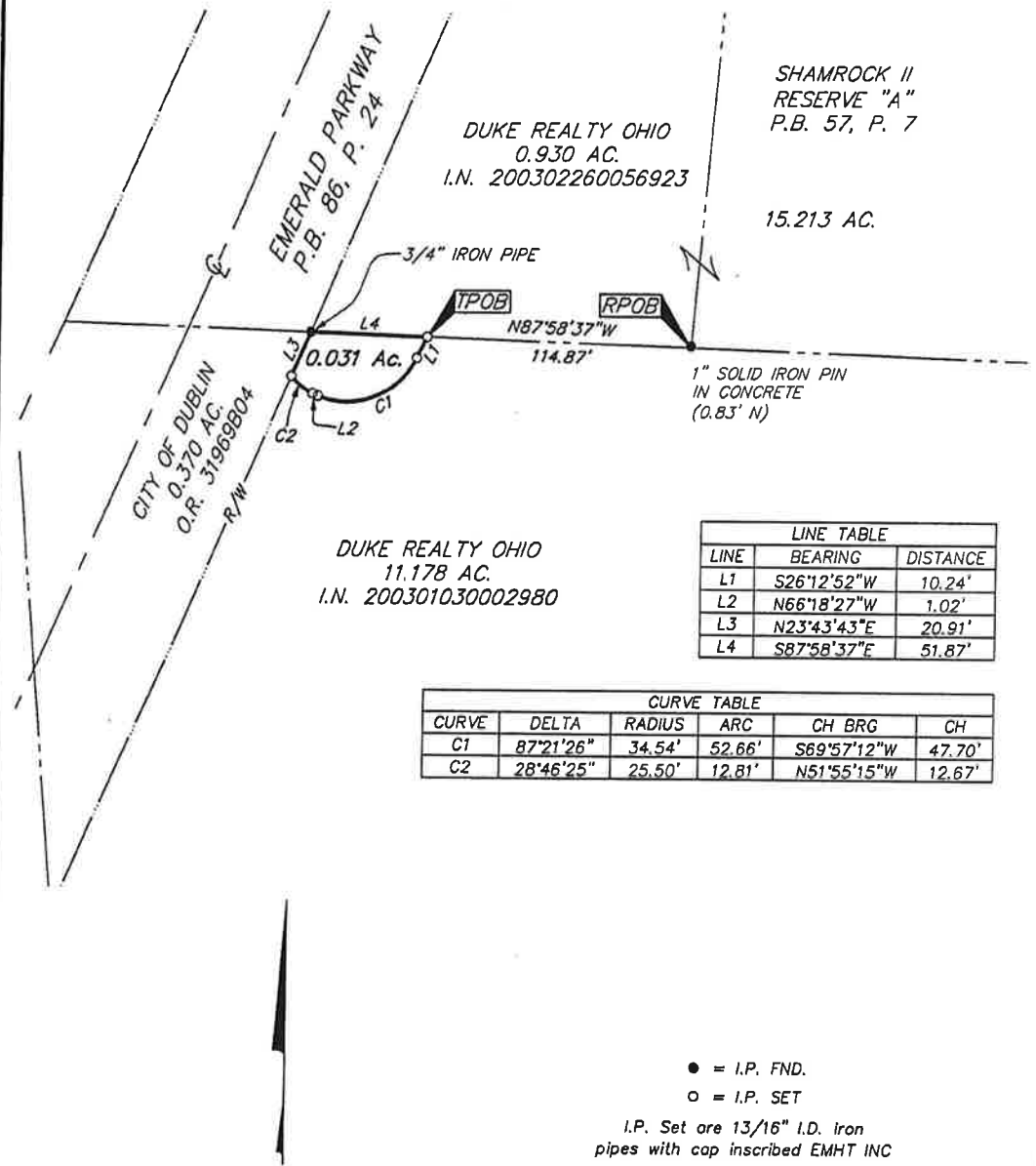
M C M X X V I

Date: June 23, 2008

Job No. 2007-2390

Scale: 1" = 60'

\\CHIEFDATA1\PROJECTS\PROJECT 20072390\DWG\2390R\DWG<LEGAL PORTRAIT> - NO XREFS - LAST SAVED BY TWEBB [6/23/2008 4:42:23 PM] - PLOTTED BY TWEBB [6/23/2008 4:42:24 PM]



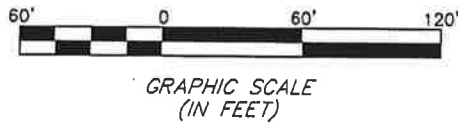
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S26°12'52"W	10.24'
L2	N66°18'27"W	1.02'
L3	N23°43'43"E	20.91'
L4	S87°58'37"E	51.87'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH BRG	CH
C1	87°21'26"	34.54'	52.66'	S69°57'12"W	47.70'
C2	28°46'25"	25.50'	12.81'	N51°55'15"W	12.67'

● = I.P. FND.  
 ○ = I.P. SET  
 I.P. Set are 13/16" I.D. Iron pipes with cap inscribed EMHT INC

**BASIS OF BEARINGS:**  
 The Bearings shown hereon are based on the Ohio State Plane Coordinate System—South Zone as per NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations, and establish a bearing of North 23° 43' 43" East for a portion of the easterly right-of-way line of Emerald Parkway.

**SURVEY NOTE:**  
 This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



STATE OF OHIO  
 HEATHER L. KING  
 S-8307  
 REGISTERED PROFESSIONAL SURVEYOR  
 By *Heather L. King* 6/23/08  
 Professional Surveyor, No. 8307

**0.031 ACRE**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, LYING IN VIRGINIA MILITARY SURVEY NO. 3011, BEING PART OF THE 11.178 ACRE TRACT CONVEYED TO DUKE REALTY OHIO BY DEED OF RECORD IN INSTRUMENT NUMBER 200301030002980, (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, IN THE NORTHERLY LINE OF SAID 11.178 ACRE TRACT, AT THE COMMON CORNER OF THE 15.213 AND 0.930 ACRE TRACTS CONVEYED TO DUKE REALTY OHIO BY DEED OF RECORD IN INSTRUMENT NUMBER 200302260056923, BEING THE SOUTHWESTERLY CORNER OF RESERVE "A" OF "SHAMROCK II", A SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 7, AND BEING WITNESSED BY A 1" SOLID IRON PIN FOUND 0.83 FEET NORTH;

THENCE NORTH 87° 58' 37" WEST, A DISTANCE OF 114.87 FEET, WITH THE LINE COMMON TO SAID 11.178 AND 0.930 ACRE TRACTS, TO AN IRON PIN SET AT THE TRUE POINT OF BEGINNING;

THENCE ACROSS SAID 11.178 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 26° 12' 52" WEST, A DISTANCE OF 10.24 FEET, TO AN IRON PIN SET;

WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 87° 21' 26", A RADIUS OF 34.54 FEET, AN ARC LENGTH OF 52.66 FEET, AND A CHORD WHICH BEARS SOUTH 69° 57' 12" WEST, A CHORD DISTANCE OF 47.70 FEET, TO AN IRON PIN SET;

NORTH 66° 18' 27" WEST, A DISTANCE OF 1.02 FEET, TO AN IRON PIN SET;

WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28° 46' 25", A RADIUS OF 25.50 FEET, AN ARC LENGTH OF 12.81 FEET, AND A CHORD WHICH BEARS NORTH 51° 55' 15" WEST, A CHORD DISTANCE OF 12.67 FEET, TO AN IRON PIN SET IN THE EASTERLY RIGHT-OF-WAY LINE OF EMERALD PARKWAY, BEING THE EASTERLY LINE OF THE 0.370 ACRE TRACT CONVEYED TO CITY OF DUBLIN IN OFFICIAL RECORD 31969B04;

THENCE NORTH 23° 43' 43" EAST, A DISTANCE OF 20.91 FEET, WITH SAID EASTERLY RIGHT-OF-WAY LINE, TO A 3/4 INCH IRON PIPE FOUND AT THE COMMON CORNER OF SAID 11.178, 0.370, AND 0.930 ACRE TRACTS, BEING A SOUTHEASTERLY CORNER OF EMERALD PARKWAY AS DEDICATED IN PLAT BOOK 86, PAGE 24;

THENCE SOUTH 87° 58' 37" EAST, A DISTANCE OF 51.87 FEET, WITH THE LINE COMMON TO SAID 11.178 AND 0.930 ACRE TRACTS, TO THE TRUE POINT OF BEGINNING, CONTAINING 0.031 ACRE, 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 HEREIN ARE BASED ON SOUTH 87° 54' 40" WEST FOR THE SOUTHERLY LINE OF RESERVE "A" OF "SHAMROCK II", A SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 7, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

  
HEATHER L. KING  
PROFESSIONAL SURVEYOR NO. 8307

6/23/18  
DATE





Evans, Mechwart, Hambleton & Tilton, Inc.  
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# SURVEY OF ACREAGE PARCEL

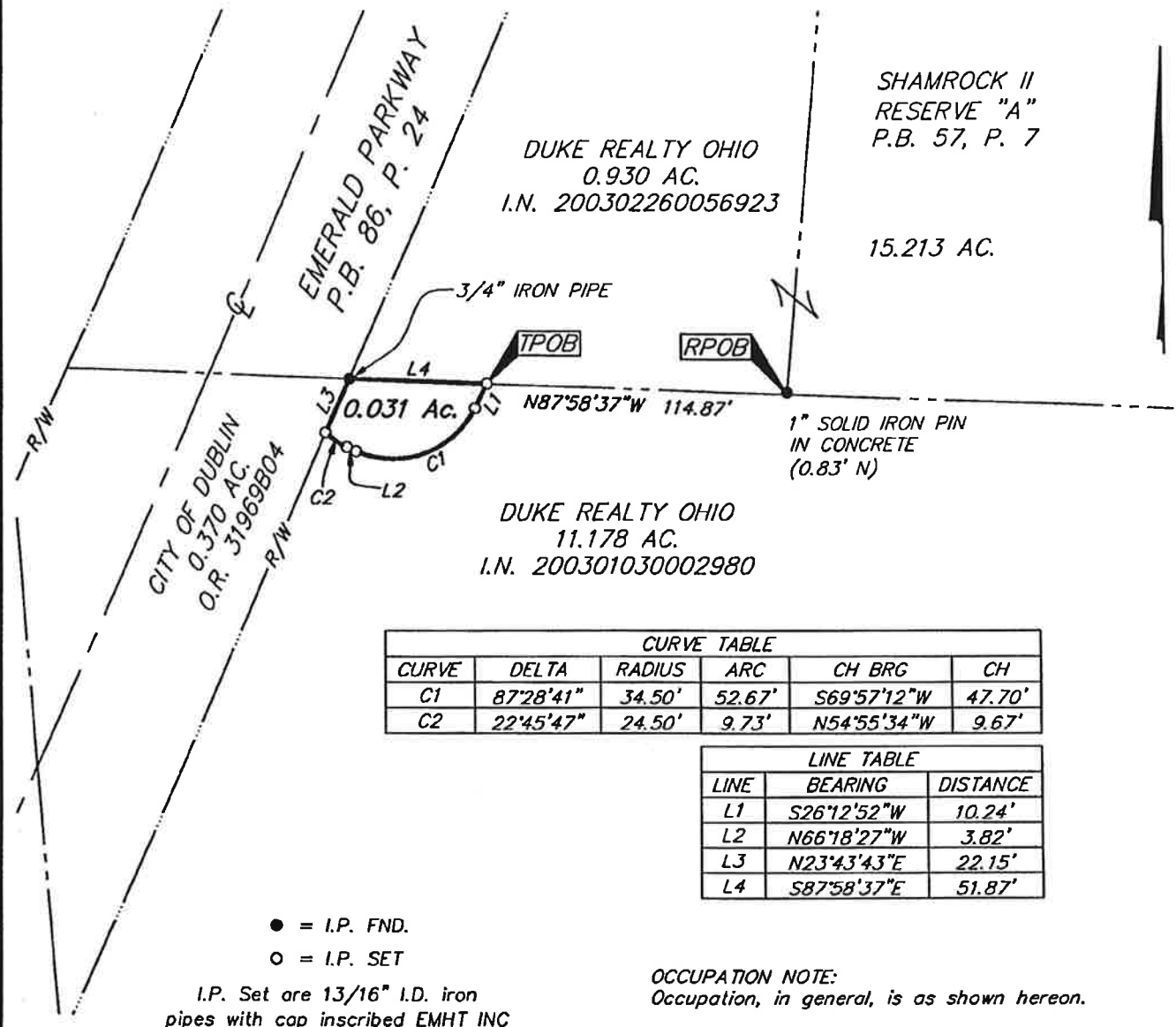
## VIRGINIA MILITARY SURVEY No. 3011

### CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

Date: April 24, 2008

Job No. 2007-2390

Scale: 1" = 60'



CURVE	DELTA	RADIUS	ARC	CH BRG	CH
C1	87°28'41"	34.50'	52.67'	S69°57'12"W	47.70'
C2	22°45'47"	24.50'	9.73'	N54°55'34"W	9.67'

LINE	BEARING	DISTANCE
L1	S26°12'52"W	10.24'
L2	N66°18'27"W	3.82'
L3	N23°43'43"E	22.15'
L4	S87°58'37"E	51.87'

- = I.P. FND.
- = I.P. SET

I.P. Set are 13/16" I.D. iron pipes with cap inscribed EMHT INC

**BASIS OF BEARINGS:**

The Bearings shown hereon are based on the Ohio State Plane Coordinate System—South Zone as per NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations, and establish a bearing of North 23° 43' 43" East for a portion of the easterly right-of-way line of Emerald Parkway.

**OCCUPATION NOTE:**

Occupation, in general, is as shown hereon.

**SURVEY NOTE:**

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



GRAPHIC SCALE (IN FEET)

STATE OF OHIO  
 HEATHER L. KING  
 S-8307  
 REGISTERED PROFESSIONAL SURVEYOR  
 By *[Signature]* 4/24/08  
 PROFESSIONAL SURVEYOR

\\C:\DATA1\PROJECT\20072390\PROJECT\20072390\DWG\72390BVDWG-C-LETTER PORTRAIT> - NO XREFS - LAST SAVED BY THEBB [4/24/2008 9:56:32 AM] - PLOTTED BY THEBB [4/24/2008 9:56:33 AM]

**0.031 ACRE**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, LYING IN VIRGINIA MILITARY SURVEY NO. 3011, BEING PART OF THE 11.178 ACRE TRACT CONVEYED TO DUKE REALTY OHIO BY DEED OF RECORD IN INSTRUMENT NUMBER 200301030002980, (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 87° 28' 41", A RADIUS OF 34.50 FEET, AN ARC LENGTH OF 52.67 FEET, AND A CHORD WHICH BEARS SOUTH 69° 57' 12" WEST, A CHORD DISTANCE OF 47.70 FEET, TO AN IRON PIN SET;

NORTH 66° 18' 27" WEST, A DISTANCE OF 3.82 FEET, TO AN IRON PIN SET;

WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22° 45' 47", A RADIUS OF 24.50 FEET, AN ARC LENGTH OF 9.73 FEET, AND A CHORD WHICH BEARS NORTH 54° 55' 34" WEST, A CHORD DISTANCE OF 9.67 FEET, TO AN IRON PIN SET IN THE EASTERLY RIGHT-OF-WAY LINE OF EMERALD PARKWAY, BEING THE EASTERLY LINE OF THE 0.370 ACRE TRACT CONVEYED TO CITY OF DUBLIN IN OFFICIAL RECORD 31969B04;

THENCE NORTH 23° 43' 43" EAST, A DISTANCE OF 22.15 FEET, WITH SAID EASTERLY RIGHT-OF-WAY LINE, TO A 3/4 INCH IRON PIPE FOUND AT THE COMMON CORNER OF SAID 11.178, 0.370, AND 0.930 ACRE TRACTS, BEING A SOUTHEASTERLY CORNER OF EMERALD PARKWAY AS DEDICATED IN PLAT BOOK 86, PAGE 24;

THENCE SOUTH 87° 58' 37" EAST, A DISTANCE OF 51.87 FEET, WITH THE LINE COMMON TO SAID 11.178 AND 0.930 ACRE TRACTS, TO THE TRUE POINT OF BEGINNING, CONTAINING 0.031 ACRE, 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 HEREIN ARE BASED ON SOUTH 87° 54' 40" WEST FOR THE SOUTHERLY LINE OF RESERVE "A" OF "SHAMROCK II", A SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 7, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

EVANS, MECHWALT, HAMBLETON, & TILTON, INC.

  
HEATHER L. KING  
PROFESSIONAL SURVEYOR NO. S-8307

4/24/08  
DATE

JOSEPH W. TESTA  
FRANKLIN COUNTY AUDITOR

Report of parcels touching irregular area

DATE : JUN 18, 2008

- 273-001532 \* Owner: COLUMBUS & SOUTHERN OHIO ELECTRIC CO  
Address: 5721 SHIER RINGS RD  
Mail To: AEP  
: TOM JOHNSON/TAX INFO COOR  
: 1 RIVERSIDE PLAZA  
: COLUMBUS OHIO 43215-2373  
: COLUMBUS OHIO 43215-2373
- 273-001594 \* Owner: DUKE REALTY OHIO  
Address: 6161 SHAMROCK CT  
Mail To: DUKE REALITY  
: REAL ESTATE TAX ADVISORS  
: P O BOX 40509  
: INDIANAPOLIS IN 46240
- 273-004544 \* Owner: R & A PROPERTIES  
Address: 6161 SHAMROCK CT  
Mail To: SAFETY SOLUTIONS INC  
: ACCOUNTS PAYABLE  
: PO BOX 8100  
: DUBLIN OH 43016
- 273-004557 \* Owner: DUKE REALTY OHIO  
Address: 6136 WILCOX RD  
Mail To: DUKE REALITY  
: REAL ESTATE TAX ADVISORS  
: P O BOX 40509  
: INDIANAPOLIS IN 46240
- 273-007012 \* Owner: SCHOEDINGER & CO  
Address: 6136 WILCOX RD  
Mail To: STATE STREET REALTY CO  
: SCHOEDINGER FUNERAL  
: 229 E STATE ST  
: COLUMBUS OH 43215-4381
- 273-010594 \* Owner: DUKE REALTY OHIO  
Address: 6000 PARKWOOD PL  
Mail To: DUKE REALITY  
: REAL ESTATE TAX ADVISORS  
: P O BOX 40509  
: INDIANAPOLIS IN 46240

FILE COPY

RECEIVED

JUN 24 2008  
08-064 FSP  
CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING