

LEGAL DESCRIPTION – 6670 PERIMETER DRIVE

**DESCRIPTION OF A 5.000 ACRE TRACT
ALONG POST ROAD, WEST OF AVERY-MUIRFIELD DRIVE,
CITY OF DUBLIN, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin in Virginia Military Survey No. 3452 and being a portion of an original 9.871 acre tract of land – Reserve "A", as shown upon the plat of Avery Place, of record in Plat Book 104, Pages 94 and 95, said Reserve "A" being originally part of a 24.335 acre tract of land conveyed to Avery Perimeter LLC by deed of record in Instrument 200304020095677, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a 3/4" I.D. iron pipe set in the south right-of-way line of Post Road (60 feet in width), at the northwest corner of said Reserve "A" and at the northeast corner of a 21.718 acre tract of land conveyed to Perimeter West, L.L.C., by deed of record in Instrument 200408230196478;

thence S 87° 23' 18" E along the south right-of-way line of Post Road and along a portion of the north line of said Reserve "A" a distance of 606.37 feet to a 3/4" I.D. iron pipe set;

thence S 00° 43' 23" W crossing a portion of said Reserve "A" a distance of 68.46 feet to a 3/4" I.D. iron pipe set;

thence N 87° 23' 18" W crossing a portion of said Reserve "A" a distance of 84.64 feet to a 3/4" I.D. iron pipe set;

thence S 02° 36' 42" W crossing a portion of said Reserve "A" a distance of 184.48 feet to a 3/4" I.D. iron pipe set in a south line of said Reserve "A" and in the north line of Lot No. 5, as shown upon said plat of Avery Place;

thence N 89° 16' 37" W along a portion of a south line of said Reserve "A" and along a portion of the north line of said Lot No. 5 a distance of 35.60 feet to a 3/4" I.D. iron pipe set at a corner of said Reserve "A" and at the northwest corner of said Lot No. 5;

thence N 85° 19' 24" W crossing a portion of said Reserve "A" a distance of 15.54 feet to a 3/4" I.D. iron pipe set;

thence N 88° 35' 05" W crossing a portion of said Reserve "A" a distance of 180.04 feet to a 3/4" I.D. iron pipe set;

thence S 15° 26' 09" W crossing a portion of said Reserve "A" a distance of 51.42 feet to a 3/4" I.D. iron pipe set at a point of curvature;

thence southerly crossing a portion of said Reserve "A" and with a non-tangent curve to the right, data of which is: radius = 75.00 feet, and delta = 40° 28' 06", arc length = 52.97 feet, a chord distance of 51.88 feet bearing S 15° 31' 35" W to a 3/4" I.D. iron pipe set at the point of tangency;

thence S 35° 45' 38" W crossing a portion of said Reserve "A" a distance of 15.56 feet to a 3/4" I.D. iron pipe set at a point of curvature;

thence southerly crossing a portion of said Reserve "A" and with a curve to the left, data of which is: radius = 75.00 feet, and delta = 44° 34' 21", arc length = 58.35 feet, a chord distance of 56.89 feet bearing S 13° 28' 28" W to a 3/4" I.D. iron pipe set at a point of reverse curvature;

thence southerly crossing a portion of said Reserve "A" and with a curve to the right, data of which is: radius = 250.00 feet, and delta = 26° 24' 22", arc length = 115.22 feet, a chord distance of 114.20 feet bearing S 04° 23' 28" W to a 3/4" I.D. iron pipe set at a point of reverse curvature;

thence southerly crossing a portion of said Reserve "A" and with a curve to the left, data of which is: radius = 200.00 feet, and delta = 29° 59' 25", arc length = 104.69 feet, a chord distance of 103.50 feet bearing S 02° 35' 57" W to a 3/4" I.D. iron pipe set at the point of tangency;

thence S 12° 23' 46" E crossing a portion of said Reserve "A" a distance of 5.58 feet to a 3/4" I.D. iron pipe set in a south line of said Reserve "A" and in a northerly line of a 7.530 acre tract of land conveyed as Parcel 19, for Perimeter Road right-of-way purposes, to The City of Dublin by deed of record in Instrument 200002250037975;

thence S 77° 36' 11" W along a portion of a south line of said Reserve "A" and along a portion of a northerly line of said 7.530 acre tract a distance of 165.22 feet to a 3/4" I.D. iron pipe set at the southwest corner of said Reserve "A" and at the southeast corner of said 21.718 acre tract;

thence N 04° 42' 28" W along the west line of said Reserve "A" and along the east line of said 21.718 acre tract a distance of 698.38 feet to the place of beginning;

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10-026AFVP
CITY OF DUBLIN
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LEGAL DESCRIPTION – 6455 POST ROAD

**DESCRIPTION OF A 0.800 ACRE TRACT
ALONG POST ROAD, WEST OF AVERY-MUIRFIELD DRIVE,
CITY OF DUBLIN, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin in Virginia Military Survey No. 3452 and being a portion of an original 9.871 acre tract of land – Reserve "A", as shown upon the plat of Avery Place, of record in Plat Book 104, Pages 94 and 95, said Reserve "A" being originally part of a 24.335 acre tract of land conveyed to Avery Perimeter LLC by deed of record in Instrument 200304020095677, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a 3/4" I.D. iron pipe set in the south right-of-way line of Post Road (60 feet in width) and in the north line of said Reserve "A", said iron pipe being S 87° 23' 18" E a distance of 606.37 feet from a 3/4" I.D. iron pipe set at the northwest corner of said Reserve "A" and at the northeast corner of a 21.718 acre tract of land conveyed to Perimeter West, L.L.C., by deed of record in Instrument 200408230196478;

thence S 87° 23' 18" E along the south right-of-way line of Post Road and along a portion of the north line of said Reserve "A" a distance of 75.64 feet to a 3/4" I.D. iron pipe set at the northwest corner of a 1.015 acre tract of land conveyed, out of said Reserve "A", to Post Road Office LLC by deed of record in Instrument 200501130008781;

thence S 00° 43' 23" W crossing a portion of said Reserve "A" and along the west line of said 1.015 acre tract a distance of 247.56 feet to a 3/4" I.D. iron pipe set at the southwest corner of said 1.015 acre tract, in a south line of said Reserve "A" and in the north line of Lot No. 5, as shown upon said plat of Avery Place;

thence N 89° 16' 37" W along a portion of a south line of said Reserve "A" and along a portion of the north line of said Lot No. 5 a distance of 166.27 feet to a 3/4" I.D. iron pipe set;

thence N 02° 36' 42" E crossing a portion of said Reserve "A" a distance of 184.48 feet to a 3/4" I.D. iron pipe set;

thence S 87° 23' 18" E crossing a portion of said Reserve "A" a distance of 84.64 feet to a 3/4" I.D. iron pipe set;

thence N 00° 43' 23" E crossing a portion of said Reserve "A" a distance of 68.46 feet to the place of beginning;

containing 0.800 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in October, 2002. Basis of bearings is the centerline of Post Road, being S 87° 23' 18" E, as shown on the plat of Avery Road Retail Center, Section 1, of record in Plat Book 86, Pages 86 & 87, Recorder's Office, Franklin County, Ohio.

An exhibit of this description is attached hereto and made a part thereof.

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10-036 APDP
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6455 Post Road and 6670 Perimeter Drive

AMENDED FINAL DEVELOPMENT PLAN APPLICATION STATEMENT

Briefly explain how the proposal is different from the approved final development plan.

This proposal varies from the approved final development plan in parking requirements only. Currently, the buildings are approved for parking requirements of 1 space per 250 SF. This amended final development plan changes that parking requirement to 1 space per 220 SF regardless of whether the occupancy is 100% office or 100% medical use. The constructed portion of this development is the building at 6670 Perimeter and includes 245 parking spaces. The parcel at 6455 Post is not yet constructed, but plans have been drawn showing an additional 21 parking spaces. Together the proposal provides a total of 266 parking spaces. There is also an existing easement between the two property owners allowing for shared parking, which is why we are looking at these two properties as one development.

This proposal also includes a parking survey for the current medical occupancy of 40,255 SF at 6670 Perimeter and applies that experience as if both buildings were fully occupied with a medical use. The parking survey and analysis shows the current experience would be within the proposed parking requirement of 1 space per 220 SF presented in this proposal.

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ADJACENT PROPERTY OWNERS (150' FROM 6455 POST/6670 PERIMETER)

<u>PARCEL ID #</u>	<u>CURRENT OWNER</u>	<u>OWNER ADDRESS</u>
273-011344	OSU EYE PHYSICIANS & SURGEONS LLC	456 W. 10TH AVENUE COLUMBUS, OH 43201
273-011547	6600 PERIMETER DRIVE LLC	6600 PERIMETER DRIVE, SUITE A DUBLIN, OH 43017
273-011308	AVERY PERIMETER LLC	1533 LAKESHORE DRIVE COLUMBUS, OH 43204
273-011309	AVERY PERIMETER LLC	1533 LAKESHORE DRIVE COLUMBUS, OH 43204
273-012135	JEK MANAGEMENT LTD	1307 HAVERHILL COURT DELAWARE, OH 43015
273-012148	PHELE INVESTMENT PROPERTIES	4051 W DUBLIN-GRANVILLE DUBLIN, OH 43017
273-012321	NEUMANN BROTHERS HOLDINGS LLC	6740 PERIMETER DRIVE, SUITE 100 DUBLIN, OH 43016
273-012217	BARDOS GIBSON AND REILLY LLC	6760 PERIMETER DRIVE DUBLIN, OH 43016
273-012252	OBRIEN CONROY PROPERTIES LTD	6790 PERIMETER DRIVE, SUITE 100 DUBLIN, OH 43016

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