



**CITY OF DUBLIN**

Land Use and  
Long Range Planning  
5630 Sher-Rinus Road  
Dublin, Ohio 43016-1236  
Phone/Fax: 614-410-4600  
614-410-4747  
Web Site: www.dublin.oh.us

# 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 checked="" 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 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.

<b>Property Address(es):</b> 6335 Perimeter Loop Drive / Venture Drive	
<b>Tax ID/Parcel Number(s):</b> 273-011297/009976/008212	<b>Parcel Size(s) (Acres):</b> 15.507± acres 5.400± acres 9.127± acres
<b>Existing Land Use/Development:</b> Existing automobile dealerships and vacant land	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

<b>Proposed Land Use/Development:</b> Add new automobile dealership to the site that will compliment the existing dealerships
<b>Total acres affected by application:</b> 29.938± acres

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

<b>Name (Individual or Organization):</b> CARS CNI-2 LP and CAR MAG PARK LLC	
<b>Mailing Address:</b> (Street, City, State, Zip Code) 8270 Greensboro Drive, Suite 950 McLean, VA 22102	
<b>Daytime Telephone:</b> 889-2571	<b>Fax:</b> 793-7963
<b>Email or Alternate Contact Information:</b> Barry Lester	

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

**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: <u>Jackson B. Reynolds, III / Brad Parish</u>	
Organization (Owner, Developer, Contractor, etc.): <u>Attorney / Architect</u>	
Mailing Address: (Street, City, State, Zip Code) <u>37 West Broad Street, Suite 460 / 165 North 5th Street, Columbus, Ohio 43215 / Columbus, Ohio 43215</u>	
Daytime Telephone: <u>221-4255 / 469-7500</u>	Fax: <u>221-4409</u>
Email or Alternate Contact Information: <u>jreynolds@smithandhale.com / bparish@archall.com</u>	

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

<p>I, <u>Barry Lester</u>, the owner, hereby authorize <u>Jackson B. Reynolds, III &amp; Brad Parish</u> 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.</p>	
Signature of Current Property Owner:	Date:

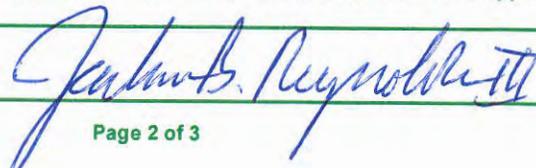
Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_ Notary Public \_\_\_\_\_

**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.

<p>I, <u>Jackson B. Reynolds, III</u>, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.</p>	
Signature of applicant or authorized representative: 	Date: <u>9/4/15</u>

**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 Jackson B. Reynolds, III, 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: Jackson B. Reynolds III Date: 9/4/15

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

I Jackson B. Reynolds, III, 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: Jackson B. Reynolds III Date: 9/4/15

Subscribed and sworn to before me this 4th 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:	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:	

Discovery MC Investments  
7007 Discovery Blvd.  
Dublin, OH 43017  
273-000309

Nationwide Childrens Hospital  
P.O. Box 7200  
Columbus, OH 43205-0200  
273-001916

Realty Income Properties 8 LLC  
P.O. Box 460069  
Escondido, CA 92046  
273-004083

I L 6329 Perimeter LLC  
5112 Harlem Road  
Galena, OH 43021  
273-005358

Hawkins Family Partnership Ltd.  
c/o Dwayne Hawkins  
6001 34<sup>th</sup> St. N.  
St. Petersburg, FL 33714  
273-005359

First Place Bank  
185 East Market Street  
Warren, OH 44481  
273-005674

I L 6329 Perimeter LLC  
Marilena Cugini  
5112 Harlem Road  
Galena, OH 43021  
273-005780

Mount Carmel Health System  
6150 East Broad Street, Fl. 3  
Columbus, OH 43213  
273-009800

Hawkins Family Partnership Ltd.  
6001 34<sup>th</sup> St. N.  
St. Petersburg, FL 33714  
273-010210

BOR Associates LLC  
5850 Venture Drive, Suite A  
Dublin, OH 43017  
273-010938

5870 Venture Drive LLC  
c/o ECS  
5870 Venture Drive, Suite C  
Dublin, OH 43017  
273-010940

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

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

DBD 6000 Venture LLC  
6000 Venture Drive  
Dublin, OH 43017  
273-012213

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

(A) The proposed project re-organizes current brands found on the MAG campus as well as creates the opportunity to expand operations with an additional brand. Three (3) automobile showrooms are proposed for the project. On the North side of the campus in Subarea A, the existing Landrover facility will be removed to make way for a 9,000 sf stand alone Porsche Facility. A 5,900 sf addition proposed for the North side of the main building on-site will be the Lamborghini showroom. A 30,000 sf automotive showroom for Landrover and Jaguar is proposed for the vacant land to the east of the campus. Jaguar will be the new brand to the MAG campus. Alterations to Subarea B are required to provide access to the new development.

(B) The proposed auto dealership complements the existing dealerships abutting the site that are owned by the owner/applicant. The development pattern has been established by the previously approved rezoning to the west of the site. The frontage along SR 161/33 is very advantageous to automobile dealerships and the owner/applicant is taking this opportunity to expand its operations on the proposed site and continue to bring upscale products to the City of Dublin.

(C) The Dublin Community Plan shows this vacant land to the east as a general office area. The proposed automobile dealership is a change from the Community Plan but the use has been established by previous actions of both the Planning and Zoning Commission and City Council. The introduction of one (1) new automotive brand is consistent with the existing dealerships established to west of the subject site. The new brand will be combined with a current brand into the proposed facility. Although the site is not being developed with general office uses, the proposed automobile dealership has been along the SR 161/33 right of way and the use has benefited the community by bringing in commercial traffic and tax dollars in the city.

**DESCRIPTION OF A 15.550 ACRE TRACT FOR REZONING  
WEST OF VENTURE DRIVE, SOUTH OF PERIMETER DRIVE,  
CITY OF DUBLIN, FRANKLIN COUNTY OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin in Virginia Military Survey 2999 and being 15.550 acres, comprised of the 14.638 acre remaining portion of a 14.780 acre tract conveyed to CAR MAG L.L.C. by Instrument Number 200205010109358 and a 0.912 acre part 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:

**BEGINNING** at a  $\frac{3}{4}$ " I.D. iron pipe found at the south end of a curve connecting the east right-of-way line of Perimeter Loop (60 feet in width) and the south right-of-way line of Perimeter Drive (80' R/W) as shown in the Dedication of Venture Drive in Plat Book 89, Page 43 also being a corner of the south line of a 0.142 acre Right-of-Way Take in Instrument 201007010082837;

Thence along the south line of said Right-of-Way Take **North 40°45'30" East** for a distance of **28.28 feet** to a point;

Thence continuing along the south line of said Right-of-Way Take **North 85°45'30" East** for a distance of **603.51 feet** to a point on a right-of-way line connecting the south right-of-way line of Perimeter Drive with the west right-of-way line of Venture Drive;

Thence continuing along the south line of said right-of-way line **South 47°12'24" East** for a distance of **30.24 feet** to a point;

Thence continuing along the west right-of-way line of Venture Drive a curve to the right having a **radius of 220.00 feet**, a delta angle of 21°24'42", a chord bearing of South 10°32'03" West, a chord of 81.74 feet and an **arc length of 82.21 feet** to a point;

Thence continuing along the west right-of-way of Venture Drive **South 21°14'24" West** for a distance of **156.04 feet** to a point;

Thence continuing along the west right-of-way of Venture Drive with a curve to the left with a **radius of 330.00 feet**, a delta angle of 79°58'39", a chord bearing of South 18°44'56" East, a chord of 424.14 feet and an **arc length of 460.64 feet** to a point;

Thence leaving the south right-of-way line of Venture Drive on a new line across a 5.099 acre tract conveyed to CAR MAG PARK L.L.C. in Instrument Number 200906170087819 **South 05°16'15" West** for a distance of **512.36 feet** to a point on the south line of said CAR MAG PARK 5.099 acre tract also being the north right-of-way line of US Route 33 and SR 161;

Thence along the north right-of-way line of US Route 33 and SR 161 **North 89°16'34" West** for a distance of **560.00 feet** to a point being a southwest corner of said 14.638 acre tract;

Thence continuing along the north right-of-way of US 33 and SR 161 **North 57°33'10" West** for a distance of **24.72 feet** to a point;

Thence continuing along the north right-of-way line of US 33 and SR 161 **North 89°16'34" West** for a distance of **30.11 feet** to a point;

Thence along the centerline of Wilcox Road/Perimeter Loop Road **North 04°16'30 West** for a distance of **122.47 feet** to a point;

Thence leaving the centerline of Wilcox Road/Perimeter Road on the south line of Wilcox Road as dedicated in Plat Book 85, Page 51 **South 89°16'34" East** for a distance of **30.11 feet** to a point;

Thence along the east right-of-way line of Wilcox Road as dedicated in Plat Book 85, Page 51 **North 04°14'14" West** for a distance of **952.29 feet** to **TRUE POINT OF BEGINNING**.

Comprised of the remaining 14.638 acre remaining portion of a 14.780 acre tract conveyed to CAR MAG L.L.C. by Instrument Number 200205010109358 PID 273-008212 and a 0.912 acre part of a 5.099 acre tract conveyed to CAR MAG PARK L.L.C. by Instrument Number 200906170087819, PID 273-012294.

Containing **15.550 acres total**, more or less.

This description is based on records on file at the Franklin County Recorder's Office and information provided by Architectural Alliance and **NOT** based on a boundary survey.

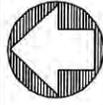
Basis of Bearings is from the west line of the 5.099 acre tract as described in Instrument Number 200906170087819.



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Mark E. Cameron P.S. 7395

October 3, 2011  
Date



NORTH



### EXHIBIT OF A 15.550 ACRE TRACT FOR REZONING

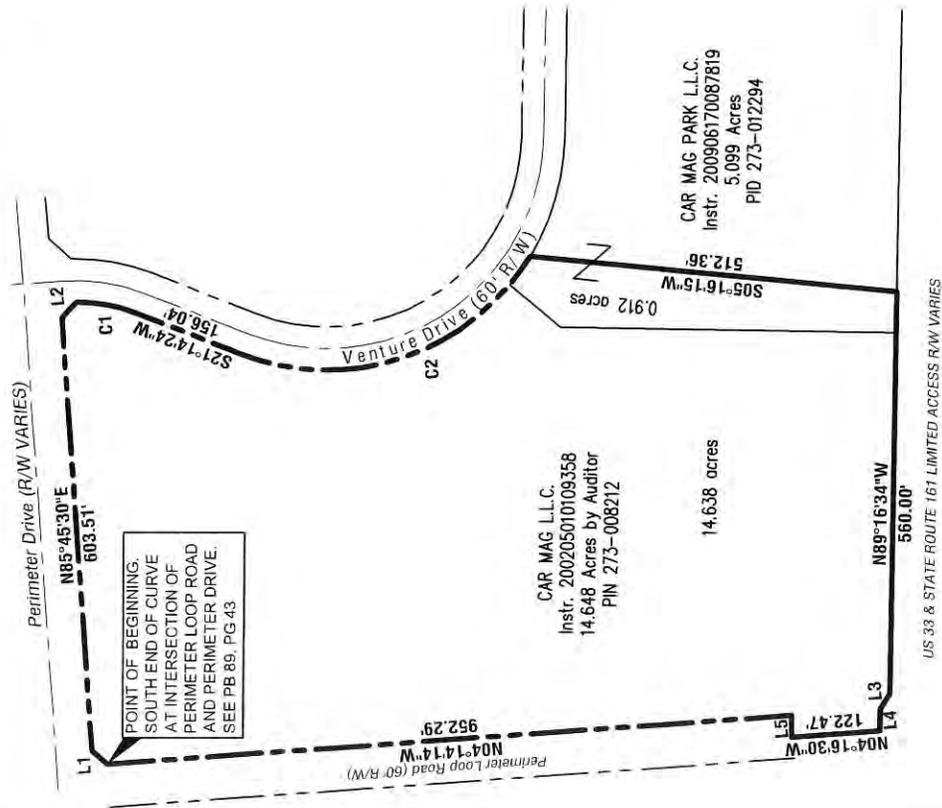
Situated in the State of Ohio, County of Franklin, City of Dublin in Virginia Military Survey 2999

Based on records on file at the Franklin County Recorder's Office and information provided by Architectural Alliance and NOT based on a boundary survey.

Basis of Bearings is from the west line of the 5.099 acre tract as described in Instrument Number 200906170087819.

CURVE TABLE						
CURVE	RADIUS	Δ ANGLE	CH BRG	CH L	CH L	LENGTH
C1	220'	21°24'42"	S10°32'03"W	81.74'	81.74'	82.21'
C2	330'	79°58'39"	S18°44'56"E	424.14'	424.14'	460.64'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N40°45'30"E	28.28'
L2	S47°12'24"E	30.24'
L3	N57°33'10"W	24.72'
L4	N89°16'34"W	30.11'
L5	S89°16'34"E	30.11'



**SANDS  
DECKER  
CPS**  
ENGINEERS & SURVEYORS

397 WEST FRONT ST  
LOGAN, OH 43138  
740-352-1400  
FAX: 740-354-0491

1495 OLD HENDERSON RD  
CORTLAND, OH 43220  
614-459-6902  
FAX: 614-459-6987  
TOLL FREE: 866-277-6000

507 MAIN STREET, SUITE 203  
ZANESVILLE, OH 43701  
740-459-0400  
FAX: 740-459-1641



October 3, 2011  
DATE  
MARK E. CAMERON PS 7395

**DESCRIPTION OF AN 8.733 ACRE TRACT FOR REZONING  
ALONG VENTURE DRIVE, SOUTH OF PERIMETER DRIVE,  
CITY OF DUBLIN, FRANKLIN COUNTY OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin in Virginia Military Survey 2999 and being 8.733 acres, comprised of a portion of a 5.099 acre tract conveyed to CAR MAG PARK L.L.C. by Instrument Number 200906170087819, the remaining 0.0401 acres of an original 5.500 tract conveyed to Brentlinger Real Estate, LLC by Instrument Number 20403150056068 and part of a 4.600 acre tract conveyed to Brentlinger Real Estate Company LLC by Instrument Number 200411020252709 (all deed and plat references being to the Franklin County Recorder's Office) and bounded and described as follows:

Beginning for reference on the south right-of-way line of Venture Drive at the northernmost corner of said 5.099 acre tract;

Thence along the southwest right-of-way line of Venture Drive with a curve to the left with a radius of 330.00 feet, delta of  $08^{\circ}24'51''$ , arc length of 48.46 feet, a chord distance of 48.42 feet and a bearing of South  $54^{\circ}31'42''$  East to the **TRUE POINT OF BEGINNING**;

Thence continuing along the south right-of-way line of Venture Drive also being the north line of said 5.099 acre tract with a curve to the left with a **radius of 330.00 feet**, delta of  $30^{\circ}32'16''$ , **arc length of 175.89 feet**, a chord distance of 173.81 feet and a chord bearing of South  $74^{\circ}00'25''$  East to a point of tangent;

Thence continuing along the south right-of-way line of Venture Drive also being the north line of said 5.099 acre tract and continuing along the north line of said 0.401 acre tract at 196.85 feet and continuing along the north line of said 4.600 acre tract at 234.44 feet **South  $89^{\circ}16'34''$  East** for a total distance of **641.11 feet** to a point;

Thence leaving the south right-of-way line of Venture Drive **South  $05^{\circ}19'22''$  West** for a distance of **469.28 feet** a point on the north Limited Access right-of-way line of U.S. 33 and State Route 161 also being the south line of said 4.600 acre tract;

Thence along the north Limited Access right-of-way line of U.S. 33 and State Route 161 also being the south line of said 4.600 acre tract **North  $88^{\circ}10'50''$  West** for a distance of **144.25 feet** to a point;

Thence continuing along the north Limited Access right-of-way line of U.S. 33 and State Route 161 also being the south line of said 4.600 acre tract and continuing along the south line of said 0.401 acre tract at 224.82 feet and continuing along the south line of said 5.099 acre tract at 262.41 feet **North  $89^{\circ}16'23''$  West** for a total distance of **667.56 feet** to a point;

Thence **North  $05^{\circ}16'15''$  East** for a distance of **512.36 feet** to the **TRUE POINT OF BEGINNING**.

Comprised of 4.186 acres of the 5.099 acre tract conveyed to CAR MAG PARK L.L.C. by Instrument Number 200906170087819, PID 273-012294-80; the remaining 0.401 acres of an original 5.500 tract conveyed to Brentlinger Real Estate, LLC by Instrument Number 20403150056068 and 4.146 acres of the 4.600 acre tract conveyed to Brentlinger Real Estate Company, LLC by Instrument Number 200411020252709, PID 273-011297-00.

Containing **8.733 acres total**, more or less.





**DESCRIPTION OF A 4.842 ACRE TRACT OF LAND  
WEST OF 5675 VENTURE DRIVE  
DUBLIN, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2542 and being the residual 4.842 acres out of an original 5.172 acre tract of land conveyed to Mount Carmel Health System by deed of record in Instrument No. 199908120205494, all references to Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a 3/4-inch I.D. iron pipe found in the curved south line Venture Drive (60 feet wide) as shown upon the plat of "Dedication Of Venture Drive, Easements And Vacation Of Existing Sanitary Sewer Easements" of record in Plat Book 89, Pages 43, 44 and 45, at the northwest corner of "Children's Northwest Medical Office Building Condominium" of record in Condominium Plat Book 107, Page 37 and in Instrument No.200210290274285;

Thence S 04° 53' 12" E along a west line of said "Children's Northwest Medical Office Building Condominium" and along an east line of said original 5.172 acre tract a distance of 24.56 feet to a 3/4" I.D. iron pipe found at a point of curvature;

Thence southeasterly along a portion of the curved southeasterly line of said original 5.172 acre tract and along the curved northwesterly line of said "Children's Northwest Medical Office Building Condominium" and with a curve to the left, data of which is: radius = 111.50 feet, sub-delta = 80° 07' 50", a length of 155.94 feet and a sub-chord distance of 143.54 feet bearing S 44° 57' 07" E to a 3/4" I.D. iron pipe set;

Thence S 02° 53' 01" E along the west line of said "Children's Northwest Medical Office Building Condominium" and crossing said original 5.172 acre tract a distance of 349.18 feet to a 3/4" I.D. iron pipe set the north limited access right-of-way line of U.S. Route 33 and Ohio Route 161 as shown on Sheet 11 of 24 of Ohio Department of Transportation plans for FRA-270-7.47N and at the southwest corner of "Children's Northwest Medical Office Building Condominium";

Thence N 87° 56' 25" W along the north limited access right-of-way line of U.S. Route 33 and Ohio Route 161 and along a portion of a south line of said original 5.172 acre tract a distance of 384.15 feet to a 3/4" 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 said original 5.172 acre tract;

Thence N 87° 58' 11" W along the north limited access right-of-way line of U.S. Route 33 and Ohio Route 161 and along a south line of said original 5.172 acre tract a distance of 85.79 feet to a 3/4" I.D. iron pipe found at the southwest corner of said original 5.172 acre tract, at the southeast corner of an original 10.497 acre tract of land conveyed to Mount Carmel Health System by deed of record in Instrument No. 199908120205493, in the east line of Virginia Military Survey No. 2999 and in the west line of Virginia Military Survey No. 2542;

Thence N 02° 43' 33" W along the east line of said original 10.497 acre tract, along the west line of said original 5.172 acre tract, along the east line of Virginia Military Survey No. 2999 and along the west line of Virginia Military Survey No. 2542 a distance of 471.64 feet to a 3/4-inch I.D. iron pipe set in the south line of Venture Drive, at the northeast corner of said original 10.497 acre tract and at the northwest corner of said original 5.172 acre tract;

Thence S 87° 58' 11" E along the south line of Venture Drive and along the north line of said original 5.172 acre tract a distance of 368.00 feet to a 3/4-inch I.D. iron pipe set at a point of curvature;

Thence with a curve to the left, data of which is: radius = 330.00 feet, sub-delta = 00° 33' 39", a length of 3.23 feet and a sub-chord distance of 3.23 feet bearing S 88° 15' 00" E to the place of beginning;

Containing 4.842 acres of land more or less and being subject to all easements and restrictions of record.

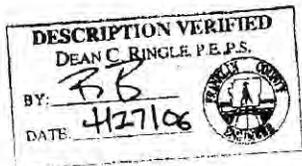
The above description was prepared by Jay R. Miller, Ohio Surveyor No. 8061, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in March, 2006. Basis of bearings is the centerline of Venture Drive, being N 87° 58' 11" W, as shown of record in Plat Book 89, Pages 43,44 and 45, Recorder's Office, Franklin County, Ohio.

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

*Jay R. Miller*  
Jay R. Miller  
Ohio Surveyor #8061



0108B  
All of  
(273)  
9976

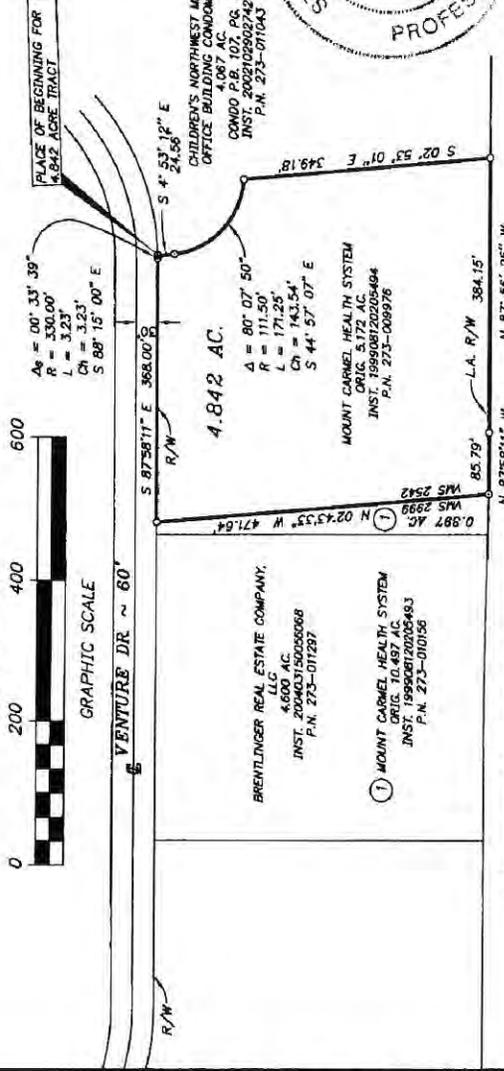




BASIS OF BEARINGS: THE CENTERLINE OF VENTURE DRIVE, BEING N 87° 58' 11" W, AS SHOWN UPON THE PLAT OF "DEDICATION OF VENTURE DRIVE, EASEMENTS AND VACATION OF EXISTING SANITARY SEWER EASEMENTS" OF RECORD IN PLAT BOOK 89, PAGES 43-45, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



SCALE: 1" = 200'



— P.K. Nail Found  
 — 3/4" I.D. Iron Pipe Found  
 — 3/4" I.D. Iron Pipe Set Unless Otherwise Shown

I hereby certify that this plat was prepared from an actual field survey performed under my supervision in October, 2004. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc."

By *Ray R. Miller*  
 Ray R. Miller ~ Ohio Surveyor No. 8061



<b>C.F. BIRD &amp; R.J. BULL, INC.</b> ENGINEERS / SURVEYORS 2875 W. DUBLIN-GRANVILLE RD. COLUMBUS, OHIO	
<b>MOUNT CARMEL HEALTH SYSTEM</b>	
BOUNDARY SURVEY S. SIDE VENTURE DR. & W. OF 5675 VENTURE DR. DUBLIN, OHIO	
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, BEING 5.172 AC. IN V.M.S. 2524	
DWN: TLR CKD:JRM MAR. 15, 2006	JOB NO. 06-039 1 / 1

**DESCRIPTION OF A 0.397 ACRE TRACT  
ON VENTURE DRIVE, SOUTH OF PERIMETER DRIVE AND  
EAST OF PERIMETER LOOP ROAD  
DUBLIN, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, in Virginia Military Survey No. 2999 and being 0.397 acres out of an original 10.497 acre tract of land conveyed to Mount Carmel Health System by deed of record in Instrument No. 199908120205493, all references to Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a P.K. nail found at the intersection of Perimeter Drive (80 feet wide) and Venture Drive (60 feet wide) as shown upon the plat of "Dedication Of Venture Drive, Easements And Vacation Of Existing Sanitary Sewer Easements" of record in Plat Book 89, Pages 43, 44 and 45;

Thence S 29° 04' 47" E a distance of 872.29 feet to a ¼-inch I.D. iron pipe found in the south right-of-way line of Venture Drive, in the north line of said original 10.497 acre tract and at the northeast corner of a 5.500 acre tract of land conveyed out of said 10.497 acre tract to Brentlinger Real Estate Company, LLC by deed of record in Instrument No. 200403150056068;

Thence S 87° 58' 11" E along the south line of Venture Drive and along a portion of a north line of said original 10.497 acre tract a distance of 430.04 feet to a ¼-inch I.D. iron pipe set and at the true place of beginning of the tract herein intended to be described;

Thence continuing S 87° 58' 11" E along the south right-of-way line of Venture Drive and along a portion of a north line of said original 10.497 acre tract a distance of 17.34 feet to a ¼-inch I.D. iron pipe set at the northeast corner of said original 10.497 acre tract, at the northwest corner of a 5.172 acre tract of land conveyed to Mount Carmel Health System by deed of record in Instrument No. 199908120205494, in the east line of Virginia Military Survey No. 2999 and in the west line of Virginia Military Survey No. 2542;

Thence S 02° 43' 33" E along the east line of said original 10.497 acre tract, along the west line of said 5.172 acre tract, along the east line of Virginia Military Survey No. 2999 and along the west line of Virginia Military Survey No. 2542 a distance of 471.64 feet to a ¼-inch I.D. iron pipe found at an angle point in the north limited access right-of-way line of U.S. Route 33 and State Route 161 as shown upon Sheets 12 and 14 of 14 of Ohio Department of Transportation plans for FRA. 33-0.34, at the southeast corner of said original 10.497 acre tract and at the southwest corner of said 5.172 acre tract;

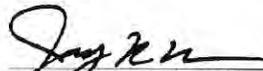
Thence N 86° 52' 30" W along the north limited access right-of-way line of U.S. Route 33 and State Route 161 and along a portion of a south line of said original 10.497 acre tract a distance of 56.45 feet to a ¼-inch I.D. iron pipe set;

Thence N 02° 01' 49" E crossing said 10.497 acre tract a distance of 468.94 feet to the place of beginning;

Containing 0.397 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Jay R. Miller, Ohio Surveyor No. 8061, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in October, 2004. Basis of bearings is the centerline of Venture Drive, being N 87° 58' 11" W, as shown of record in Plat Book 89, Pages 43,44 and 45, Recorder's Office, Franklin County, Ohio.

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

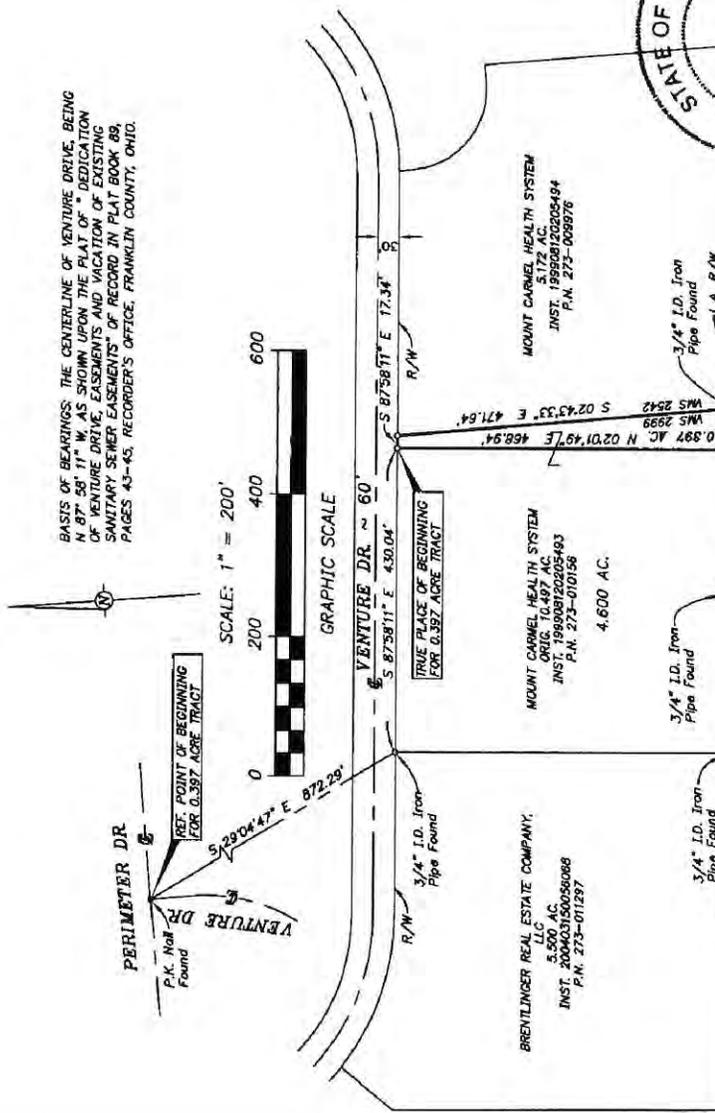
  
Jay R. Miller  
Ohio Surveyor #8061



0108A  
All of  
(273)  
10156



BASIS OF BEARINGS: THE CENTERLINE OF VENTURE DRIVE, BEING N 87° 58' 11" W, AS SHOWN UPON THE PLAT OF "DEDICATION OF VENTURE DRIVE, EASEMENTS AND VACATION OF EXISTING SANITARY SEWER EASEMENTS" OF RECORD IN PLAT BOOK 89, PAGES 43-45, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



PERIMETER DR  
VENTURE DR  
P.K. Nail Found  
REF. POINT OF BEGINNING FOR 0.397 ACRE TRACT  
S 29°04'47" E 872.29'

SCALE: 1" = 200'  
0 200 400 600  
GRAPHIC SCALE

VENTURE DR ~ 60'  
S 87°58'11" E 430.04'  
TRUE PLACE OF BEGINNING FOR 0.397 ACRE TRACT

0.897 AC. N 02°01'49" E 468.94'  
WMS 2599  
S 02°43'33" E 471.64'  
WMS 2542

MOUNT CARMEL HEALTH SYSTEM  
5.172 AC.  
INST. 199509120205494  
P.N. 273-068976

MOUNT CARMEL HEALTH SYSTEM  
10.497 AC.  
INST. 199509120205493  
P.N. 273-010156  
4.600 AC.

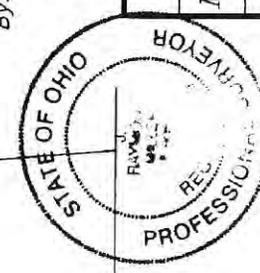
BREMLINGER REAL ESTATE COMPANY;  
5.520 AC.  
INST. 200403150506068  
P.N. 273-011297

U.S. ROUTE 33 & S.R. 761 (VARIABLE WIDTH)  
N 86°52'30" W 56.45'  
FRA. 33-0.34

- P.K. Nail Found
- 3/4" I.D. Iron Pipe Found
- 3/4" I.D. Iron Pipe Set Unless Otherwise Shown

I hereby certify that this plat was prepared from an actual field survey performed under my supervision in October, 2004. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc."

By *[Signature]*  
By *[Signature]* Miller ~ Ohio Surveyor No. 8061



C.F. BIRD & R.J. BULL, INC.  
ENGINEERS / SURVEYORS  
2875 W. DUBLIN-GRANVILLE RD.  
COLUMBUS, OHIO

**MOUNT CARMEL HEALTH SYSTEM**

BOUNDARY SURVEY  
S. SIDE VENTURE DR. &  
E. OF PERIMETER LOOP RD.  
DUBLIN, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,  
CITY OF DUBLIN, BEING 0.397 AC. IN V.M.S. 2999

SCALE: 1" = 200'

DWN: TLR CKD:JRM OCT. 14, 2004

JOB NO. 04-140

1 1

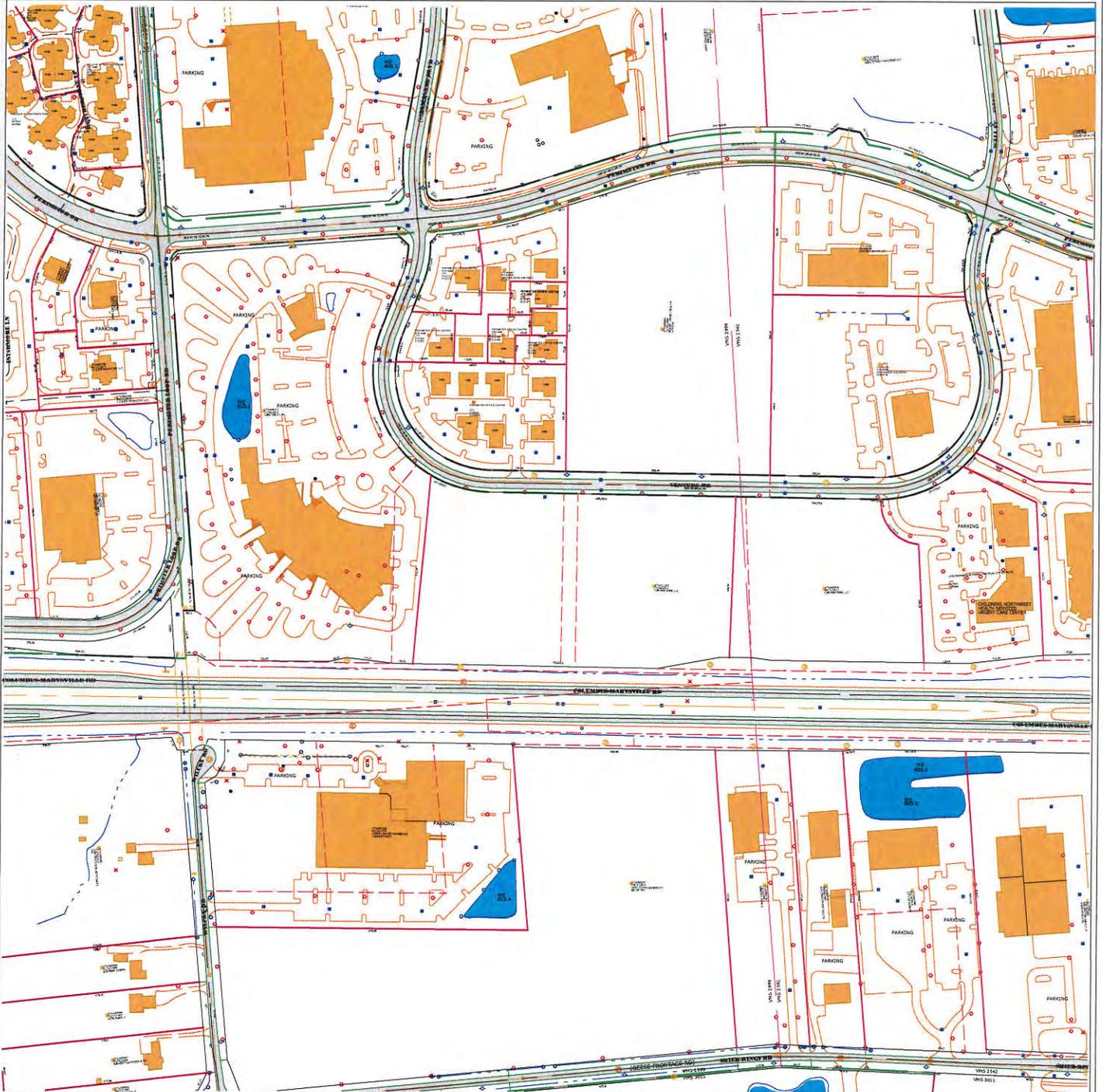
REV 11-01-04  
REV 10-20-04  
REV 10-19-04



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 9/4/15



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.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 9/4/15



Disclaimer

Scale = 800



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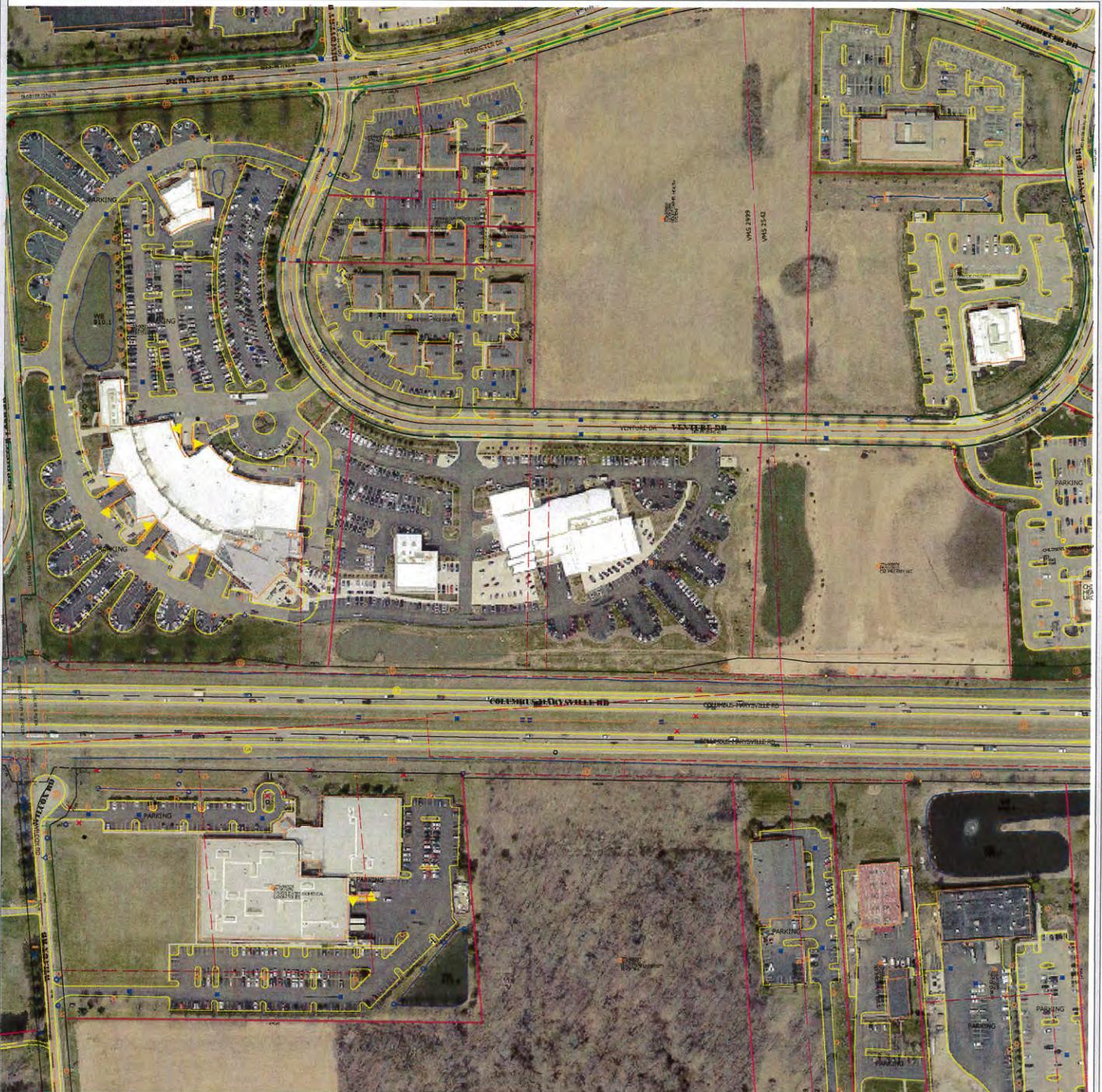
Real Estate / GIS Department



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 9/4/15



ORTHOPHOTOGRAPHY DATE 2014

Disclaimer

Scale = 300



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Real Estate / GIS Department