

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)



CITY OF DUBLIN

Land Use and
Long Range Planning
5500 Shier-Kings Road
Dublin, Ohio 43015-1255

Phone / TDD: 614-410-4500
Fax: 614-410-4747
Web Site: www.dublin.oh.us

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):	Sawmill Road & Emerald Parkway	
Tax ID/Parcel Number(s):	273-008385 273-011339 / 273-011340	Parcel Size(s) (Acres): 3.194± (split) 5.759 acres 18.052 acres
Existing Land Use/Development:	vacant / shopping center & out buildings	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:	a new 12,000 sq. ft. retail shopping center, patio space, existing shopping center and requesting amendment to allow black colored tenant awnings for Subareas 5A & 5B.
Total acres affected by application:	

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

Name (Individual or Organization):	Sawmill Partners Investment Company No. II / Sawmill Hard Center LLC	
Mailing Address: (Street, City, State, Zip Code)	3016 Maryland Avenue Columbus, OH 43209	
Daytime Telephone:	237-3726	Fax: 237-3219
Email or Alternate Contact Information:	Nick Vollman 238-2001	

RECEIVED

SEP 14 2015
15-093 AFDP
CITY OF DUBLIN
PLANNING

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: Northstar Realty	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): contract purchaser / developer	
Mailing Address: (Street, City, State, Zip Code) 150 East Broad Street, 3rd Floor, Columbus, OH 43215	
Daytime Telephone: 454-5000	Fax: 454-4000
Email or Alternate Contact Information: Tom Brigdon 205-3667	

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: Jackson B. Reynolds, III c/o Smith & Hale LLC	
Organization (Owner, Developer, Contractor, etc.): attorney	
Mailing Address: (Street, City, State, Zip Code) 37 West Broad Street, Suite 460, Columbus, OH 43215	
Daytime Telephone: 221-4255	Fax: 221-4409
Email or Alternate Contact Information: jreynolds@smithandhale.com	

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, Nick Vollman, VP Plaza Properties, Inc. ^{Agent for} owner, the owner, hereby authorize Jackson B. Reynolds, III 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: Nick Vollman, VP Date: 9-1-15

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

Subscribed and sworn before me this 1st day of September, 2015
 State of Ohio
 County of Franklin
 Notary Public Sonya L. Barlow
 My Commission Expires April 25, 2016



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: Jackson B. Reynolds, III Date: 9/1/15

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>9/1/15</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>9/1/15</u>

Subscribed and sworn to before me this 1st day of Sept., 2015
 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:	Application No: <u>15-093AFDP</u>	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

APPLICANT/PROPERTY OWNER

Sawmill Hard Center LLC
c/o Schottenstein Property Group
P.O. Box 24550
Columbus, OH 43224-4550
273-011339

Sawmill Partners Investment Co No II
c/o Schottenstein Property Group
P.O. Box 24550
Columbus, OH 43224-4550
273-008385

LTF Real Estate Co Inc.
2902 Corporate Place
Chanhassen, MN 55317
273-012153

Asland Inc.
3499 Blazer Parkway
Lexington, KY 40509
590-157012

FirstMerit Bank NA
106 South Main Street
Akron, OH 44308
590-251717

John Tracy
7535 Balfoure Circle
Dublin, OH 43017
273-011463

Dawn R Baldwin
7736 South Essex Gate Drive
Dublin, OH 43016
273-011468

Lisa A Hedge
7714 South Essex Gate Drive
Dublin, OH 43016
273-011475

Beena Bhalla
909 Aries Drive
Gahanna, OH 43230
273-012095

SURROUNDING PROPERTY OWNERS

Residence at Scioto Crossing LLC
3895 Stone Ridge Lane
Dublin, OH 43017
273-011301

7676 Sawmill LLC
7675 Sawmill Road
Dublin, OH 43017
273-012356

Moo Moo Sawmill LLC
13375 National Road SW
Etna, OH 43068
590-191304

Society Bank
7460 Sawmill Road
Columbus, OH 43235
590-175664

Mayank K & Jayshri Shah
7726 Essex Gate Drive
Dublin, OH 43016
273-011464

Jill A Sheridan
7704 South Essex Gate Drive
Dublin, OH 43016
273-011471

Doris H Kissenberger
7716 South Essex Gate Drive
Dublin, OH 43016
273-011476

Arthur DeCrane
3847 Carberry Drive
Dublin, OH 43016
273-012098

City of Dublin
5200 Emerald Parkway
Dublin, OH 43017
273-012152

WEC 98H-38 LLC 6161-02
c/o CVS Pharmacy Inc.
1 CVS Drive
Woonsocket, RI 02895
590-128611

M & E REMDR LLC
c/o American Blue Ribbon Holdings L
400 West 48th Avenue
Denver, CO 80216
590-251716

Robert G Eickholt
c/o Homestead America
341 South 3rd Street, Suite 100
Columbus, OH 43215
590-175665

Sara Bonchosky
7734 South Essex Gate Drive
Dublin, OH 43016
273-011467

Douglas M Biecker
7706 South Essex Gate Drive
Dublin, OH 43016
273-011472

Lindsay N Brown
3837 Carberry Drive
Dublin, OH 43016
273-012094

Eucharia Davis
3849 Carberry Drive
Dublin, OH 43016
273-012099

7675 Sawmill LLC
c/o Industry Consulting
JP Morgan Chase
P.O. Box 8562
Wichita Falls, TX 76307
273-012356

Moo Moo Sawmill LLC
13375 National Road SW
Etna, OH 43068
590-191304

CRI Outparcels LLC
250 Civic Center Drive #500
Columbus, OH 43215
590-191339

Nikola Properties LLC
P.O. Box 30544
Columbus, OH 43230
590-278837

Hankinson Road Capital Ltd.
1530 West Church Street
Newark, OH 43055
590-278838

Robert P Kulow
7754 Sawmill Road
Dublin, OH 43016
590-278839

Erin M Holl
7756 Sawmill Road
Dublin, OH 43016
590-278840

Wal-Mart Real Estate
Business Trust Store 5184
1301 South East 10th Street
Bentonville, AR 72712
590-291869

East Dublin Civic Association
c/o Randy Roth
6987 Grandee Cliffs Drive
Dublin, OH 43016

Wyandotte Woods
c/o Brett Page
7638 Kelly Drive
Dublin, OH 43016

Wyandotte Woods Civic Association
c/o Marina Shirley
7670 Kelly Drive
Dublin, OH 43016

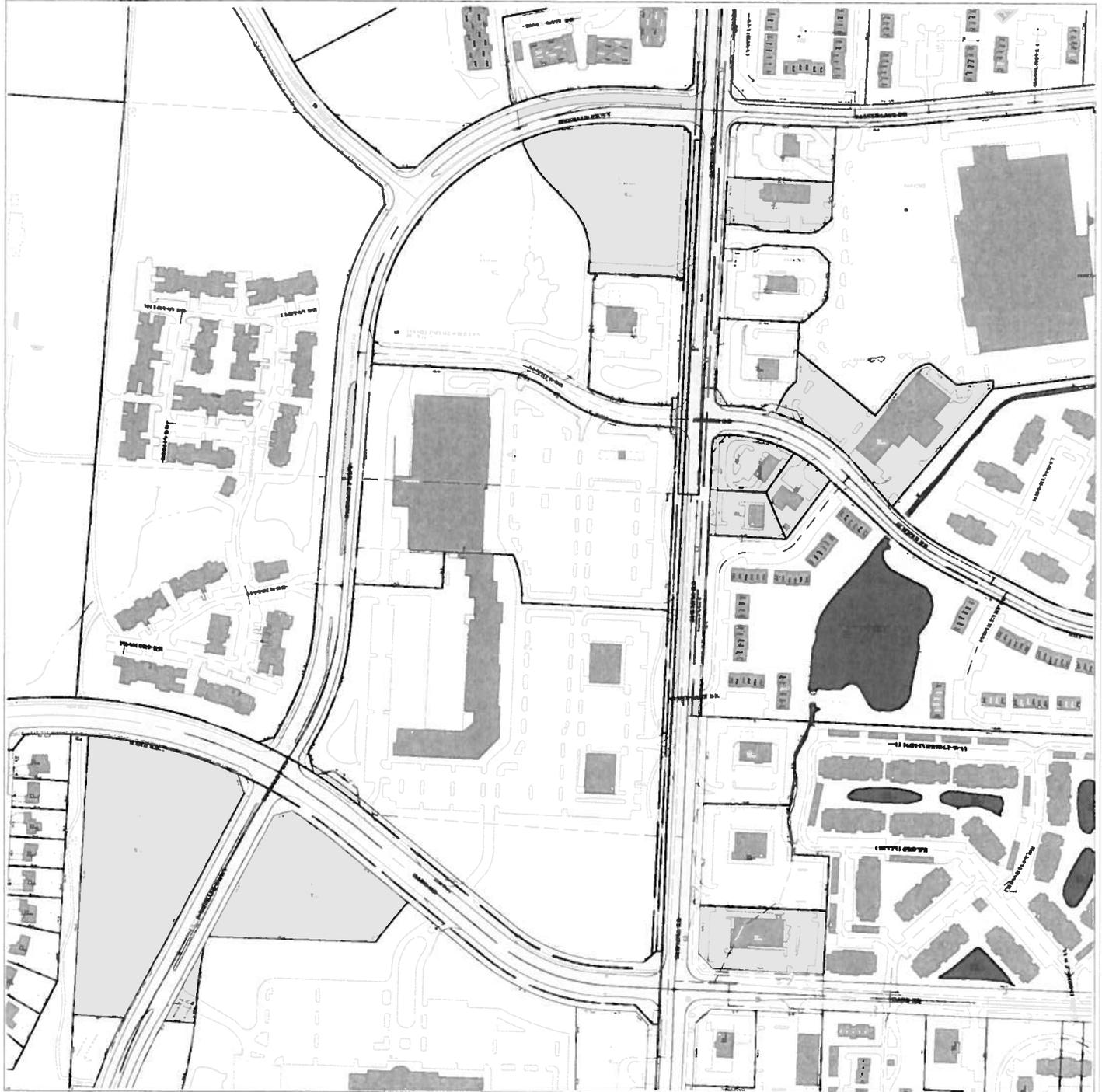
Wyandotte Woods Civic Association
c/o Kathy Harter
7825 Holiston Court
Dublin, OH 43016

Wal-Mart Real Estate Business Trust
c/o Wal-Mart Trust Store 5184
1301 South East 10th Street
Bentonville, AR 72712



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr DATE: 9/11/15



Disclaimer

Scale = 400



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.

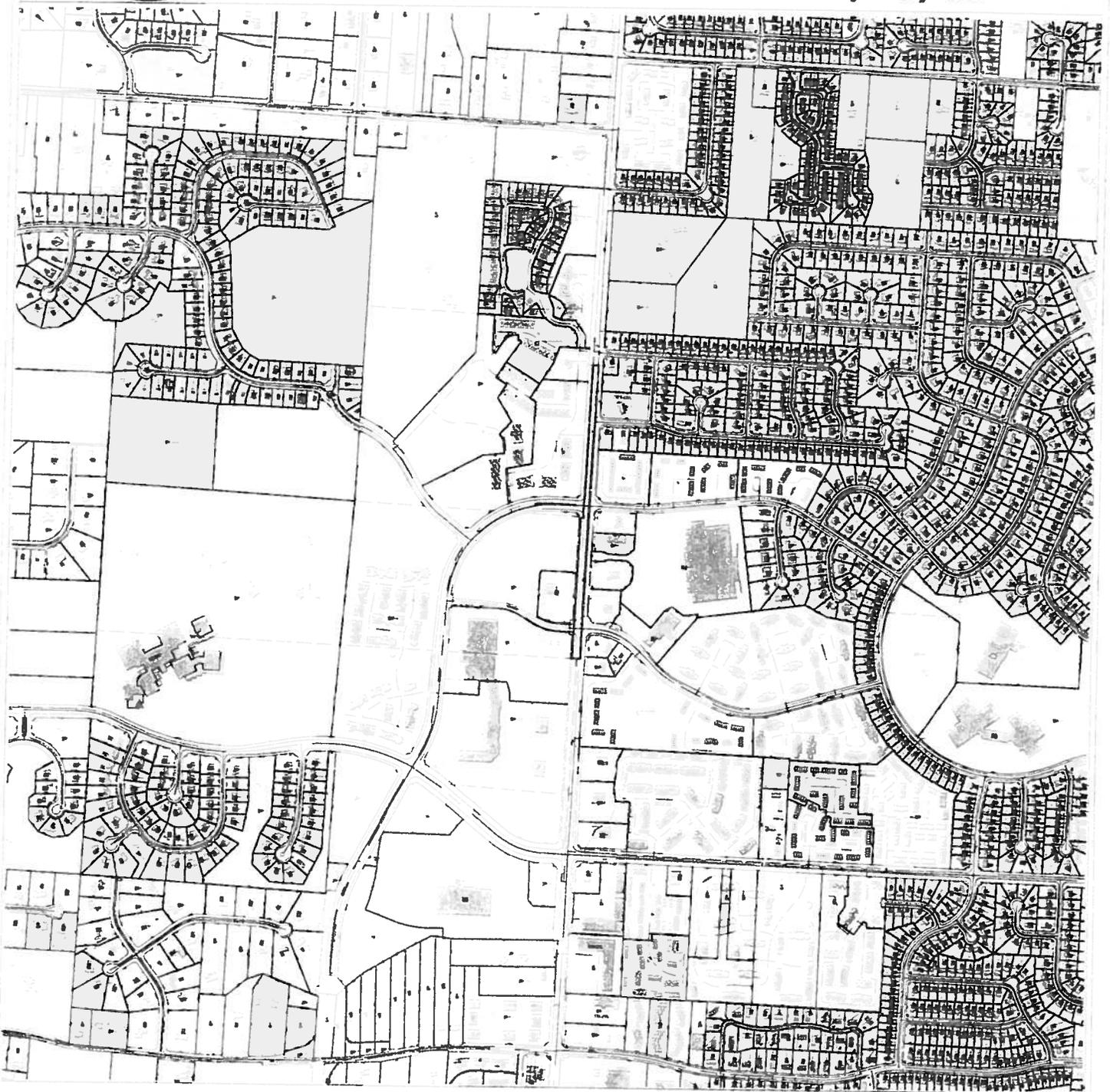
Real Estate / GIS Department



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: y

DATE: 1/13/15



Disclaimer

Scale = 1000

Grid North

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

Amended Final Development Plan Statement

- A. Explain the proposed development and how the proposal related to existing development in the vicinity.

The applicant is proposing to add the color black to the permitted color palette for awnings for both Subareas 5A and 5B (excepting the outparcel currently occupied by a Chase Banking Branch). The applicant will match the architecture and landscaping found in the shopping center to the south to maintain a consistent theme along the Sawmill Road Corridor except the Applicant is requesting this amendment to add back as an approved awning color.

- 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 proposed modification to the final development plan is to add the color black as a permitted color for awning for building within Subarea 5A and 5B (excluding the Chase Bank parcel).

- 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 attached statement.

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

The proposed amendment would add black as a permitted color for awnings with Subarea 5A and 5B (except the Chase Bank outparcel).

- E. Explain how the proposal is consistent or non-consistent with the development text for the Planned District.

The proposed amendment is consistent with the existing text as it will add the color black as an approved color for tenant awnings.

Final Development Plan Approval Criteria

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 Section 153.053(E)(4);

The proposed development will adhere to the adopted developed standards with the only exception being the addition of the color black as an approved color for tenant awnings to Subarea 5A and 5B (excluding the Chase Bank outparcel).

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

Adequate provision has been made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property Subarea 5A and Subarea 5B.

3. The development has adequate public services and open spaces;

The proposed development does have access to public services and has the open space required by the adopted development text.

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 is basically an open field with a few small trees located on it. The developer will abide by any tree replacement requirements that might be triggered by the development of the property. Additionally trees and other landscaping will be added to the site per the requirements of the Dublin Zoning Code.

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 proposed development will provide adequate lighting for the site but will do so without spilling or emitting light onto adjacent properties in the general vicinity.

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

A signage plan has been submitted with the final development plan that adheres to the requirement of the Dublin Zoning Code for both 5A and 5B and the package now will include black awnings in addition to the presently adopted colors. The building will only utilize wall signage to identify the tenants and forego any ground signage for the site.

7. The landscape buffer 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 appropriate plant materials for the buildings, site and climate.

A landscaping plan was submitted with the final development plat that adheres to the requirements of the Dublin Zoning Code.

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;

A stormwater plan was submitted with the final development plan that meets all applicable requirements of the City of Dublin Engineering Department and those requirements of the OEPA.

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 development will be done in one phase.

10. The Commission believes the project to be in compliance with all other local, state and federal laws and regulations.

The applicant believes that all other local, state and federal laws and regulations have been addressed and complied with.

8.953 ACRES

Situated in the State of Ohio, County of Franklin, Township of Perry, City of Dublin, being in Section 2, Township 2, Range 19 in the United States Military District and also being part of an original 75.549 acre tract as conveyed to Sawmill Partners Investment Company No. II in Official Record 7883, Page E06, (all references being to records of the Recorder's Office, Franklin County, Ohio), and bounded and described as follows:

Commencing at a Franklin County Monument known as FCGS 7769, which is located at the centerline of construction intersection of Sawmill Road and the centerline of right-of-way of Saltergate Drive.

thence southerly with the centerline of Sawmill Road, South $02^{\circ} 34' 54''$ West, 67.45 feet;

thence westerly perpendicular to said centerline crossing the Corporation line between the City of Columbus and the City of Dublin, also crossing a 0.388 acre tract as conveyed to Franklin County Commissioners in Instrument Number 199711060137843, North $87^{\circ} 25' 06''$ West, 67.50 feet to an iron pin set at angle point in the westerly right-of-way line of Sawmill Road, Plat Book 107, Page 11, and being the **POINT OF BEGINNING** of the tract herein described;

thence southerly with the westerly right-of-way line of Sawmill Road, South $02^{\circ} 34' 54''$ West, 403.61 feet to an iron pin set;

thence westerly crossing said original 75.549 acre tract, North $68^{\circ} 24' 03''$ West, 26.05 feet to an iron pin set;

thence westerly continuing across said original 75.549 acre tract, North $87^{\circ} 25' 06''$ West, 209.58 feet to an iron pin set;

thence southerly continuing across said original 75.549 acre tract, South $29^{\circ} 06' 06''$ West, 21.43 feet to an iron pin set;

thence southerly continuing across said original 75.549 acre tract, South $02^{\circ} 35' 24''$ West, 295.74 feet to an iron pin set in the north line of a Reciprocal Easement as recorded in Instrument Number 200501240013629 located on said original 75.549 acre tract and being known as Summer Drive, a private drive;

thence westerly with the north line of Summer Drive across said original 75.549 acre tract along a curve to the right with a radius of 358.18 feet, a central angle of 03° 48' 53", an arc length of 23.85 feet, and a chord which bears North 59° 36' 06" West, a distance of 23.84 feet to an iron pin set at a Point of Tangency;

thence westerly continuing with the north line of Summer Drive across said original 75.549 acre tract, North 57° 42' 15" West, 79.70 feet to an iron pin set at a Point of Curvature;

thence westerly continuing with the north line of Summer Drive across said original 75.549 acre tract along a curve to the left with a radius of 358.30 feet, a central angle of 29° 42' 14", an arc length of 185.75 feet, and a chord which bears North 72° 33' 38" West, a distance of 183.68 feet to an iron pin set at a Point of Tangency;

thence westerly continuing with the north line of Summer Drive across said original 75.549 acre tract, North 87° 25' 06" West, 320.50 feet to an iron pin set at the intersection of the north line of Summer Drive and the easterly right-of-way line of Emerald Parkway as dedicated in Plat Book 107, Page 11;

thence northerly with the easterly right-of-way line of Emerald Parkway, North 04° 33' 00" East, 2.12 feet to an iron pin set at a Point of Curvature;

thence northeasterly with the southeasterly right-of-way line of Emerald Parkway along a curve to the right with a radius of 650.00 feet, a central angle of 88° 01' 19", an arc length of 998.58 feet, and a chord which bears North 48° 33' 53" East, a distance of 903.23 feet to a 3/4" pipe found, capped "R.D.ZANDE" at a Point of Tangency;

thence easterly continuing with the southeasterly right-of-way line of Emerald Parkway, South 87° 25' 06" East, 165.00 feet to an iron pin set at an angle point in the southeasterly right-of-way line of Emerald Parkway;

thence southeasterly with the westerly right-of-way line of Sawmill Road, South 42° 34' 19" East, 24.74 feet to the **POINT OF BEGINNING**, containing 8.953 acres, more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Basis of Bearing: Centerline of Sawmill Road as shown on Roadway Dedication Plat of Emerald Parkway, Wyandotte Woods Boulevard, Sawmill Road and the Vacation of 0.086 Acres of Hard Road in Plat Book 107, Page 11, being South 02° 34' 54" West.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, E.P. Ferris & Associates, Inc. on March 16, 2011.



Matthew E. Ferris

Matthew E. Ferris, P.E., P.S.
Registered Surveyor No. 8230

3-16-11
Date

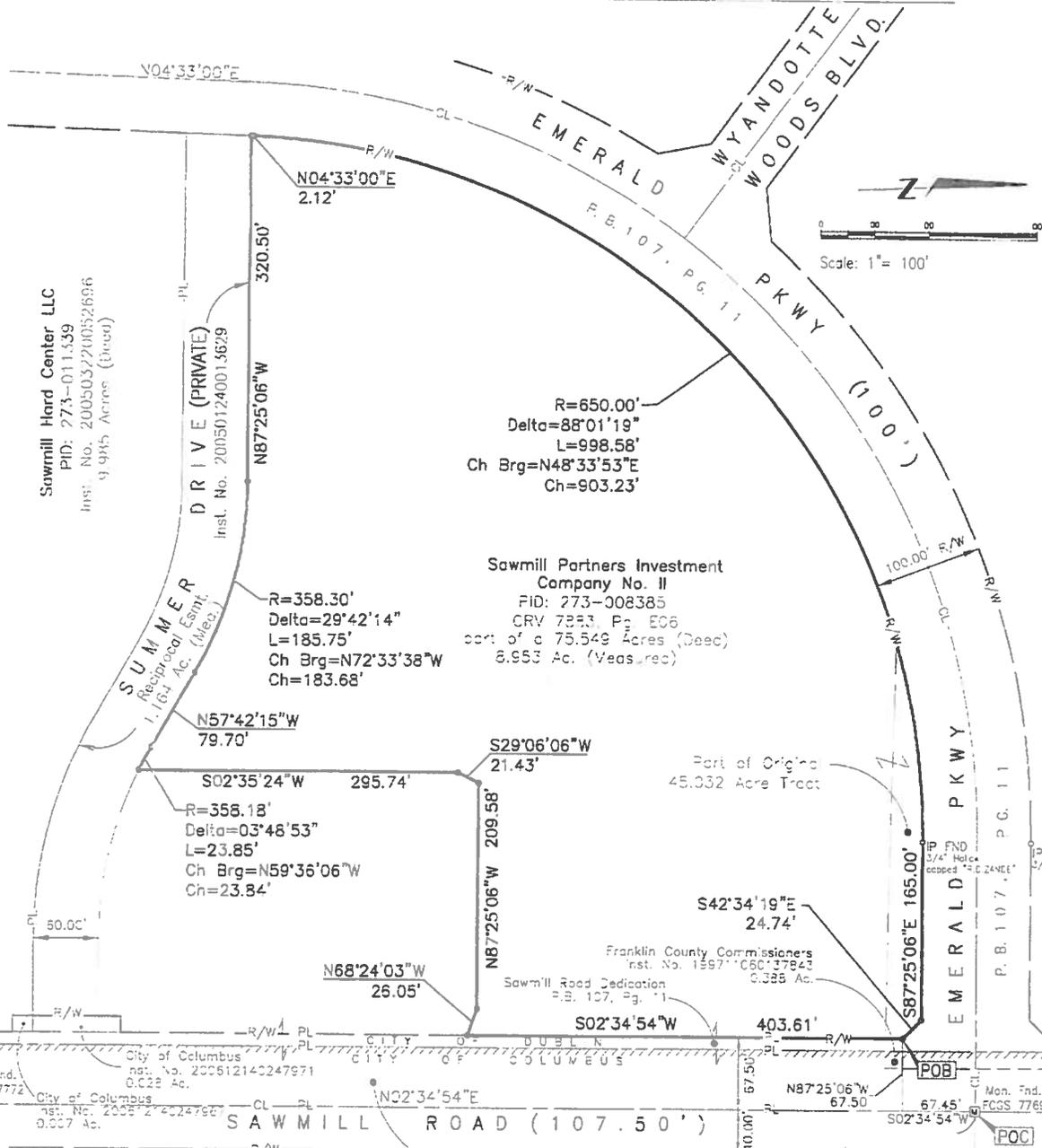
E. P. FERRIS & ASSOCIATES, INC.

Consulting Civil Engineers and Surveyors
 980 King Avenue, Columbus Ohio, 43212

(PH) 614-299-2995
 (FX) 614-299-2992

Posted Address _____ N/A _____

The following Survey is Certified to: Sawmill Partners Investment Company No. I, An Ohio Partnership
 Grantor/Current Owner: Sawmill Partners Investment Company No. II, An Ohio Partnership O.R. 7883 PG. E06
 County Franklin City Dublin



Sawmill Hard Center LLC
 PID: 273-011339
 Inst. No. 20050320052696
 9.995 Acres (Deed)

R=650.00'
 Delta=88°01'19"
 L=998.56'
 Ch Brg=N48°33'53"E
 Ch=903.23'

Sawmill Partners Investment
 Company No. II
 FID: 273-008385
 CRV 7883, Pg. E06
 part of a 75,549 Acres (Deed)
 8.953 Ac. (Measured)

R=358.30'
 Delta=29°42'14"
 L=185.75'
 Ch Brg=N72°33'38"W
 Ch=183.68'

R=355.18'
 Delta=03°46'53"
 L=23.85'
 Ch Brg=N59°36'06"W
 Ch=23.84'

Part of Original
 45.032 Acre Tract

Franklin County Commissioners
 Inst. No. 1597-06037843
 0.385 Ac.
 Sawmill Road Dedication
 P.B. 107, Pg. 11

Basis of Bearing:
 State Plane Coordinate System (NAD 83, Ohio South Zone,
 Adjusted 1986), being N 22°34'54" E, between TCGS 7772
 and TCGS 7795 as published by The Franklin County Engineer.

All Set Iron Pins are 5/8" Rebar, plastic
 capped with "E.P. FERRIS SURVEYOR 8230"
 inscribed on top.

All lot dimensions and bearings are according to
 the recorded deed or plat unless otherwise noted.
 Field survey was conducted on 07-22-10

We hereby certify that the foregoing Boundary Survey
 was prepared from actual field measurements in
 accordance with Chapter 4733-37 Ohio Administrative
 Code.

All iron pins found were in good condition except
 as noted. All iron pins set are 5/8" Rebar,
 plastic capped with "E.P. FERRIS SURVEYOR 6027"
 inscribed on top.

- Legend**
- PL Property Line
 - R/W Right-of-Way
 - PF Iron pin Found
 - IPF Iron Pin Found (IPF)
 - Iron Pin (or MagNail Set)
 - (D) Deed or Plat
 - (M) Measured Value



BY: *Matthew E. Ferris* 3-16-11
 Matthew E. Ferris, P.E., P.S. Date
 Registered Surveyor No. 5230

DRWN BY JEP CHK BY MEF DATE 03-16-11
 98417

Exhibit A

**DESCRIPTION OF A 18.052 ACRE TRACT
LOCATED NORTH OF HARD ROAD AND
WEST OF SAWMILL ROAD
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

Situate in the State of Ohio, County of Franklin, City of Dublin, lying in the Section 2, Township 2, Range 19, United States Military District, and being part of an original 22.870 acre tract conveyed to Sawmill Hard Center LLC, by deed of record in Instrument Number 200412060276772, and all of a 0.086 acre tract conveyed to Sawmill Hard Center LLC, by deed of record in Plat Book 107, Page 11 (Instrument Number 200507050130804), records of the Recorder's Office, Franklin County, Ohio, and said 18.052 acre tract being more particularly described as follows:

Begin for Reference, at a Franklin County Monument Number 7772, at the centerline intersection of Sawmill Road and Hard Road as shown and delineated on the record plat of the DEDICATION OF HARD ROAD, a subdivision of record in Plat Book 78, Page 11-13;

Thence North $87^{\circ}25'04''$ West, a distance of 67.50 feet, along the centerline of said Hard Road, to a point;

Thence North $02^{\circ}34'54''$ East, a distance of 88.50 feet, leaving the centerline of said Hard Road, to an iron pin set in the northerly right-of-way line of said Hard Road, said iron pin also being at the **Point of True Beginning**;

Thence the following five (5) courses and distances along the northerly right-of-way line of said Hard Road and the south lines of said original 22.870 acre tract:

1. South $47^{\circ}34'56''$ West, a distance of 54.45 feet, to a 3/4 inch iron pin found;
2. North $87^{\circ}25'04''$ West, a distance of 83.25 feet, to a 3/4 inch iron pin found;
3. Along a curve to the right, having a central angle of $36^{\circ}59'20''$, a radius of 450.00 feet, an arc length of 290.51 feet, a chord which bears North $68^{\circ}55'25''$ West, a chord distance of 285.49 feet, to a 3/4 inch iron pin found;
4. North $50^{\circ}25'45''$ West, a distance of 506.18 feet, to a 3/4 inch iron pin found;
5. Along a curve to the left, having a central angle of $07^{\circ}21'58''$, a radius of 1334.03 feet, an arc length of 171.50 feet, a chord which bears North $54^{\circ}06'44''$ West, a chord distance of 171.39 feet, to a 3/4 inch iron pin found in the easterly right-of-way line of Emerald Parkway (100 feet in width) of record in Plat Book 107, Page 11 (passing a 3/4 inch iron pin found at 18.97 feet and passing a 3/4 inch iron pin found at 165.10 feet);

Thence the following four (4) courses and distance along the west lines of said original 22.870 acre tract and along the easterly right-of-way line of said Emerald Parkway:

1. North $15^{\circ}09'23''$ West, a distance of 60.02 feet, to a 3/4 inch iron pin found;
2. North $28^{\circ}16'55''$ East, a distance of 59.60 feet, to a 3/4 inch iron pin found,

Exhibit A continued

3. Along a curve to the left, having a central angle of $23^{\circ}43'55''$, a radius of 750.00 feet, an arc length of 310.65 feet, a chord which bears North $16^{\circ}24'58''$ East, a chord distance of 308.44 feet, to a 3/4 inch iron pin found.
4. North $04^{\circ}33'00''$ East, a distance of 209.33 feet, to a 3/4 inch iron pin found at the southwest corner of a 9.985 acre tract conveyed to Sawmill Hard Center L.L.C. by deed of record in Instrument Number 200503220052696.

Thence the following six (6) courses and distances along the south lines of said 9.985 acre tract:

1. South $87^{\circ}25'04''$ East, a distance of 298.77 feet, to a 3/4 inch iron pin found;
2. North $02^{\circ}34'56''$ East, a distance of 1.00 feet, to a 3/4 inch iron pin found;
3. South $87^{\circ}25'04''$ East, a distance of 125.03 feet, to a 3/4 inch iron pin found;
4. Along a curve to the right, having a central angle of $24^{\circ}44'45''$, a radius of 272.08 feet, an arc length of 117.51 feet, a chord which bears South $11^{\circ}40'42''$ East, a chord distance of 116.60 feet, to a 3/4 inch iron pin found;
5. South $02^{\circ}34'56''$ West, a distance of 15.91 feet, to a 3/4 inch iron pin found.
6. South $87^{\circ}25'04''$ East, a distance of 399.02 feet, to a 3/4 inch iron pin found.

Thence South $02^{\circ}34'54''$ West, a distance of 942.36 feet, along the east line of said original 22.870 acre tract, to the **Point of True Beginning**, containing 18.052 acres, more or less, being subject to all easements, restrictions and rights-of-way of record

All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a yellow cap bearing the name "R.D. Zande".

The bearings in the above description are based on the bearing of North $81^{\circ}19'41''$ West, for the centerline of Hard Road, as shown and delineated on the record plat of THE DEDICATION OF HARD ROAD, of record in Plat Book, 78, Pages 11-13, records of the Recorder's Office, Franklin County, Ohio.

0-71-C
All of (273)
11340



R.D. ZANDE & ASSOCIATES, INC.

Robert L. Clay July 15, 2005
 Robert L. Clay Date
 Registered Surveyor No. S-8121

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