

11899J13

EXHIBIT "A"

PARCEL I:

Situated in the State of Ohio, County of Franklin, and in the Township of Washington:

Being Lot Number Six (6), in DAN-SHERRI SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 25, page 94, Recorder's Office, Franklin County, Ohio.

PARCEL II:

Situated in the County of Franklin, in the State of Ohio, and in the Township of Washington:

Being an 0.6918 acre tract of land out of an 11.91 acre tract, Virginia Military Survey No. 3004, Washington Township, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin at the southeast corner of said 11.91 acre tract, (said iron pin being located in the centerline of Avery Road); thence and with the centerline of Avery Road, North 18° 52' 23" East a distance of 125.29 ft. to a spike in the centerline of Avery Road, said spike being the point of beginning of the 0.6918 acre tract of land herein described; thence and continuing with the centerline of Avery Road and with the east line of said 0.6918 acre tract, North 18° 52' 23" East, a distance of 126.70 ft. to a spike in the centerline of Avery Road, said spike being the northeast corner of said 0.6918 acre tract; thence and with the north line of said 0.6918 acre tract North 80° 30' 26" West, a distance of 246.75 ft. to an iron pin, said iron pin being the northwest corner of said 0.6918 acre tract; thence and with the west line of said 0.6918 acre tract South 10° 26' 35" West, a distance of 127.00 ft. to an iron pin, said iron pin being the southwest corner of said 0.6918 acre tract; thence and with the south line of said 0.6918 acre tract, South 80° 30' 26" East a distance of 277.88 ft. to the iron pin marking the point of beginning, of the tract of land herein described, containing 0.6918 acres, more or less.

CHICAGO TITLE BOX

N-58A

ALL OF

251

T.D. 272

7-8-88

**Exhibit "A"
Parcel 23-WDV
City of Dublin, Ohio
From: R. Steven & Dorothy J. Marcus
All Right, Title, and Interest in Fee Simple in the Following
Described Property without Limitation of Existing Access
Rights in the Name of and for the Use of The City of Dublin.**

Situated in the State of Ohio, County of Franklin, City of Dublin, being in Virginia Military Survey Number 3004 and being part of record 0.692 acre parcel conveyed to **R. Steven & Dorothy J. Marcus** by Official Record 11899, Page J12 of the records of Franklin County, being a parcel of land lying on the left side of the centerline of Right of Way of Avery Road and bounded and described as follows:

Commencing for reference at monument box FCGS No. 7748 found in the centerline of existing Right of Way of Avery Road; thence North $05^{\circ} 17' 01''$ East a distance of 195.80 feet to the southeasterly corner of said Marcus property and being the Principle Point of Beginning for the parcel herein described;

Thence South $85^{\circ} 51' 18''$ West a distance of 82.69 feet to an iron pin set on the southerly line of said Marcus property, also being the northerly property line of City of Dublin as recorded in Instrument of Record 200602140028638;

Thence North $03^{\circ} 45' 08''$ East a distance of 128.20 feet to an iron pin set on the northerly line of said Marcus property, also being the southerly right of way line of Dan Sherri Avenue;

Thence North $85^{\circ} 51' 18''$ East a distance of 86.17 feet to the northeasterly corner of said Marcus property on the existing centerline of Right of Way line of Avery Road;

Thence South $05^{\circ} 17' 01''$ West a distance of 128.72 feet to the Principle Point of Beginning and enclosing an area of 0.246 acres, of which the present roadway occupies (P.R.O.) 0.089 acres;

Of the above described area 0.246 acres is contained within Franklin County Auditor's Parcel 274-000050;

All iron pins set are $\frac{3}{4}$ -inch inside diameter by 30 inches with a cap stamped "American Structurepoint, Inc." and will be set after construction is completed.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, as established by the National Geodetic Survey, North American Datum of 1983, (1986 Adjustment).

The above description was prepared in March 2007 by Charles P. Unterreiner, Professional Surveyor 7819 from a field survey made by G.J. Berding Surveying, Inc. in May 2006.

A drawing of the above description known as Exhibit "B" is attached hereto and made part thereof.

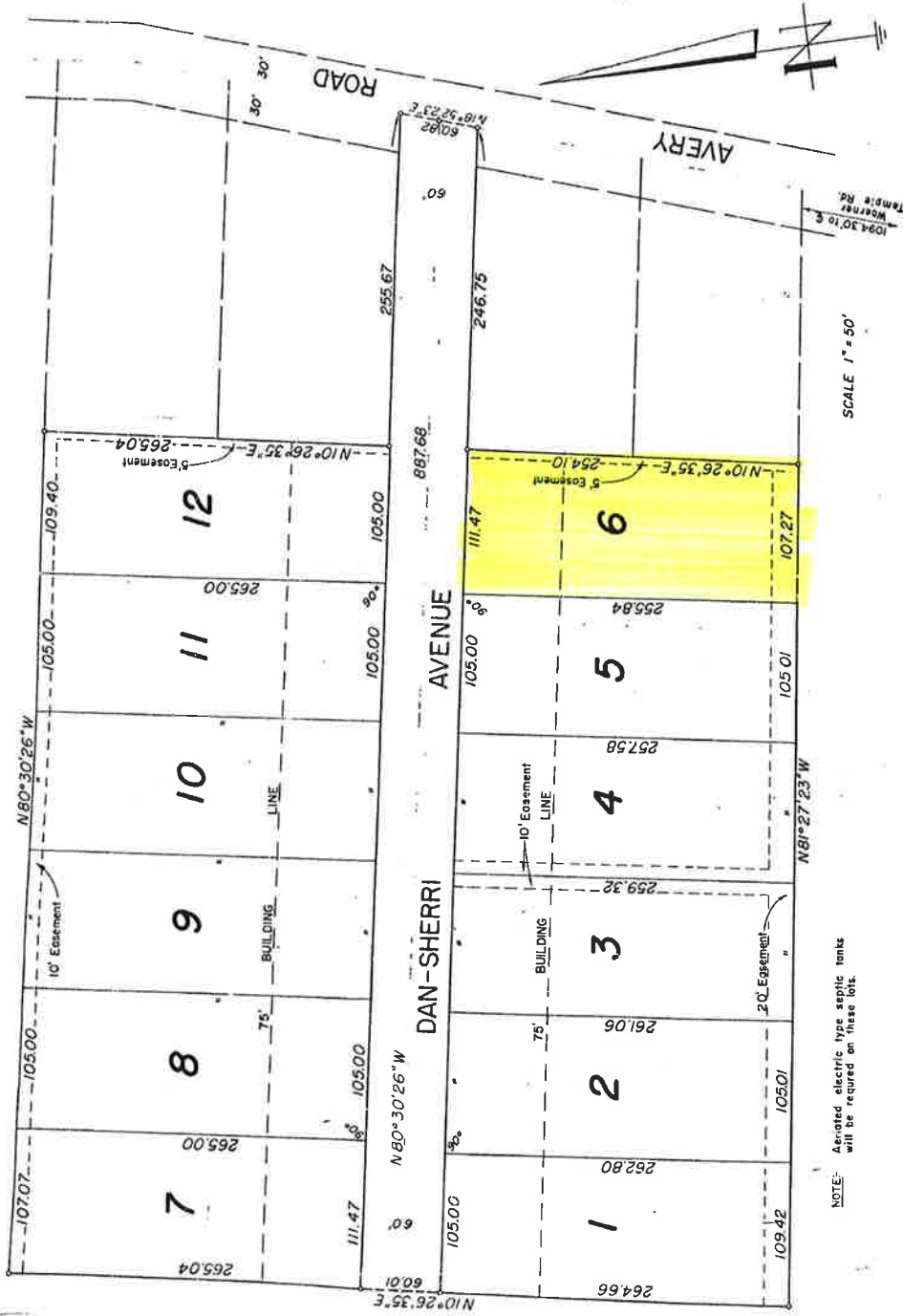
Grantor claims title by Instrument of record in Official Record 11899, Page J12 of the Recorder's Office, Franklin County, Ohio.

American Structurepoint, Inc.

By: Charles P. Unterreiner 4-19-2007
Charles P. Unterreiner, P.S. 7819 Date



DAN-SHERRI SUBDIVISION



NOTE: Aeriated electric type septic tanks will be required on these lots.

The undersigned, Christian H. Brown, owner of 8.8842 acres, being a part of that 11.91 acre tract conveyed to him by deed dated January 16, 1956, of record in Deed Book 1933 correctly represents DAN-SHERRI SUBDIVISION, being a part of Survey No. 3004, Virginia Military Survey, Washington Township, Franklin County, Ohio.

Christian H. Brown, being the owner of all of LOTS NOS. 1 to 12, both NOS. inclusive. The avenue and part of AVERY ROAD shown on the above plat and not heretofore dedicated, are hereby dedicated to public use as such. Solid black lines indicate the boundaries of easements reserved for public utilities and / or storm drainage. Dashed black lines marked BUILDING LINE indicate the distances houses must be set back from the avenue. Dashed lines marked Easement, indicate the boundaries of easements reserved for public utilities and / or storm drainage.

IN WITNESS WHEREOF, the said Christian H. Brown and Wilma Brown, his wife, have herunto signed their names this 22nd day of August A.D. 1958.

Signed and acknowledged in the presence of:

Christian H. Brown
Wilma Brown
 Christian H. Brown
 Wilma Brown
 (Witnesses to all signatures)

STATE OF OHIO, FRANKLIN COUNTY, S.S.:
 BE IT REMEMBERED that on this 22nd day of August A.D. 1958, before me, the undersigned, a notary public in and for said county, city, township and village, Christian H. Brown and Wilma Brown, his wife, to sign the foregoing dedication of plat and acknowledged the signing of the same to be their voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have herunto subscribed my name and affixed my official seal on the day and year last aforesaid.

My commission expires February 10, 1959

Paul Roy Neef
 Notary Public, Franklin County, Ohio.

I hereby certify that I have surveyed and staked the above described premises, prepared the foregoing plat, and that said plat is correct.

Harry L. Greene
 Harry L. Greene, Reg. Surveyor, No. 4058.

Approved this 13th day of Oct. A.D. 1958
Glover F. Clemens
 Glover F. Clemens, Director, Franklin County Regional Planning Commission.

Approved this 24th day of Sept. A.D. 1958
Guy Elbin
 Guy Elbin, Franklin County Engineer.

Approved this 23rd day of Dec. A.D. 1958
W.T. Mitchell
 W.T. Mitchell, Franklin County Sanitary Engineer.

Approved this 9th day of Dec. A.D. 1958
Franklin County District Board of Health
 Franklin County District Board of Health.

Approved and accepted this 14th day of Oct. A.D. 1958, and the avenue and part of AVERY ROAD herein dedicated to public use are hereby accepted as such for the County of Franklin, State of Ohio.

County Commissioners, Franklin County, Ohio.

Paul C. Berthelmer
 Paul C. Berthelmer
Henry T. Vigor
 Henry T. Vigor

Transferred this 23rd day of Oct. A.D. 1958.
Fred C. Dunn
 Fred C. Dunn, Franklin County Auditor.

Filed for record this 15th day of Oct. A.D. 1958.
James A. Sabatier
 James A. Sabatier, Franklin County Recorder.

Reopened in PLAT BOOK NO. 25 Page 94 on this 16th day of October A.D. 1958.

By Guy Elbin
 Guy Elbin, Clerk Recorder.
 Instrument No. 8710.
 Fee \$ 2.00.