



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) _____

FILE COPY
 LONG RANGE PLANNING
 LAND USE &
 CITY OF DUBLIN
 MAY 04 2009
 09-030 AFS

II. PROPERTY INFORMATION: This section must be completed.

Property Address: 4090 Wyandotte Woods Blvd.	
Tax ID/Parcel Number(s): 273 009125 & 273-009126	Parcel Size (Acres): 34.19 acres / 26 A
Existing Land Use/Development: Community Park	
Proposed Land Use/Development: Community Park with u.a. playground area	
Existing Zoning District: 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.

A. Please briefly explain the proposed development:	Adding a universally accessible playground, restroom facility, parking lot, maintenance building, shelter, overlook and landscape to the central park area.
B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity:	This is second to last phase of the Emerald Fields masterplan. The development is in keeping with the community plan.
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:	Parks are for People. This adds features that will attract users of all abilities. Social ties will be strengthened. Health & fitness improved!
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):	N/A

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**
- 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.
- 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
- 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:**
 - 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): City of Dublin - Terry Foeqler, City Manager	
Mailing Address: (Street, City, State, Zip Code) 5200 Emerald Parkway, Dublin, OH 43017	
Daytime Telephone: 614-410-4402	Fax: 614-723-5555
Email or Alternate Contact Information: tfoeqler@dublin.oh.us	

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: FRED HAHN, PARKS AND OPEN SPACE DIRECTOR	
Organization (Owner, Developer, Contractor, etc.): CITY OF DUBLIN	
Mailing Address: (Street, City, State, Zip Code) 6555 SHIER RINGS ROAD	
Daytime Telephone: 614-410-4708	Fax: 614-761-6512
Email or Alternate Contact Information: lkaragory@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: FRED HAHN, DIRECTOR OF PARKS AND OPEN SPACE	
Organization: CITY OF DUBLIN	
Mailing Address: (Street, City, State, Zip Code) 6555 SHIER RINGS ROAD	
Daytime Telephone: 614-410-4707	Fax: 614-761-6512
Email or Alternate Contact Information: lkaragory@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, TERRY FOEGLER, CITY MANAGER, the owner, hereby authorize FRED HAHN, PARKS AND OPEN SPACE DIRECTOR 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: 5/1/09

Subscribed and sworn to before me this 1 day of May, 2009

State of Ohio

County of Franklin

Notary Public Linda L. Glick



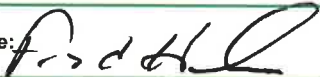
Stamp or Seal
LINDA L. GLICK
Notary Public - State of Ohio

My Commission Expires May 19, 2009

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, FRED HAHN, PARKS & OPEN SPACE, 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: 4/30/2009

Subscribed and sworn to before me this 30 day of April, 2009

State of Ohio

County of Franklin

Notary Public Marjaine J. Kepler



Stamp or Seal
Marjaine J. Kepler
Notary Public, State of Ohio
My Commission Expires 03-18-2012

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

FOR OFFICE USE ONLY			
Amount Received: <u>0</u>	Application No: <u>09-030AFDP</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>NA</u>	MAP ZONE: MIS Fee No: <u>1</u>	Date Received: <u>5/4/09</u>	Received By: <u>RES</u>
Type of Request: <u>Amended Final Development Plan</u>			
N, S, E, W (Circle) Side of: <u>Summit View Road</u>			
Nearest Intersection: <u>Summit View Rd. & Sawmill Road</u>			
Distance from Nearest Intersection: <u>700 feet - SW</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.**

Proximity Report Results

8634337/8710936
 The selection distance was **500 feet**.
 The selected parcel was **273-009125**.

To view a table showing the **36 parcels** within the displayed proximity, scroll down.




-  [Get Report](#)
-  [Print Window](#)
-  [Back to Proximity Report](#)



Image Date: Fri Apr 24 12:35:29 2009

Disclaimer

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Proximity Parcels

Hint: To copy this report to another program:

1. Hold down the left mouse button over the top-left corner of the area you want to get.
 2. Drag the mouse to the bottom-left corner of the desired area.
 3. Let go of the mouse button.
 4. Select **Edit Copy** from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name	Address
273-011292	CHANDA SREEKANTH CHANDA LEELA M	
273-009092	CHURCH OF THE REDEEMER MORAVIAN CHU	
273-008993	CITY OF COLUMBUS	
273-011296	CITY OF DUBLIN	
273-009125	CITY OF DUBLIN	
273-009126	CITY OF DUBLIN	
273-008675	CROCKETT JOANNE	
273-008727	CROCKETT JOANNE	
273-008617	DESGANGES MICHAEL A MARINA N BARNET	
273-008842	EVERARD DAVID F TR EVERARD LORI G T	
273-008759	GRACE POINT SANCTUARY	
273-011287	HAYES CHRISTINE Y	
273-008668	HILL CHARLES W	
273-008754	HOBGOOD JAY S	
273-008389	HOMEWOOD CORP	
273-012282	HOMEWOOD CORP	
273-008810	JARRY DOROTHY A	
273-008392	KANOSKI JOHN E	
273-008788	KANOSKI JOHN E TR	
273-008844	KATE MICHAEL O KATE MIRI	
273-011288	KEENE DAVID P KEENE DENISE M	
273-012077	LANG MARIANNE D LANG ROBERT W	
273-008807	LIDDELL SHERMAN P & MUERL M	
273-011291	MCCARTHY MARY B	
273-008843	MCCLUNG BARBARA J	
273-011289	PAGE BRETT H MARTIN-PAGE ANNA J	
273-009132	PARDI CHUCK	
273-011290	PATEL TAPAN PATEL GARGI T	
273-008399	SARGENT BOBBY G & ESTHER L	
273-008384	SCIOTO CROSSING DEVELOPMENT LLC	
273-008841	SHIBKO RICHARD M & PAMELA M	
273-011285	SHIRLEY MICHAEL J SHIRLEY MARINA G	
273-011283	SMOLINSKI BRIAN L SMOLINSKI CHERYL	
273-008393	SUGARLAND STABLES LLC	
273-011284	TRINH SON L NGUYEN THUY MAI T	
273-011286	TURNES JONATHAN K LEWIS ADRIENNE J	

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 MAY 04 2009
 09-030 ASDP
 CITY OF DUBLIN
 LAND USE &
 LONG RANGE PLANNING



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Vol. 16563 Page B15

6563

EXHIBIT D

164664

GENERAL WARRANTY DEED

SAWMILL PARTNERS INVESTMENT COMPANY NO. II, an Ohio general partnership, for valuable consideration paid, grants with general warranty to THE CITY OF DUBLIN, OHIO, an Ohio municipal corporation, whose tax mailing address is 6665 Coffman Road, Dublin, Ohio, 43017, the following real property:

Being the premise more particulary described in "Exhibit A" attached hereto and by reference made a part hereof, ("Premises" herein).

Auditor's Parcel Number split out of 215-189. Street Address: _____ Summit View Road.

This deed is executed and delivered by Grantor and accepted by the Grantee herein subject to and upon the following covenants, conditions, restrictions, rights, obligations and provisions:

- Building Setback. Any building located within the Premises shall have a building setback of fifty feet (50') off any right-of-way or any adjoining property line.
- Parking Setback. Any parking lot located within the Premises shall have a parking setback of forty feet (40') off any right-of-way or any adjoining property line.
- Athletic Field Setback. Any athletic field located within the Premises shall have a setback of fifty feet (50') off any right-of-way, any adjoining property line, or the east line of the overhead power line easement.
- Use Restriction. The Premises shall be used for a municipal park, park lands and related public recreational activities, including swimming pool, soccer and softball/baseball and football fields, picnic grounds, and tot-lot playgrounds. Residential, industrial or commercial use of the Premises is prohibited, provided however, concession stand sales of refreshments, food, and non-alcoholic beverages is permitted.
- Lighting. All external light fixtures and poles located in the Premises shall be black, brown, or bronze in color and of similar type and style; provided, however, the athletic field light poles may be grey in color. The Grantee shall substantially comply with the specifications for the athletic field lights which shall be as set forth on Schedule 1 attached hereto, entitled

11430-0

AMERITITLE BOX

PARTNERSHIP
 FILING DATE 1-6-87
 RECORDED VOL 8845 PAGE E-14
 JOSEPH W. TESTA
 RECORDER
 FRANKLIN COUNTY, OHIO

TRANSFERRED
 MAR 1 1991
 PALMER C. McNEAL
 AUDITOR
 FRANKLIN COUNTY, OHIO

FILE COPY

RECEIVED

MAY 04 2009
 09-030AHS
 USE & SERVICE TRAINING

901541
 CONVEYANCE TAX
 EXEMPT
 A SK
 PALMER C. McNEAL
 FRANKLIN COUNTY AUDITOR

"Athletic Field Lighting Specifications." All parking lot light poles shall be limited to 28' in height and all light poles, whether parking lot or athletic field lights shall contain cut-off fixtures located and directed to eliminate direct light encroachment onto off-site properties. All athletic field lighting in the Premises shall be extinguished no later than 11:00 o'clock p.m. All parking lot lighting in the Premises shall be extinguished no later than 11:15 o'clock p.m. No lighted athletic field(s) shall be located within one hundred feet (100') of residentially zoned property.

6. Waste and Refuse. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence and made of materials that are compatible with building architecture.

7. Storage and Equipment. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside of permanent structure. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building.

8. Architecture.

a. The building(s) shall have the same degree of exterior finish on all sides.

b. Architectural style, detail and materials of any buildings located in the Premises will be consistent and compatible with Dublin Northeast Master Plan Development Text Subarea Standards Figure 8. Preliminary building plans shall be submitted for review and approval which shall not be unreasonably withheld. Grantor shall notify Grantee in writing of any objection to Grantor's building plans on or before ten (10) days after receipt of such plans. Failure of Grantor to object within said ten (10) day period shall be deemed to be Grantor's approval thereof.

c. Colors of materials shall be coordinated with surrounding architecture.

TIME 4:22 PM
RECORDED FRANKLIN CO., OHIO

MAR 1 1991

JOSEPH W. TESTA, RECORDER

RECORDER'S FEE \$ 30.00

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- d. Any loading docks or roll-up overhead doors shall be screened from all sides by landscaping, mounding, or walls. This requirement shall not prohibit roll-up overhead windows.
 - e. Flat roofs are prohibited. Roof forms will be sloped and residential in character.
9. Maintenance. All buildings, structures, fences, paved areas, landscaped areas and other improvements located within the Premises shall at all times be kept in good condition and repair and with a clean and sightly appearance. Landscape areas shall be maintained with materials in a healthy living state, mowed, pruned, watered and maintained as appropriate. There shall be provided and kept in good working order trash compactors and/or depositories, which shall be emptied prior to becoming full, and a pest and rodent control program shall be provided if necessary. The Premises shall be kept free of litter under all reasonable conditions and parking and paved areas shall be power swept where necessary. All signage shall be kept in good repair. Lighting, painting and associated materials on signage shall be kept in a continuously upgraded condition. Nothing herein shall be construed as interfering with the right to make reasonable repairs or alterations to said premises.
10. Access. Vehicular access to the park shall be as determined by prudent traffic engineering practices.
11. Landscaping.
- a. Landscaping of the Premises shall be in accordance with Dublin Landscape Code, Chapter 1187.
 - b. Street trees shall be provided in accordance with the Dublin Street Tree Program Standards.
 - c. Within the fifty foot (50') athletic field setback provided in Paragraph 3 above, mounds shall be installed which are natural in appearance and vary in length from 130-150 feet in length and

to 4'-6' in height; provided, however, no mound shall be required adjacent to the overhead power line easement. This mounding requirement may be waived by adding an additional 50' to the athletic field setback or on written approval of Grantor where reasonable engineering or topographic constraints are demonstrated by Grantee; for example, inadequate cut and fill available on site to construct such mounds. The mounds shall be landscaped with a combination of evergreen and deciduous plant material as set forth in Dublin Northeast Master Plan Figure 21. In the event the mound requirement is waived or released by Grantor, Grantee shall landscape the setback area with evergreen plant material as set forth in Dublin Northeast Master Plan Figure 23.

- d. All parking lots adjacent to residentially zoned property or adjacent to public roadways shall be screened on such side by a 3' earthen mound.
 - e. The Grantee shall construct at its sole cost and expense the bike path from the south boundary of the park frontage to the north line of the Park within the conveyed premises, as required by the Dublin Northeast Master Plan.
 - f. Any chain link fencing shall be painted or coated black or dark green, excepting therefrom softball and baseball field backstops.
12. Easements. Grantor hereby reserves and retains for itself and its successors and assigns, as hereinafter set forth, a perpetual, non-exclusive right and easement to construct, install, operate, repair, replace, relocate, inspect and maintain sanitary sewer lines, water lines, and storm water lines, together with all appurtenances incidental thereof, and the right of ingress and egress at all reasonable times for the purposes aforesaid, on, over, through, under, and across the Premises. Said easements and rights of way shall run with Grantor's land described on Exhibit "B" entitled "Legal Description of Grantor's Remaining Land"

attached hereto and made a part hereof as if fully written herein.

The Grantor and the successors and assigns of Grantor's land shall have the right of ingress to and egress from the sites occupied or to be occupied by said lines and appurtenances, and the right to do any and all things necessary, proper or incidental to the successful operation and maintenance thereof. The Grantor shall have the right to use the easement area described in Exhibit "A" entitled "Legal Description" for purposes not inconsistent with the Grantee's full use and enjoyment of the rights herein granted.

The grant herein mentioned includes total compensation for Grantor retaining the easement and right-of-way and for all damage and disruption caused by the construction, installation, operation, repair, replacement, relocation, inspection and maintenance of the lines within the easement area; provided, however, that if Grantee or its successors or assigns have not improved the real property described in Exhibit "A" then Grantor shall reasonably restore the area disturbed to the same or similar grade and physical condition, and provide further, that if Grantee or its successors or assigns shall have improved the real property described in Exhibit "A", then the Grantor, its successors and assigns, in Grantor's land shall repair and restore the ground and any sod, landscaping and shrubbery to its original condition insofar as practicable, after entering upon said premises of the Grantee, for any of the purposes herein set forth, including construction, repair, maintenance, replacement, relocation, operation, inspection and maintenance of all facilities and improvements of the Grantor, its successors and assigns in Grantor's land within the easement and right-of-way.

Grantor specifically reserves unto Grantor or to Grantor's successors and assigns in Grantor's land, whichever may be in title to Grantor's Land, the right to release all or a portion of the easement area granted herein in exchange for replacement easements setting forth a more definitive description of necessary easement areas. Grantor specifically reserves unto Grantor or Grantor's successors, whichever may be in title to Grantor's land, the right to release all or a

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portion of the easement areas granted herein which release shall be binding on all successors and assigns of all or any portion of the Grantor's property.

By accepting this deed, Grantee accepts the Premises subject to the foregoing covenants, conditions, and restrictions and agrees for itself, its successors and assigns, to be bound by each of such covenants, conditions, and restrictions which shall run with the land.

Florine Ruben, spouse of Bernard R. Ruben, general partner, releases all rights of dower therein.

Subject to easements, conditions, covenants and restrictions, if any, of record, and further subject to taxes and assessments, if any, not a lien payable in the June, 1991 collection and thereafter.

Prior Instrument Reference: Volume 11768, Page D 05, of the Official Records of Franklin County, Ohio.

Signed and acknowledged the presence of:

[Signature]
[Signature]
[Signature]
[Signature]

SAWMILL PARTNERS INVESTMENT in COMPANY, NO. II an Ohio partnership

[Signature]
By: Bernard R. Ruben, general partner

[Signature]
By: Florine Ruben

JEROME SCHOTTENSTEIN REAL ESTATE CO.. NO. II an Ohio general partnership Partner

By: JAY SCHOTTENSTEIN 1983 DISCRETIONARY TRUST, PARTNER

By: [Signature]
Jay Schottenstein, Trustee

[Signature]
[Signature]

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

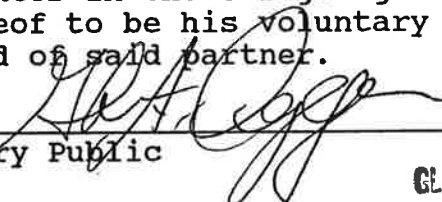
BE IT REMEMBERED, that on this 1st day of March, 1991, before me the subscriber a Notary Public in and for said county,

personally came SAWMILL PARTNERS INVESTMENT COMPANY, NO. II, an Ohio general partnership, by Bernard R. Ruben general partner, and his wife Florine Ruben, on behalf of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed and the voluntary act and deed of said partnership.


Notary Public **GLEN A. DIGGER, Attorney At Law**
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.05 R.C.

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 19th day of March, 1919, before me the subscriber a Notary Public in and for said county, personally came SAWMILL PARTNERS INVESTMENT COMPANY, NO. II, an Ohio general partnership by JEROME SCHOTTENSTEIN REAL ESTATE CO. NO. II, an Ohio general partnership, general partner by Jay Schottenstein, 1983 Discretionary Trust, by Jay Schottenstein, Trustee, on behalf of the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed and the voluntary act and deed of said partner.


Notary Public **GLEN A. DIGGER, Attorney At Law**
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.05 R.C.

RUBNSCHO.DED
2/27/91

DESCRIPTION OF 11.679 ACRES
PART OF PARK SITE
SAWMILL PARTNERS INVESTMENT COMPANY NO. II

Situate in the State of Ohio, County of Franklin, City of Dublin, being part of Lot No. 5 in Quarter Township 2, Township 2, Range 19, United States Military Lands and being a part of the 45.032 acre tract conveyed to Sawmill Partners Investment Company No. II by deed of record in O.R. 11768 D05 records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Beginning for reference at a monument set by the Franklin County Engineering Department, marking the point of intersection of the centerline of construction for Sawmill Road and the centerline of Summit View Road (West);

Thence N 86° 35' 44" W, a distance of 800.10 feet, along the centerline of Summit View Road to a railroad spike found at the northwesterly corner of the 7.500 acre tract conveyed to the Eastern District Executive Board of the Moravian Church of America Inc. by deed of record in O.R. 12981 D14;

Thence S 02° 33' 30" W, a distance of 408.51 feet, along the westerly line of said 7.500 acre tract to an iron pin found at the southwesterly corner of said 7.500 acre tract;

Thence the following two (2) courses and distances across the 48.124 acre tract conveyed to Summit View Associates by deed of record in O.R. 8845 E16;

1. Thence N 86° 36' 05" W, a distance of 49.87 feet, to an iron pin;
2. Thence S 02° 33' 31" W, a distance of 922.19 feet, to a point in the common line to the said 48.124 and 45.032 acre tracts and being the point of true beginning for the herein described tract;

Thence the following four (4) courses and distances across the said 45.032 acre tract:

1. Thence S 02° 33' 31" W, a distance of 267.81 feet, to an iron pin set;
2. Thence S 41° 47' 31" W, a distance of 814.14 feet, to an iron pin set at a point on a curve in the northerly right-of-way line of a proposed drive (66 feet in width);
3. Thence along the said northerly right-of-way line with a curve to the left having a radius of 2096.97 a central angle of 07° 06' 17" the

0-71-B

11.679 ACRES

OUT OF

189

(215)

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Surveyor's Description
of a 45.032 Acre Tract of Land
For John W. McKittrick

Situated in the State of Ohio, County of Franklin, City of Dublin and being part of Lot Numbers 5 and 6, Section No. 2, Township 2, Range 19, United States Military Lands, being also part of that tract of land conveyed to John W. McKittrick, Geneva McKittrick Rhodes and Pauline McKittrick by deed of record in Official Record No. 02317, F-07, all references to the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at a railroad spike found in the centerline intersection of Sawmill Road and Summit View Road, thence, South 01°15'11" West along the centerline of said Sawmill Road a distance of 1630.93 feet to a railroad spike found in the southeast corner of a 5.00 acre tract of land now or formerly owned by the Moravian (Church Northern Province by deed of record in Official Record No. 4200, J-13, said spike being the true point of beginning of the parcel herein described;

thence, South 01°15'11" West continuing along the centerline of said Sawmill Road a distance of 1056.50 feet to a railroad spike found in the northeast corner of a 73.74 acre tract of land now or formerly owned by Sawmill Partner's Inv. Co. No. II by deed of record in Official Record No. 6572, C-15, said spike also being on the south line of Lot No. 5 extended;

thence, North 87°47'06" West along the northerly line of said 73.74 acre tract and the south line of said Lot No. 5 and a portion of the southerly line of Lot No. 6 passing through an iron pin found at 19.55 for a total distance of 1611.86 feet to an iron pin found in the southeast corner of a 90.698 acre tract of land now or formerly owned by the Homeood Corp. by deed of record in Official Record No. 08142, B-10;

thence, North 51°19'55" East along the easterly line of said 90.698 acre tract a distance of 1349.52 feet to an iron pin found in the southwest corner of a 48.124 acre tract of land now or formerly owned by Summitview Assoc. by deed of record in Official Record No. 08845, E-16;

thence, South 88°02'09" East along the southerly line of said 48.124 acre tract a distance of 833.84 feet to an iron pin found in the northwest corner of said 5.00 acre Moravian Church tract;

thence, South 01°15'11" West along the westerly line of said 5.00 acre tract a distance of 300.00 feet to an iron pin found;

thence, South 88°02'09" East along the southerly line of said 5.00 acre tract a distance of 726.03 feet to the point of beginning.

It is understood that the tract of land described above contains 45.032 acres, more or less, subject to all legal highways and easements of record.

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POOR ORIGINAL


EXHIBIT "B", PAGE TWO

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MICROFILM

The basis of bearings are to an assumed meridian and are used only to denote angles.

This description is based upon an actual field survey by Robert D. McCoy, Registered Surveyor No. 5283 for Dodson-Lindblom Associates, Inc., Consulting Engineers, Columbus, Ohio on December 16, 1982.

by 
Robert D. McCoy
Registered Surveyor No. 5283

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

(See Attached Exhibit "B", page three)

16563004

SCHEDULE 1
ATHLETIC FIELD LIGHTING SPECIFICATIONS

Maximum spill light values - Light levels shall not exceed the designated maximum footcandles or average footcandles shown below. These levels shall be shown as initial footcandles and shall be measured at a distance of 150 feet from the boundary of the playing field in any direction.

<u>150 Feet From Playing Surfaces in any Direction</u>	<u>Horizontal Footcandles</u>	<u>Footcandles with meter aimed to to explore any plane</u>
Maximum Footcandles	.17	.62
Average Footcandles	.09	.43

Arc Tube Brightness (Luminance)

In order to reduce the glare light for players, spectators and the surrounding area no portion of any arc tube shall be visible beyond 12 degrees vertical and 35 degrees horizontal measured from the center axis line of the light output in any direction.

Beam Definition

No one fixture shall exceed the candlepower or the specified degrees above the maximum candlepower in the vertical plane as specified in the following table.

<u>Nema Type Reflector</u>	<u>Candlepower</u>	<u>Degrees Above Maximum Candlepower in Vertical Plane</u>
Nema 3	12,000	21 degrees
Nema 4	12,000	21 degrees
Nema 5	12,000	32 degrees
Nema 6	12,000	32 degrees

Testing Equipment

Testing equipment for measurement of footcandle levels shall be United Technology's Digital Model #61, a Gossen Panalux Electronic 2 or an approved equal, and must show proof of calibration prior to testing as required by manufacturer.

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