

3.166 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, being located in Virginia Military Survey Number 2999 and being 3.166 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 78 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 at the "True Point of Beginning" for the tract herein intended to be described;

thence leaving said True Point of Beginning and 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;

thence North $0^{\circ} 32' 39''$ West, leaving said right-of-way line, a distance of 543.37 feet to an iron pin set in the proposed southerly right-of-way line of Perimeter Drive on the arc of a curve to the left;

thence being along the proposed southerly right-of-way line of Perimeter Drive, the following courses (3) and distances:

Continued.....

3.166 ACRES

- Page 2 -

Southeasterly along the arc of said curve (Delta = $16^{\circ} 07' 00''$, Radius = 650.00 feet), a chord bearing and distance of South $86^{\circ} 52' 04''$ East, 182.24 feet to an iron pin set at a point of tangency;

North $85^{\circ} 04' 26''$ East, a distance of 5.00 feet to an iron pin set at a point of curvature of a curve to the right; and,

Southeasterly along the arc of said curve (Delta = $90^{\circ} 00' 00''$, Radius = 65.00 feet), a chord bearing and distance of South $49^{\circ} 55' 34''$ East, 91.92 feet to the place of beginning, containing 3.166 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