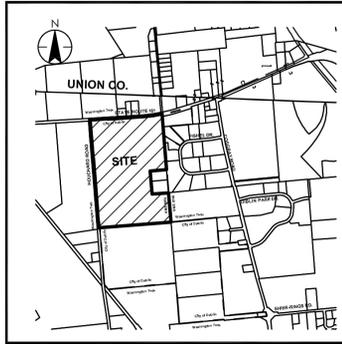


CROSBY BUSINESS PARK



VICINITY MAP
(NOT TO SCALE)

NOTES:

Protective fencing shall be installed as shown on the Tree Preservation Plan during all phases of construction.

At the time this plat is recorded, gas, electric and local telephone services to the lots in "CROSBY BUSINESS PARK" are proposed to be provided, respectively, by Columbia Gas of Ohio, Inc., American Electric Power and Ameritech.

FLOOD NOTE:

The subject property lies in Zone X (area determined to be outside the 0.2% annual chance floodplain), as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), number 39049C0127 K, with an effective date of June 17, 2008, published by the Federal Emergency Management Agency.

BASIS OF BEARINGS:

The bearings shown hereon are based on the grid bearing of North 05°00'06" West between Franklin County Engineer's Monuments FCGS 8849 and FCGS 8850 as determined by a GPS network of field observations performed in July, 2014, (State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007).

CERTIFICATION:

We do hereby certify that we have surveyed the attached premises, prepared the attached plat, and that said plat is correct. All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curves are chord measurements. Monumentation is to be placed upon completion of construction necessary to the improvement of this land and are indicated by the following symbols:

- = Permanent marker set (solid one inch iron pin (running through concrete at least four inches in diameter and thirty inches long)
- = Iron Pipe Set-3/4" iron pipe with stantec cap
- = Iron Pipe found
- ⊙ = Magnetic Nail Set
- ⊙ = Colton Gin Spike Found (cgst)
- ▲ = Railroad Spike Found
- = MON Monument Box Found

By: _____ Date _____
Robert J. Sands
Professional surveyor

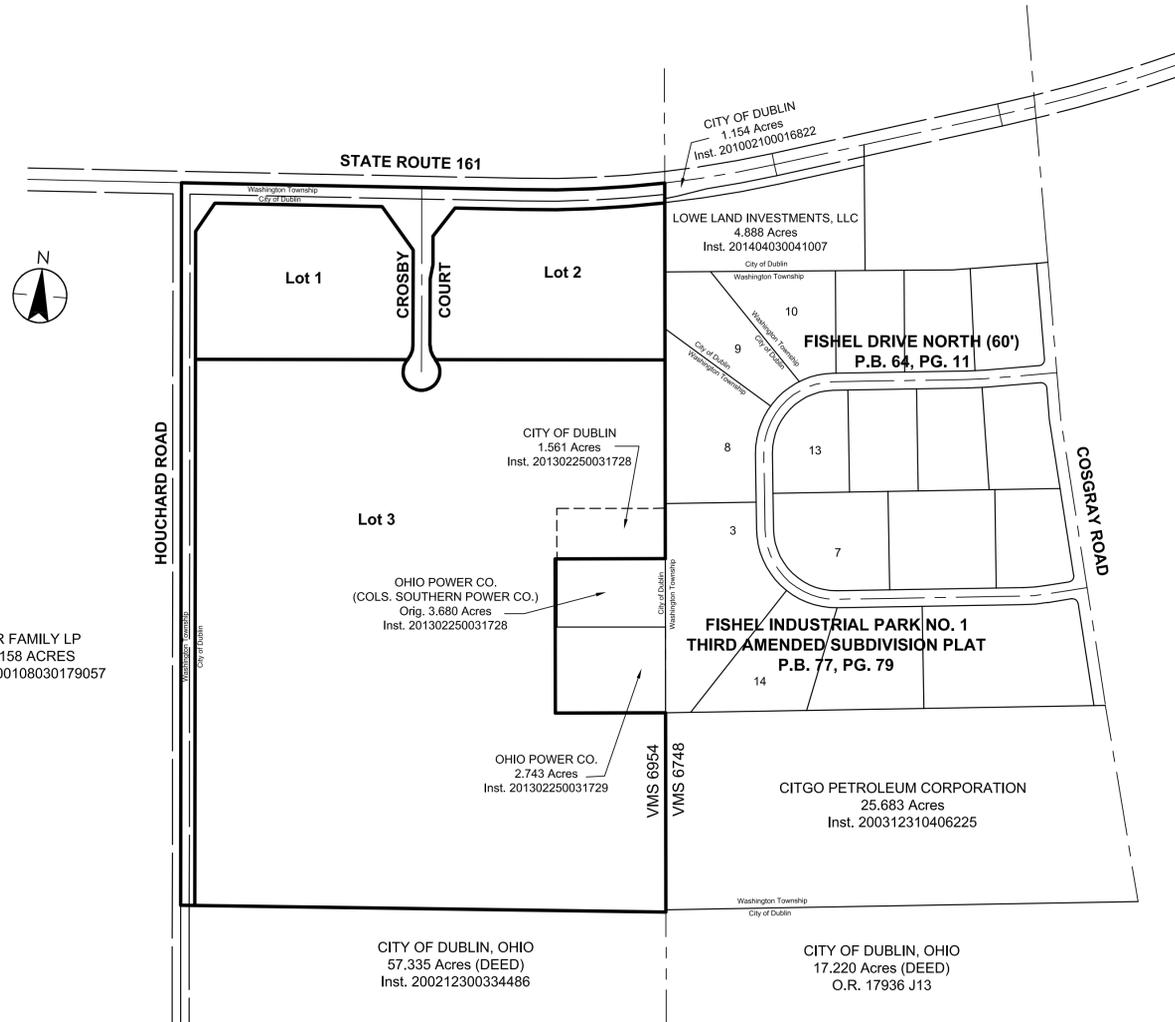
AREA CALCULATIONS:

LOT AREA 88.120 ACRES
RIGHT-OF-WAY AREA 7.021 ACRES
TOTAL AREA 95.141 ACRES

PREPARED BY:
1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387



Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.



BACKGROUND MAP
1 INCH = 300 FEET

Situate in the State of Ohio, County of Franklin, City of Dublin, lying in survey number 6954 of the Virginia Military District, containing 95.141 acres, more or less, including 7.021 acres of right-of-way area, being all of the 1.561 acre tract conveyed to City of Dublin, Ohio, an Ohio municipal corporation by deed of record in Instrument Number 201302250031728 and all of the remainder of the original 100.004 acre tract conveyed to the City of Dublin, Ohio, an Ohio municipal corporation by deed of record in Instrument Number 20021300334487, all records of the Recorder's Office, Franklin County, Ohio.

The undersigned City of Dublin, Ohio, an Ohio municipal corporation being the owners of the land plated herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "CROSBY BUSINESS PARK" a subdivision of lots numbered 1 through 3, inclusive and do hereby accept this plat of same and dedicate to public use, as such, all or parts of the court shown hereon and not heretofore dedicated.

Easements are dedicated where indicated on the plat for the construction, operation and maintenance of all public and private utilities, above and beneath the surface of the ground, and where necessary for the construction, operation, and maintenance of service connections to all adjacent lots and lands, and for storm water drainage.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of the Municipality of Dublin, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

In witness whereof I have hereunto set my hand and affixed my official seal this _____ day of _____, 2014.

Witness: _____ Signed _____

STATE OF OHIO SS

Before me, a Notary Public in and for the State of Ohio, personally appeared _____ who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this _____ day of _____, 2014.

My Commission expires _____
Notary Public, State of Ohio

MUNICIPALITY OF DUBLIN, OHIO

Approved this _____ day of _____, 2014
Secretary of Planning and Zoning,
Commission City of Dublin, Ohio

Approved this _____ day of _____, 2014
City Engineer, City of Dublin, Ohio

Approved by motion, passed by City Council, City of Dublin, Ohio on this _____ day of _____, 2014, wherein all of the court and easements or parts of the same shown hereon and dedicated to public use as such, are hereby accepted as such for the City of Dublin, Ohio.

Clerk of Council, City of Dublin, Ohio

Transferred this _____ day of _____, 2014
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 2014 at _____ M

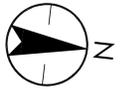
Fee _____ File No. _____
Recorder, Franklin County, Ohio

Recorded this _____ Day of _____, 2014 Plat Book _____ Pages _____

Deputy Recorder, Franklin County, Ohio

ORR FAMILY LP
52.158 ACRES
INST. 200108030179057

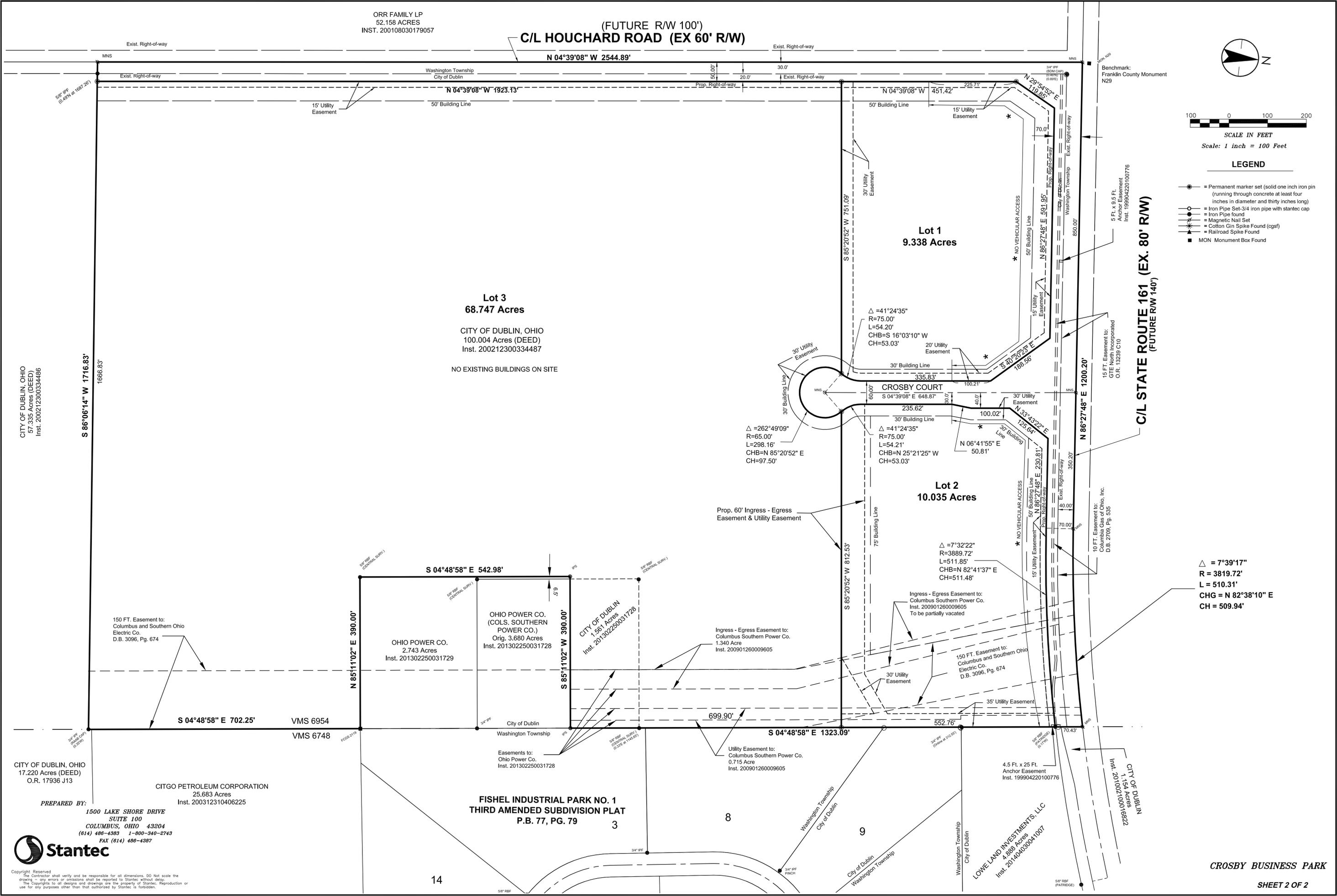
(FUTURE R/W 100')
C/L HOUCARD ROAD (EX 60' R/W)



SCALE IN FEET
Scale: 1 inch = 100 feet

LEGEND

- = Permanent marker set (solid one inch iron pin (running through concrete at least four inches in diameter and thirty inches long))
- = Iron Pipe Set-3/4 iron pipe with stantec cap
- = Iron Pipe found
- = Magnetic Nail Set
- = Cotton Gin Spike Found (egsf)
- = Railroad Spike Found
- = MON Monument Box Found



Lot 3
68.747 Acres

CITY OF DUBLIN, OHIO
100.004 Acres (DEED)
Inst. 200212300334487

NO EXISTING BUILDINGS ON SITE

Lot 1
9.338 Acres

Lot 2
10.035 Acres

S 04°48'58" E 542.98'

OHIO POWER CO.
(COLS. SOUTHERN POWER CO.)
Orig. 3.680 Acres
Inst. 201302250031728

OHIO POWER CO.
2.743 Acres
Inst. 201302250031729

S 04°48'58" E 702.25'

VMS 6954

VMS 6748

City of Dublin
Washington Township

Easements to:
Ohio Power Co.
Inst. 201302250031728

Utility Easement to:
Columbus Southern Power Co.
0.715 Acre
Inst. 200901260009605

699.90'

S 04°48'58" E 1323.09'

552.76'

70.43'

City of Dublin
Washington Township

4.5 Ft. x 25 Ft. Anchor Easement
Inst. 199904220100776

Inst. 201002100108822

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