

15.053 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, being located in Virginia Military Survey Numbers 2999 and 3452 and being 15.053 acres of that tract of land as conveyed to Hospital Properties, Inc., an Ohio Corporation Not for Profit by deed of record in Official Record 13642G19, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at the centerline of Perimeter Road at the intersection of the westerly property line of that subdivision entitled "Perimeter Center", as shown of record in Plat Book 72, Pages 47 and 48;

thence South $4^{\circ} 37' 38''$ East, a distance of 115.38 feet to a point;

thence South $85^{\circ} 22' 22''$ West, a distance of 72.61 feet to an iron pin set;

thence being along the proposed westerly right-of-way line of Avery-Muirfield Road, the following courses (3) and distances:

South $4^{\circ} 55' 34''$ East, a distance of 124.90 feet to an iron pin set at a point of curvature of a curve to the left;

Southeasterly along the arc of said curve (Delta = $2^{\circ} 34' 53''$, Radius = 5789.58 feet), a chord bearing and distance of South $6^{\circ} 13' 00''$ East, 260.82 feet to an iron pin set at a point of reverse curvature; and,

Southwesterly along the arc of said curve to the right (Delta = $92^{\circ} 52' 49''$, Radius = 50.00 feet), a chord bearing and distance of South $38^{\circ} 55' 58''$ West, 72.47 feet to an iron pin set at a point of tangency in the northerly proposed right-of-way line of Perimeter Loop Road;

thence being along the proposed northerly right-of-way line of Perimeter Loop Road, the following courses (2) and distances:

South $85^{\circ} 22' 22''$ West, a distance of 137.70 feet to an iron pin set at a point of curvature of a curve to the left; and

Southwesterly along the arc of said curve (Delta = $15^{\circ} 09' 40''$, Radius = 420.00 feet), a chord bearing and distance of South $77^{\circ} 47' 32''$ West, 110.81 feet to an iron pin set at the True Point of Beginning for the tract herein intended to be described;

thence southwesterly, leaving said True Point of Beginning and continuing along the arc of said curve and proposed northerly right-of-way line (Delta = $6^{\circ} 50' 20''$, Radius = 420.00 feet), a chord bearing and distance of South $66^{\circ} 47' 32''$ West, 50.10 feet to an iron pin set;

thence North $26^{\circ} 37' 38''$ West, leaving said proposed right-of-way line, a distance of 31.14 feet to an iron pin set at a point of curvature to the left;

thence northwesterly, along the arc of said curve (Delta = $60^{\circ} 37' 16''$, Radius = 100.00 feet), a chord bearing and distance of North $56^{\circ} 56' 16''$ West, 100.94 feet to an iron pin set at a point of tangency;

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thence North $87^{\circ} 14' 54''$ West, a distance of 640.33 feet to an iron pin set;

thence South $19^{\circ} 29' 51''$ East, a distance of 35.45 feet to an iron pin set;

thence South $2^{\circ} 45' 06''$ West, a distance of 23.69 feet to an iron pin set;

thence North $87^{\circ} 14' 54''$ West, a distance of 352.08 feet to an iron pin set;

thence North $2^{\circ} 45' 06''$ East, a distance of 583.96 feet to an iron pin set on the arc of a curve to the right in the proposed southerly right-of-way line of Perimeter Drive;

thence being along the proposed southerly right-of-way line of Perimeter Drive, the following courses (5) and distances:

Northeasterly along the arc of said curve (Delta = $3^{\circ} 30' 45''$, Radius = 1960.00 feet), a chord bearing and distance of North $80^{\circ} 05' 56''$ East, 120.14 feet to an iron pin set at a point of tangency;

North $81^{\circ} 51' 19''$ East, a distance of 333.90 feet to an iron pin set at a point of curvature of a curve to the right;

Southeasterly along the arc of said curve (Delta = $26^{\circ} 21' 47''$, Radius = 410.00 feet), a chord bearing and distance of South $84^{\circ} 57' 48''$ East, 186.99 feet to an iron pin set at a point of tangency;

South $71^{\circ} 46' 55''$ East, a distance of 399.80 feet to an iron pin set at a point of curvature of a curve to the left; and,

Southeasterly along the arc of said curve (Delta = $7^{\circ} 01' 39''$, Radius = 650.00 feet), a chord bearing and distance of South $75^{\circ} 17' 44''$ East, 79.67 feet to an iron pin set at a point of tangency;

thence South $0^{\circ} 32' 39''$ East, a distance of 543.37 feet to the place of beginning, containing 15.053 acres of land, more or less.

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

The bearings are based on the same meridians as the bearings shown upon the Recorded Plat entitled "Perimeter Center", in Plat Book 72, Pages 47 and 48, in which the centerline of Perimeter Drive has a bearing of North $85^{\circ} 22' 22''$ East, Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

James R. Hill
Registered Surveyor No. 6919