

# PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

**I. PLEASE CHECK THE TYPE OF APPLICATION:**

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input checked="" type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____ _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

**II. PROPERTY INFORMATION:** This section must be completed.

Property Address(es): 6325 Perimeter Loop	
Tax ID/Parcel Number(s): 273-008212	Parcel Size(s) (Acres): 15.559 acres
Existing Land Use/Development: Automobile Sales and Service facility	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Automobile Sales and Service facility (reconstruction and expansion of one of the existing buildings on site.)
Total acres affected by application: 15.559 acres

**III. CURRENT PROPERTY OWNER(S):** Please attach additional sheets if needed.

Name (Individual or Organization): CAR CNI-2 LP	
Mailing Address: 8270 Greensboro Drive, Suite 950 (Street, City, State, Zip Code) McLean, VA 22102	
Daytime Telephone: 889-2571	Fax: 793-7963
Email or Alternate Contact Information: Sean McCarthy	

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**IV. APPLICANT(S):** This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: <b>Midwestern Auto Group</b>	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: <b>6335 Perimeter Loop, Dublin, OH 43017</b> (Street, City, State, Zip Code)	
Daytime Telephone: <b>889-2571</b>	Fax: <b>793-7963</b>
Email or Alternate Contact Information: <b>Sean McCarthy</b>	

**V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:** This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: <b>Brad Parish and Jack Reynolds</b>	
Organization (Owner, Developer, Contractor, etc.): <b>Architectural Alliance/Smith &amp; Hale, LLC.</b>	
Mailing Address: <b>165 N. High Street, Columbus, OH 43215</b> (Street, City, State, Zip Code)	
Daytime Telephone: <b>469-7500/221-4255</b>	Fax: <b>469-0500/221-4409</b>
Email or Alternate Contact Information: <b>bparish@archall.com/Jreynolds@smithandhale.com</b>	

**VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

I, Sean McCarthy, the owner, hereby authorize \_\_\_\_\_ to act as my applicant or 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: [Signature] Date: 05-15-2014

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 5 day of May, 2014

State of Ohio

County of Franklin

Notary Public

[Signature]

**MICHELLE MOORE**  
Notary Public, State of Ohio

My Commission Expires 12/20/2014

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, Jackson B. Reynolds III, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative: [Signature] Date: 5/12/14

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CITY OF DUBLIN

**VIII. UTILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I <u>Jackson B. Reynolds, III</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>Jackson B. Reynolds III</u>	Date: <u>5/12/14</u>

**IX. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I <u>Jackson B. Reynolds, III</u> , 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: <u>Jackson B. Reynolds III</u>	Date: <u>5/12/14</u>

Subscribed and sworn to before me this 12<sup>th</sup> day of May, 2014

State of Ohio

County of Franklin

Notary Public Natalie C. Timmons



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

FOR OFFICE USE ONLY			
Amount Received: <u>1850</u>	Application No: <u>14-046</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>228852</u>	Map Zone: <u>4</u>	Date Received: <u>5-15-14</u>	Received By: <u>CDH</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request: <u>Amended Final Development Plan</u>			
N, S, E, W (Circle) Side of: <u>Perimeter Drive</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Perimeter Loop Road</u>			
Distance from Nearest Intersection: <u>at intersection</u>			
Existing Zoning District: <u>PUD</u>		Requested Zoning District: <u>✓</u>	

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CITY OF DUBLIN  
PLANNING

Amended Development Plan Approval Criteria  
Land Rover and Jaguar Dealerships  
Perimeter Loop Drive

*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 Sec. 153.053(E)(4):*

The proposed redevelopment of this site is consistent with the purpose, intent and applicable standards approved by the Planning Commission. The amended plan is consistent with the standards approved for these two (2) dealerships on the previous occasion and the raze and reconstruction of the building will conform with that plan previously approved with slight modification.

*2. Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property:*

Yes, adequate measures will be taken to minimize traffic congestion on surrounding streets as the traffic study previously submitted for the site indicated that the am/pm peak trips are less than what was originally designated for the site. The traffic pattern has been established as the Land Rover and Jaguar dealerships have operated at the site for a number of years and the request is to raze and rebuild the structure and add the connecting sky bridge.

*3. The development has adequate public services and open spaces:*

Yes, there are adequate utilities, roads, drainage and all other amenities that will serve the site.

*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:*

The site was previously developed with the two (2) dealerships and ancillary parking so the replacement of the existing building will not deviate from what has already been approved for the site. The new building and sky bridge will enhance the look of the site and improve operations.

*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:*

The revised plan takes into consideration the existing lighting on the site and will replace or relocate light locations on the site to insure there is no spillage of light onto the adjacent properties or the general vicinity.

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*6. The proposed signs, as indicated on the submitted sign plan, will be coordinate within the Planned Unit Development and with the adjacent development, are of an appropriate size, scale, and design in relationship with the principal building site, and are located so as to maintain safe and orderly pedestrian and vehicular circulation:*

Yes, the sign package has already been approved for the site and the new building and drive area will utilize those standards for re signing the building and its operations.

*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 plant materials for the buildings, site and climate:*

The revised landscape plan will reflect the standards previously approved for the site. The plan will buffer adjacent incompatible uses, break up large expanses of paved areas and provide appropriate plant materials for the building, site and larger dealership complex.

*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:*

Yes, the storm drainage facilities have already been designed and built for the site and it is planned that the new building will reuse those existing storm water facilities with no alterations for the proposed rebuilding of the dealership's building.

*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: and*

The construction will be done in one stage and completed within a timely period to minimize disruption to the area and operation of dealerships.

*10. The Commission believes the project to be in compliance withal other local, state, and federal laws and regulations:*

Yes, the proposed redevelopment of the Land Rover and Jaguar building will be in compliance with all the applicable local, state and federal laws and regulations.

MAG Amended Development Plan Statement  
Land Rover and Jaguar Dealerships  
Perimeter Loop Drive

*A. Explain the proposed development and how the proposal relates to existing development in the community?*

The proposal of this amended development plan application is to raze and rebuild the existing Land Rover and Jaguar building located near the intersection of Venture Drive and Perimeter Drive. The Main MAG building will be altered slightly to allow the connection of the proposed sky bridge. The new Land Rover and Jaguar building will have a new footprint area of 30,817 sq. ft., which includes display space, service areas and office space. The proposed reconstruction of the Land Rover and Jaguar building will architecturally relate to the existing MAG campus and will further enhance operations provided to customers.

*B. State how the proposed final/amended final development plan relates to the Dublin Community Plan and the approved preliminary development plan. If there is a modification from the preliminary development plan, explain the nature and location of the proposed modification.*

The Dublin Community Plan shows the subject site as a general office area. The Community Plan was altered a number of years ago when this site was approved for the present automobile dealerships. Therefore, the raze and rebuild of the existing Land Rover and Jaguar building is appropriate for the area as both the Planning Commission and City Council have approved the original rezoning and final development plan for the site as well as dealerships located to the east of the subject building. The existing building will be razed and then rebuilt with a footprint of 30,817 sq. ft. and will include a sky bridge to the Main MAG building. The use of the property remains the same as previously approved by the Planning Commission and City Council.

*C. Explain how the proposed development meets the review criteria for Final Development Plan approval by the Planning and Zoning Commission [Code Section 153.055(B)] (See page 3)*

See attached criteria list for Amended Development Plan.

*D. For an amended final development plan, explain how the proposal is different from the approved final development plan.*

The amended development plan proposes to raze the existing Land Rover and Jaguar building and replace it with a new building with a footprint size of 30,817 sq. ft. and will include a sky bridge that links the new building with the existing main MAG building to the south.

*E. Explain how the proposal is consistent or inconsistent with the development text for the Planned District.*

The amended development plan is consistent with the previously approved plan as the new building will be located where the razed one is located. The new building will have a footprint of 30,817 sq. ft. and include a new sky bridge but the use of the property remains the same as previously approved.

MAG-final-amended-developmt.doc (clh)  
5/8/14f:docs 2014

Discovery MC Investments  
7007 Discovery Blvd.  
Dublin, OH 43017  
273-00309

Realty Income Properties  
8 LLC  
PO Box 460069  
Escondido, CA 92046  
273-004083

Paolo & Marilena Cugini  
c/o 6329 Perimeter Loop LLC  
155 Green Meadows Dr. S.  
Lewis Center, OH 43035  
273-005358

Hawkins Family Partnership LTD.  
c/o Dwayne Hawkins  
6001 34<sup>th</sup> St. N.  
St. Petersburg, FL 33714  
273-005764

First Place Bank  
185 E. Market St.  
Warren, OH 44481  
273-005764

Paolo Cugini  
Marilena Cugini  
155 Green Meadows Dr. S  
Lewis Center. OH 43035  
273-005780

RJCM Biondi, LLC  
8400 Industrial PKWY  
Plain City, OH 43064  
273-010942

Tri Ventures LLC.  
1430 Collins Rd. NW  
Lancaster, OH 43130  
273-010944

Car Mag Park, LLC  
Suite 950  
8270 Greensboro Dr.  
McLean, VA 22102  
273-011297

DBD 6000 Venture LLC  
6000 Venture Dr.  
Dublin, OH 43017  
273-012213

AHF Management Corp  
5920 Venture Dr.  
Dublin, OH 43017  
273-012293

*EXHIBIT "A"*

DESCRIPTION OF 14.780 ACRE TRACT AT S.E. CORNER OF  
PERIMETER DRIVE & WILCOX ROAD, DUBLIN, OHIO  
FOR BRENTLINGER ENTERPRISES

Situated in the State of Ohio, County of Franklin and in the City of Dublin in Virginia Military Survey No. 2999 and being all or a portion of the following two (2) tracts of land conveyed to Brentlinger Enterprises:

1. 14.543 acres out of a 14.550 acre tract conveyed by deed, of record as Instrument No. 199708140071435 and re-recorded as Instrument No. 19971120148133; Recorder's Office, Franklin County, Ohio.
2. all of a .240 acre tract conveyed by deed, of record as Parcel No. 18-EL (formerly Parcel No. 18 AWD) (0.237 acre by recent survey) as Instrument No. 199710010107944, Recorder's Office, Franklin County, Ohio.

all bounded and described as follows:

Beginning at a 3/4-inch I.D. iron pipe set at a point of curvature at the south end of the curve connecting the east line of Wilcox Road (60 feet wide) with the south line of Perimeter Drive (80 feet wide), as shown upon the plat of "Post Road, Wilcox Road, Perimeter Drive & Easements Dedication Plat", of record in Plat Book 85 Pages 51, 52 and 53, Recorder's Office, Franklin County, Ohio, and as shown upon the plat of "Dedication of Discovery Boulevard, Perimeter Drive, Wall Street and Easements", of record in Plat Book 72, Pages 79 and 80, Recorder's Office, Franklin County, Ohio;

thence northeasterly along said connecting curve, along the curved northwest line of said original 14.550 acre tract and with a curve to the right, data of which is: radius = 30.00 feet and delta =  $90^{\circ} 00' 00''$ , a chord distance of 42.43 feet bearing  $N 42^{\circ} 03' 53'' E$  to a 3/4-inch I.D. iron pipe set at the point of tangency at the east end of said connecting curve;

thence  $N 87^{\circ} 03' 53'' E$  along the south line of Perimeter Drive and along the north line of said original 14.550 acre tract a distance of 584.20 feet to a 3/4-inch I.D. iron pipe set at a point of connection with the west line of proposed Venture Drive (60 feet wide);

thence  $S 45^{\circ} 54' 01'' E$  along said west line a distance of 43.91 feet to a 3/4-inch I.D. iron pipe set at a point of curvature;

thence southerly along a curved west line of proposed Venture Drive, along a curved east line of said original 14.550 acre tract and with a curve to the right, data of which is: radius = 220.00 feet and delta =  $21^{\circ} 24' 42''$ , a chord distance of 81.74 feet bearing  $S 11^{\circ} 50' 26'' W$  to a 3/4-inch I.D. iron pipe set at the point of tangency;

EXHIBIT "A" continued

thence S 22° 32' 47" W along the west line of proposed Venture Drive and along an east line of said original 14.550 acre tract a distance of 156.04 feet to a 3/4-inch I.D. iron pipe set at a point of curvature;

thence southerly along a portion of a curved west line of proposed Venture Drive, along a curved east line of said original 14.550 acre tract and with a curve to the left, data of which is: radius = 330.00 feet and sub-delta = 71° 33' 40", a sub-chord distance of 385.89 feet bearing S 13° 14' 02" E to a 3/4-inch I.D. iron pipe set at a corner of said original 14.550 acre tract;

thence S 40° 59' 07" W radial to said curve and along an east line of said original 14.550 acre tract a distance of 92.66 feet to a 3/4-inch I.D. iron pipe set at a corner of said original 14.550 acre tract;

thence S 2° 01' 49" W perpendicular to the north limited access right-of-way line of U.S. Route 33 and Ohio Route 161, perpendicular to a north line of a 0.561 acre tract of land conveyed as Parcel No. 18 AWL to State of Ohio by deed of record in Deed Book 2812, Page 483, Recorder's Office, Franklin County, Ohio, and along an east line of said original 14.550 acre tract a distance of 466.33 feet to a 3/4-inch I.D. iron pipe set in the north limited access right-of-way line of U.S. Route 33 and Ohio Route 161, in a north line of said 0.561 acre tract and at the southeast corner of said original 14.550 acre tract, as said limited access right-of-way line is shown upon Sheet 12 of 14 of Ohio Department of Transportation right-of-way plans for FRA-33-0.34, said iron pipe being 105.00 feet northerly by perpendicular measurement from the centerline of U.S. Route 33 and Ohio Route 161;

thence N 87° 58' 11" W along the north limited access right-of-way line of U.S. Route 33 and Ohio Route 161, along a portion of a north line of said 0.561 acre tract along a south line of said original 14.550 acre tract and along a south line of said 0.237 acre tract a distance of 502.56 feet to a 3/4-inch I.D. iron pipe set at an angle point in the north limited access right-of-way line of U.S. Route 33 and Ohio Route 161, at the northwest corner of said 0.561 acre tract and at a corner of said 0.237 acre tract (passing a point at a southwest corner of said original 14.550 acre tract and at the southeast corner of said 0.237 acre tract at 465.00 feet);

thence N 56° 14' 47" W along a north limited access right-of-way line of U.S. Route 33 and Ohio Route 161 and along a south line of said 0.237 acre tract a distance of 24.72 feet to a 3/4-inch I.D. iron pipe set at an angle point in the north limited access right-of-way line of U.S. Route 33 and Ohio Route 161 and at a corner of said 0.237 acre tract;

thence N 87° 58' 11" W along a north limited access right-of-way line of U.S. Route 33 and Ohio Route 161 and along a south line of said 0.237 acre tract a distance of 30.11 feet to a 3/4-inch I.D. iron pipe set in the centerline of Wilcox Road and at the southwest corner of said 0.237 acre tract, said iron pipe being 118.00 feet northerly by perpendicular measurement from the centerline of U.S. Route 33 and Ohio Route 161;

EXHIBIT "A" continued

thence N 2° 56' 07" W along the centerline of Wilcox Road and along the west line of said 0.237 acre tract a distance of 122.47 feet to a P.K. Nail set at the northwest corner of said 0.237 acre tract and at the southwest corner of the east one-half of dedicated Wilcox Road;

thence S 87° 58' 11" E along a north line of said 0.237 acre tract and along the south end of said dedicated portion of Wilcox Road a distance of 30.11 feet to a 3/4-inch I.D. iron pipe set at a corner of said 0.237 acre tract, at a southwest corner of said original 14.550 acre tract and at the southeast corner of said dedicated portion of Wilcox Road;

thence N 2° 56' 07" W along the east line of Wilcox Road and along a west line of said original 14.550 acre tract a distance of 952.27 feet to the place of beginning;

containing 14.780 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in July, 1997. Basis of bearings is the east line of Wilcox Road, being N 2° 56' 07" W, as shown of record in Plat Book 85, Pages 51, 52 and 53, Recorder's Office, Franklin County, Ohio.

LESS AND EXCEPTING

April 30, 2010

**DESCRIPTION OF A 0.142 ACRE RIGHT-OF-WAY TAKE  
ALONG PERIMETER DRIVE, AT VENTURE DRIVE,  
CITY OF DUBLIN, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2999 and being 0.142 acre out of a 14.780 acre tract of land conveyed to CAR MAG, L.L.C., by deed of record in Instrument 200205010109358, 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 found at the south end of a curve connecting the east right-of-way line of Wilcox Road (60 feet in width), as shown upon the plat of Post Road, Wilcox Road, Perimeter Drive & Easements Dedication Plat, of record in Plat Book 85, Pages 51-53, with the south right-of-way line of Perimeter Drive (80 feet in width), as shown upon the plat entitled Dedication of Discovery Boulevard, Perimeter Drive, Wall Street and Easements, of record in Plat Book 72, Pages 79 and 80, and at a corner of said 14.780 acre tract, said iron pipe being S 27° 26' 25" E a distance of 76.16 feet from a point at the intersection of the centerline of Perimeter Drive with the centerline of Wilcox Road;

thence northeasterly along said connecting curve, along the curved northwesterly line of said 14.780 acre tract and with a curve to the right, data of which is: radius = 30.00 feet, and delta = 90° 00' 00", arc length = 47.12 feet, a chord distance of 42.43 feet bearing N 40° 45' 30" E to a 3/4" I.D. iron pipe found at the east end of said connecting curve and at a corner of said 14.780 acre tract;

thence N 85° 45' 30" E along the south right-of-way line of Perimeter Drive and along the north line of said 14.780 acre tract a distance of 584.20 feet to a 3/4" I.D. iron pipe found at the northwesterly end of a line connecting the south right-of-way line of Perimeter Drive with a curved westerly right-of-way line of Venture Drive (60 feet in width), as shown upon the plat entitled Dedication of Venture Drive, Easements and Vacation of Existing Sanitary Sewer Easements, of record in Plat Book 89, Pages 43, 44 and 45 and at a corner of said 14.780 acre tract;

thence S 47° 12' 24" E along a portion of said connecting line and along a portion of the northeasterly line of said 14.780 acre tract a distance of 13.67 feet to a 3/4" I.D. iron pipe set;

thence S 85° 45' 30" W crossing a portion of said 14.780 acre tract and parallel with and ten (10) feet southerly by perpendicular measurement from the south right-of-way line of Perimeter Drive and from the north line of said 14.780 acre tract a distance of 603.51 feet to a 3/4" I.D. iron pipe set;

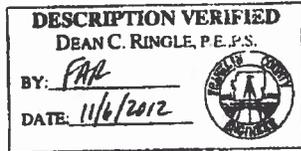
thence S 40° 45' 30" W crossing a portion of said 14.780 acre tract a distance of 28.28 feet to the place of beginning;

containing 6,195 square feet (= 0.142 acre) 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 March, 2008. Basis of bearings was transferred from a GPS survey of Franklin County Monuments N7-94 and N8-94, performed by Franklin County Engineer's Office in 1995, and is

based on the NAD83, Ohio State Plane Coordinate System, South Zone (1986 Adjustment) and determined the centerline of Venture Drive as being S 89° 16' 34" E and all other bearings are based upon this meridian.

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



0-108-A  
ALL OF  
(273)  
8212

**DESCRIPTION OF A 0.911 ACRE TRACT  
FROM CAR MAG PARK L.L.C., FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2999 and being 0.911 acres out of a 5.099 acre tract conveyed to CAR MAG PARK L.L.C., by Instrument Number 200906170087819 (all deed and plat references being to the Franklin County Recorder's Office) and bounded and described as follows:

**COMMENCING** at a 3/4" iron pipe found on the northerly limited access right-of-way line of U.S. Route 33 and State Route 161 (ODOT Right-of-Way Plan FRA-33-0.34, Sheet 12 of 14) at the intersection with the former centerline of Wilcox Road, being the southeast corner of the plat of PERIMETER CENTER, Plat Book 72, Page 47, also being the southwest corner of a 0.240 acre tract conveyed to Brentlinger Enterprises by Instrument Number 199710010107944, said 0.240 acre tract now included and being part of a 14.780 acre tract conveyed to CAR MAG L.L.C., by Instrument 200205010109358;

Thence along the said northerly right-of-way line, the southerly line of said 14.78 acre tract, **South 89°16'34" East** for a distance of **30.11 feet** to a 3/4" iron pipe with a Bird and Bull cap found at an angle point in said right-of-way line;

Thence continuing along the said line, **South 57°32'05" East** for a distance of **24.72 feet** to a 3/4" iron pipe with a Bird and Bull cap found at an angle point in said right-of-way line, and being the northwest corner of a 0.561 acre tract conveyed to the State of Ohio, recorded Deed Volume 2812, Page 483;

Thence continuing along the said northerly right-of-way line and north line of said 0.561 acre State of Ohio tract, the south line of said 14.780 acre CAR MAG L.L.C. tract, **South 89°16'34" East** (passing a 3/4" iron pipe with a Bird and Bull cap found at 37.50 feet) for a total distance of **502.50 feet** to a 3/4" iron pipe set, replacing a bent 3/4" iron pipe with Bird and Bull cap found at the southeast corner of said tract, being the southwest corner of the above referenced 5.099 acre tract conveyed to CAR MAG PARK L.L.C., and being the **TRUE POINT OF BEGINNING**;

Thence leaving the right-of-way line of US 33 and State Route 161 and along the east line of said CAR MAG L.L.C. 14.780 acre tract, the west line of said CAR MAG L.L.C. 5.099 acre tract **North 00°43'26" East** for a distance of **466.33 feet** to an iron pipe set at an angle point in said line;

Thence continuing along the said line North 39°40'44" East for a distance of 92.66 feet to an iron pipe set on the curved southerly right-of-way line of Venture Drive as shown on the plat of DEDICATION OF VENTURE DRIVE, EASEMENTS AND VACATION OF EXISTING SANITARY SEWER EASEMENTS, Plat Book 89, Page 43, also being the northeast corner of said 14.780 acre CAR MAG L.L.C. tract, the northwest corner of said 5.099 acre CAR MAG L.L.C. tract;

Thence along the southerly line of Venture Drive with a curve to the left having a radius of 330.00 feet, a delta angle of 08°24'01", a chord bearing of South 54°31'15" East, and a chord distance of 48.34 feet, along an arc length of 48.38 feet to an iron pipe set referenced by a 3/4" iron pipe with a Bird and Bull cap found bearing North 35°38'24" West a distance of 0.46 feet;

Thence on a new course across said CAR MAG PARK 5.099 acre tract South 05°16'15" West for a distance of 512.44 feet to an iron pipe set on the north Limited Access right-of-way line of US Route 33 and State Route 161, the north line of the above referenced 0.561 acre State of Ohio tract;

Thence along the said line North 89°16'34" West for a distance of 57.35 feet to the TRUE POINT OF BEGINNING.;

Containing 0.911 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

All iron pipes set are 3/4" inside diameter iron pipe being 30 inches in length with a 1 yellow plastic cap inscribed "Sands Decker".

Bearings are based on the north Limited Access right-of-way line of US 33 and State Route 161 bearing North 89°16'34" West as referenced on a survey by C.F. Bird & R.J. Bull, Inc., dated May 19, 2009 and shown in Instrument Number 200906170087819.

This description is based upon an actual field surveys performed during July 2011 and April 2012 by Sands Decker CPS LLC, and records on file at the Franklin County Recorder's Office.

No Plat Required  
City of Dublin

*[Signature]*  
Gary Gunderman  
Assistant Director

*Paper must be combined with the adjacent parcel on west side*

*[Signature]*  
Anthony R. Sheck, P.S. 6954  
Date 9-26-12

DESCRIPTION VERIFIED  
DEAN C. RING, P.E., P.S.  
BY: *[Signature]*  
DATE: 09-26-12  
10-18-2012  
11/5/2012



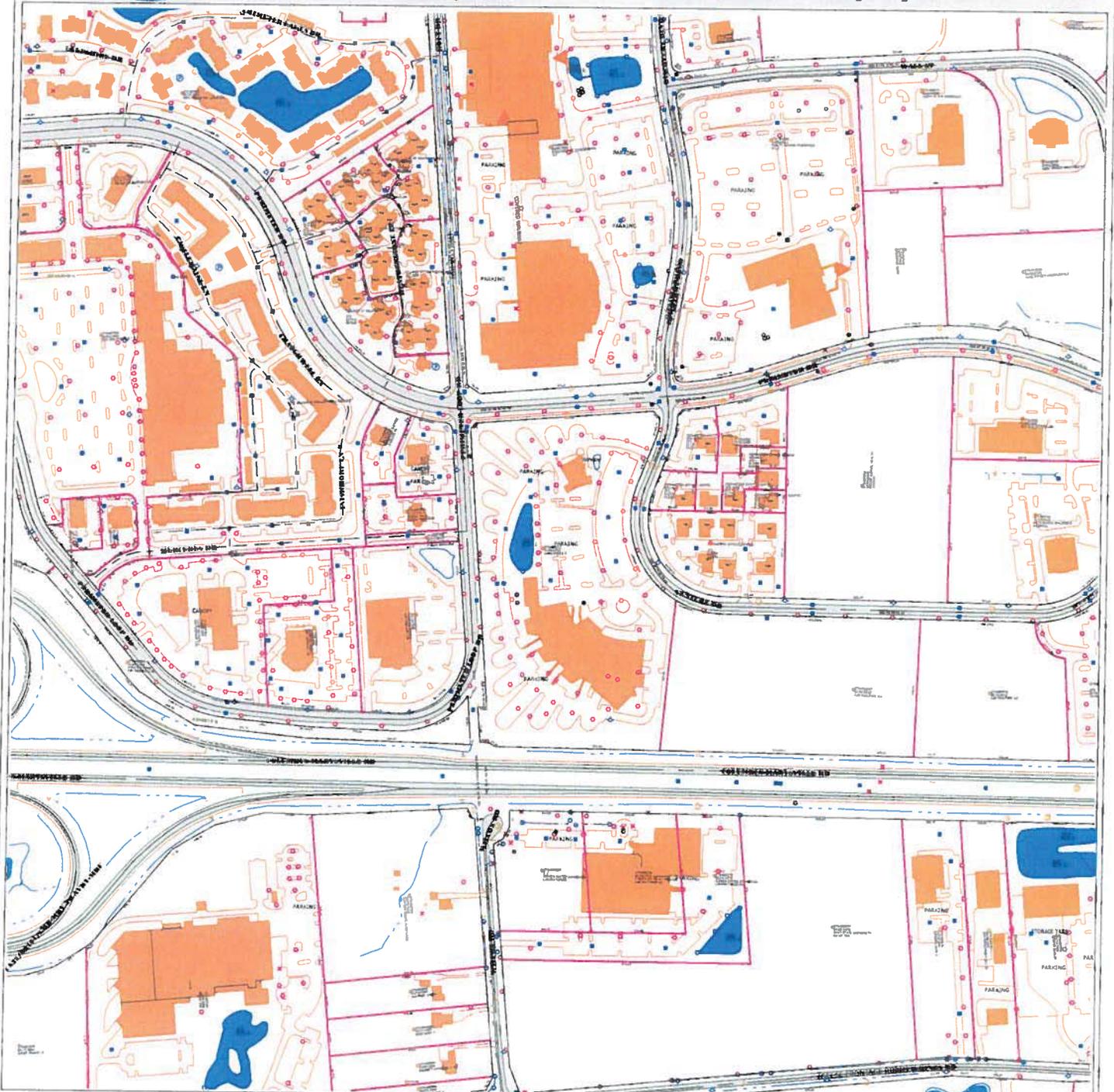
0-108-A  
SPLIT  
0.911 AC  
OUT OF  
(73)  
011297



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 5/7/14



Disclaimer

Scale = 500



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 sources 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.

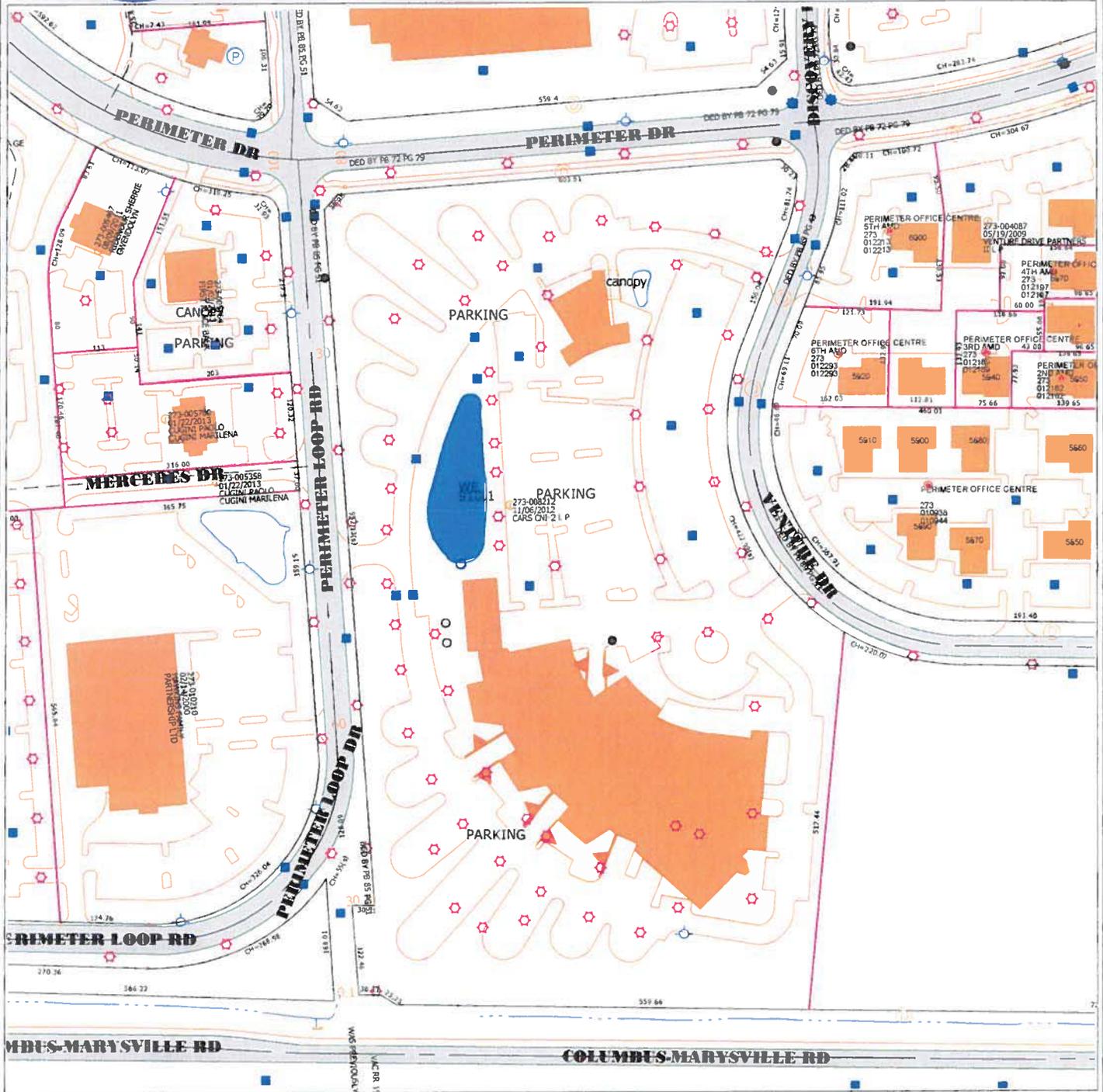
Real Estate / GIS Department



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 5/7/14



Disclaimer

Scale = 200



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 sources 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.

Real Estate / GIS Department

BOR Associates LLC  
5850 Venture Dr. Ste A  
Dublin, OH 43017

5860 Venture Drive LLC  
6042 Quin Abbey Ct. E  
Dublin, OH 43017

5870 Venture Drive LLC  
c/o ECS  
5870 Venture Dr. Ste C  
Dublin, OH 43017

5880 Venture Properties  
5880 Venture Dr. Ste D  
Dublin, OH 43017

RJCM Biondi LLC  
8400 Industrial PKWY  
Plain City, OH 43064

Nationwide Childrens Hospital  
PO Box 7200  
Columbus, OH 43205-2664

Realty Income Properties  
8LLC  
600 La Terraza Blvd.  
Escondido, CA 92025

Gerald Ferguson  
6601 Heatherstone Circle  
Dublin, OH 43017

6329 Perimeter Loop LLC  
155 Green Meadows Dr. S  
Lewis Center, OH 43035

Hawkins Family Partnership  
c/o Dwayne Hawkins  
6001 34<sup>th</sup> St. N  
St. Petersburg, FL 33714

Sherrie G. Rindenour  
6051 Perimeter Dr.  
Dublin, OH 43017

Tom Whiteside Auto Sales  
PO Box 253  
Mt. Sterling, OH 43143

Ohio Central Credit Union  
6033 Perimeter Dr.  
Dublin, OH 43017

David D Simkins TR and  
Patricia C Simkins TR  
6610 Heatherstone LP  
Dublin, OH 43017

Mount Carmel Health System  
6150 E Broad St.  
3<sup>rd</sup> Floor  
Columbus, OH 43213-1574

Double Tee Realty Inc  
5900 Venture Dr. Ste D  
Dublin, OH 43017

Tri Ventures LLC  
1430 Collins Rd. NW  
Lancaster, OH 43130

Waldron Investments LLC  
6042 Quin Abbey Ct. E  
Dublin, OH 43017

DBD 6000 Venture LLC  
6000 Venture Dr.  
Dublin, OH 43017

AHF Management Corp  
5920 Venture Dr.  
Dublin, OH 43017

Guy Investment Co. LTD  
5810 Shier Rings Rd. Ste A  
Dublin, OH 43017

True To Form  
Collision Repair  
5853 Galaxy Pkwy. Ste E  
Cleveland, OH 44128

Consolidated Biomedical Lab. Inc  
PO Box 2230  
Burlington, NC 27216

The Ohio State University  
Real Estate Property Mgmt.  
53 W. 11<sup>th</sup> Ave.  
Columbus, OH 43201-2013

Discovery MC Investments  
7007 Discovery Blvd.  
Dublin, OH 43017

Roche Biomedical Labs. Inc.  
PO Box 2230  
Burlington, NC 27216

MSKB LLC  
5970 Venture Dr.  
Dublin, OH 43017

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5/18/12 F:\Docs\s&h\labels/2012

Anne C. Clark  
6706 Heatherstone Loop  
Dublin, OH 43017

Carl W and Kay L. Karrer  
6746 Heatherstone Loop  
Dublin, OH 43017

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CITY OF DUBLIN



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Discovery MC Investments  
7007 Discovery Blvd.  
Dublin, OH 43017  
273-00309

Realty Income Properties  
8 LLC  
PO Box 460069  
Escondido, CA 92046  
273-004083

Paolo & Marilena Cugini  
c/o 6329 Perimeter Loop LLC  
155 Green Meadows Dr. S.  
Lewis Center, OH 43035  
273-005358

Hawkins Family Partnership LTD.  
c/o Dwayne Hawkins  
6001 34<sup>th</sup> St. N.  
St. Petersburg, FL 33714  
273-005764

First Place Bank  
185 E. Market St.  
Warren, OH 44481  
273-005764

Paolo Cugini  
Marilena Cugini  
155 Green Meadows Dr. S  
Lewis Center, OH 43035  
273-005780

RJCM Biondi, LLC  
8400 Industrial PKWY  
Plain City, OH 43064  
273-010942

Tri Ventures LLC.  
1430 Collins Rd. NW  
Lancaster, OH 43130  
273-010944

Car Mag Park, LLC  
Suite 950  
8270 Greensboro Dr.  
McLean, VA 22102  
273-011297

DBD 6000 Venture LLC  
6000 Venture Dr.  
Dublin, OH 43017  
273-0122213

AHF Management Corp  
5920 Venture Dr.  
Dublin, OH 43017  
273-012293

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