



To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager 

Date: March 3, 2016

Initiated By: Barbara A. Cox, PE, Acting Director of Engineering/City Engineer
Michael S. Sweder, PE, Civil Engineer II
Philip K. Hartmann, Assistant Law Director

Re: Ordinance 11-16 - AN AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.058 ACRE, MORE OR LESS, FEE SIMPLE RIGHT-OF-WAY, A 0.505 ACRE, MORE OR LESS, FEE SIMPLE RIGHT-OF-WAY, 0.005 ACRE, MORE OR LESS, TEMPORARY EASEMENT, AND A 0.027 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM M/I HOMES OF CENTRAL OHIO, LLC, FOR THE PROPERTY LOCATED AT THE CORNER OF CHURCHMAN ROAD AND CADMORE DRIVE FOR THE PUBLIC PURPOSE OF ROADWAY CONSTRUCTION AND RELATED IMPROVEMENTS.

BACKGROUND

The City of Dublin ("City") is preparing to construct a single lane modern roundabout at the intersection of Rings Road and Churchman Road, which includes the extension of a shared-use path to Eiterman Road, as a part of the Churchman Road – Phase 2 project (the "Project"). The City is obtaining certain property interests from various landowners to construct the project.

MI Homes of Central Ohio, LLC (the "Grantor") owns property from which the City desires two fee simple rights-of-way takes and two temporary easements. The property is generally located along Churchman Road, in certain "reserve areas."

After engaging in amicable discussions, the Grantor has agreed to donate the fee simple right-of-way and temporary easements to the City at no cost. The property interests are located within reserve areas identified on final plat for The Links at Ballantrae – Section 1, which was recorded with the Franklin County Recorder's Office on March 7, 2014. The reserve areas will be officially deeded over to the City by separate instrument, pursuant to the recorded plat, after the City acquires the two fee simple rights-of-way and temporary easements required for the Project.

ACQUISITION

The City will be acquiring from the Grantor only the property interest necessary for purposes of the Project, as depicted in the legal descriptions and depiction attached to this memorandum. The City will be acquiring the property interests at no cost.

RECOMMENDATION

Ordinance No. 11-16 would authorize the City Manager to execute all necessary conveyance documentation to formally acquire the necessary property interest described above. Staff recommends that Council approve Ordinance 11-16 at the second reading/public hearing on April 11, 2016.

RECORD OF ORDINANCES

Ordinance No. 11-16

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.058 ACRE, MORE OR LESS, FEE SIMPLE RIGHT-OF-WAY, A 0.505 ACRE, MORE OR LESS, FEE SIMPLE RIGHT-OF-WAY, 0.005 ACRE, MORE OR LESS, TEMPORARY EASEMENT, AND A 0.027 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM M/I HOMES OF CENTRAL OHIO, LLC, FOR THE PROPERTY LOCATED AT THE CORNER OF CHURCHMAN ROAD AND CADMORE DRIVE FOR THE PUBLIC PURPOSE OF ROADWAY CONSTRUCTION AND RELATED IMPROVEMENTS.

WHEREAS, the City of Dublin (the "City") is preparing to construct Phase 2 of the Churchman Road roadway project, which will include the construction of a roundabout at Churchman Road and Rings Road, and related public improvements (the "Project"); and

WHEREAS, the Project requires that the City obtain certain property interest from Franklin County Parcel Nos. 274-001615 and 274-001616 owned by M/I Homes of Central Ohio, LLC (the "Grantor"), said property interest more fully described in the attached Exhibit "A" and depicted in the attached Exhibit "B;" and

WHEREAS, the City and the Grantor participated in good faith discussions and Grantor has agreed to donate the necessary property interests to the City at no cost; and

WHEREAS, the City desires to execute necessary conveyance documentation to complete the transaction between the City and the Grantor.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring, that:

Section 1. The City Manager is hereby authorized to execute all necessary conveyance documentation to acquire a 0.058 acre, more or less, fee simple right-of-way, a 0.505 acre, more or less, fee simple right-of-way, a 0.005 acre, more or less, temporary easement, and a 0.027 acre, more or less, temporary easement, each temporary easement being for 18 months, commencing on the date construction begins, from M/I Homes of Central Ohio, LLC, said property interest located within Franklin County Parcel Nos. 274-001615 and 274-001616, and more fully described and depicted in the attached Exhibits "A" and "B."

Section 2. This Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other actions as may be appropriate to implement this Ordinance.

Section 3. This Ordinance shall take effect in accordance with 4.04(b) of the Dublin Revised Charter.

Passed this _____ day of _____, 2016.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

Portion above reserved for Auditor, Engineer and Recorder's Offices use

GENERAL WARRANTY DEED

(R.C. § 5302.05)

KNOW ALL PERSONS BY THESE PRESENTS THAT **M/I HOMES OF CENTRAL OHIO, LLC** ("GRANTOR"), an Ohio limited liability company, whose tax mailing address is 3 Easton Oval, Suite 500, Columbus, OH 43219, for good and valuable consideration given by the **CITY OF DUBLIN, OHIO** ("GRANTEE"), an Ohio municipal corporation, whose tax mailing address is 5200 Emerald Parkway, Dublin, Ohio 43017, the receipt and sufficiency of which is hereby acknowledged, does forever grant in fee simple title with all general warranty covenants under section 5302.06 of the OHIO REVISED CODE, subject to easements, conditions, encumbrances, and restrictions of record, to Grantee, and Grantee's successors and assigns, the real property described on **EXHIBIT "A"** and depicted on **EXHIBIT "B"** attached hereto to this deed (the "Property").

0.058 ACRE

FRANKLIN COUNTY PARCEL NO.: 274-001615 & 274-001616

COMMON ADDRESS: CHURCHMAN RD. & CADMORE DR., DUBLIN, OHIO 43016

INSTRUMENT REFERENCES: 201308070134057: RECORDER'S OFFICE FRANKLIN COUNTY, OHIO

Said Grantor, for itself, successors, and assigns, hereby covenants with said Grantee, its successors and assigns, that it is the true and lawful owner of the Property, and lawfully seized of the same in fee simple and that it has good rights and full power to grant, bargain, sell, convey, and release the same in the manner aforesaid.

THE REAL PROPERTY LEGALLY DESCRIBED HEREIN IS INTENDED BY GRANTEE TO BE HELD FOR USE AS PUBLIC RIGHT-OF-WAY.

Executed this ____ day of _____, 2016.

Execution in accordance with Chapter 5301 of the Ohio Revised Code.

{SIGNATURE AND ACKNOWLEDGEMENT ON THE FOLLOWING PAGE}

GRANTOR

**M/I HOMES OF CENTRAL OHIO, LLC,
AN OHIO LIMITED LIABILITY COMPANY**

BY: _____

ITS: _____

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on this ____ day of _____, 2016, before me, the subscriber, a Notary Public in and for said county and state, personally came _____, the _____ of M/I Homes of Central Ohio, LLC, who acknowledged the signing thereof to be his/her free act and deed for and on behalf of M/I Homes of Central Ohio, LLC.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

*This Instrument Prepared By:
Frost Brown Todd, LLC
One Columbus, Suite 2300
10 West Broad Street
Columbus, Ohio 43215*

Portion above reserved for Auditor, Engineer and Recorder's Offices use

GENERAL WARRANTY DEED

(R.C. § 5302.05)

KNOW ALL PERSONS BY THESE PRESENTS THAT **M/I HOMES OF CENTRAL OHIO, LLC** ("GRANTOR"), an Ohio limited liability company, whose tax mailing address is 3 Easton Oval, Suite 500, Columbus, OH 43219, for good and valuable consideration given by the **CITY OF DUBLIN, OHIO** ("GRANTEE"), an Ohio municipal corporation, whose tax mailing address is 5200 Emerald Parkway, Dublin, Ohio 43017, the receipt and sufficiency of which is hereby acknowledged, does forever grant in fee simple title with all general warranty covenants under section 5302.06 of the OHIO REVISED CODE, subject to easements, conditions, encumbrances, and restrictions of record, to Grantee, and Grantee's successors and assigns, the real property described on **EXHIBIT "A"** and depicted on **EXHIBIT "B"** attached hereto to this deed (the "Property").

0.505 ACRE

FRANKLIN COUNTY PARCEL NO.: 274-001611, 274-001612, & 274-001613

COMMON ADDRESS: CHURCHMAN RD. & CADMORE DR., DUBLIN, OHIO 43016

INSTRUMENT REFERENCES: PLAT BOOK 117, PAGE 31 & INSTRUMENT NUMBER 201308070134057; RECORDER'S OFFICE FRANKLIN COUNTY, OHIO

Said Grantor, for itself, successors, and assigns, hereby covenants with said Grantee, its successors and assigns, that it is the true and lawful owner of the Property, and lawfully seized of the same in fee simple and that it has good rights and full power to grant, bargain, sell, convey, and release the same in the manner aforesaid.

THE REAL PROPERTY LEGALLY DESCRIBED HEREIN IS INTENDED BY GRANTEE TO BE HELD FOR USE AS PUBLIC RIGHT-OF-WAY.

Executed this ____ day of _____, 2016.

Execution in accordance with Chapter 5301 of the Ohio Revised Code.

{SIGNATURE AND ACKNOWLEDGEMENT ON THE FOLLOWING PAGE}

GRANTOR

**M/I HOMES OF CENTRAL OHIO, LLC,
AN OHIO LIMITED LIABILITY COMPANY**

BY: _____

ITS: _____

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on this ____ day of _____, 2016, before me, the subscriber, a Notary Public in and for said county and state, personally came _____, the _____ of M/I Homes of Central Ohio, LLC, who acknowledged the signing thereof to be his/her free act and deed for and on behalf of M/I Homes of Central Ohio, LLC.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

*This Instrument Prepared By:
Frost Brown Todd, LLC
One Columbus, Suite 2300
10 West Broad Street
Columbus, Ohio 43215*

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT (the "Easement") is made and entered into this ____ day of _____ 2016, by and between **M/I Homes of Central Ohio, LLC** ("Grantor"), an Ohio limited liability company, whose tax mailing address is at 3 Easton Oval, Suite 500, Columbus, OH 43219, and the **City of Dublin, Ohio**, an Ohio municipal corporation ("Grantee"), whose mailing address is 5200 Emerald Parkway, Dublin, Ohio 43017.

BACKGROUND INFORMATION

WHEREAS, Grantor owns the real property known as Franklin County Auditor's Parcel No. 274-001614 (the "Grantor's Property");

WHEREAS, Grantee desires a temporary easement over those portions of the Grantor's Property legally described on the attached Exhibit "A" and depicted on attached Exhibit "B" (the "Easement Area") for a period of eighteen (18) months, commencing on the date construction begins, for the purpose of construction and grading related to the construction of a roadway, utilities, and related improvements; and

WHEREAS, Grantor desires to grant a temporary easement over the Easement Area for the benefit of Grantee upon the terms and conditions set forth in this Easement.

STATEMENT OF AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to the foregoing Background Information and as follows:

1. Grant of Temporary Easement. Grantor grants to Grantee, its agents, employees, independent contractors, and successors and assigns, a temporary, non-exclusive easement in gross in, through, over and under the Easement Area for a period of eighteen (18) months, commencing on the date construction begins, for the purpose of construction and grading related to the construction of a roadway, utilities, and related improvements. Grantee shall have the right to enter on and use the Easement Area in connection with the performance of certain work on the Grantor's Property, including, but not limited to, construction, grading, utility work, storm drainage work, and for any other purpose reasonably necessary in connection with the same. Upon termination of the aforementioned activities, Grantee shall, at its sole cost and expense, restore the Easement Area as nearly as reasonably practicable to the condition that existed prior to the entry thereon by Grantee.
2. Relationship of Parties. Nothing contained herein shall be deemed or construed by the parties or by any third party as creating the relationship of principal and agent, of partnership or of joint venture between the parties, it being understood and agreed that no provision contained herein or any act of the parties hereto shall be deemed to create any relationship other than grantor and grantee of the rights and easements set forth herein.

3. Waiver. Except to the extent that a party may have otherwise agreed in writing, no waiver by such party of any breach of the other party of any of its obligations, agreements, or covenants hereunder shall be deemed to be a waiver of any subsequent breach of the same or of any other covenants, agreements or obligations, nor shall any forbearance by a party to seek a remedy for any breach by the other party be deemed a waiver of any rights or remedies with respect to such breach or any similar breach in the future.
4. Severability. In the event any provision of this Easement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
5. Captions and Pronoun Usage. The captions and section numbers in this Easement are for convenience only and shall not be deemed to be a part hereof. The pronouns used herein shall be considered as meaning the person, number, and gender appropriate under the circumstances at any given time.
6. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Ohio.
7. Modification. This Easement, or any easement or covenant set forth herein, may not be amended, terminated, rescinded or otherwise modified, in whole or in part, except by a written instrument executed by the parties hereto with reference made to this Easement.
8. Benefit. This Easement shall run with the land and inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, representatives, successors and assigns.
9. Authority. Grantor represents and warrants that it has the full right and authority to enter into this Easement and grants the rights hereby conveyed to Grantee.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the date set forth above.

GRANTOR:

GRANTEE:

M/I Homes of Central Ohio, LLC
An Ohio limited liability company

City of Dublin, Ohio, an Ohio Municipal Corporation

By: _____

Dana L. McDaniel, City Manager

Its: _____

{ACKNOWLEDGEMENTS ON THE FOLLOWING PAGE}

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on this ____ day of _____, 2016, before me, the subscriber, a Notary Public in and for said county and state, personally came Dana L. McDaniel, City Manager of the CITY OF DUBLIN, OHIO, an Ohio municipal corporation, who acknowledged the signing thereof to be his free act and deed for and on behalf of the municipal corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on this _____ day of _____, 2016, before me, the subscriber, a Notary Public in and for said County, personally came the above named _____, the _____ of Grantor in the foregoing Temporary Easement, and acknowledged the signing of the same to be his/her voluntary act and deed for and on behalf of M/I Homes of Central Ohio, LLC.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

Notary Public

This Instrument Prepared By:
Frost Brown Todd LLC
One Columbus
10 West Broad Street
Columbus, Ohio 43215

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT (the "Easement") is made and entered into this ____ day of _____ 2016, by and between **M/I Homes of Central Ohio, LLC** ("Grantor"), an Ohio limited liability company, whose tax mailing address is at 3 Easton Oval, Suite 500, Columbus, OH 43219, and the **City of Dublin, Ohio**, an Ohio municipal corporation ("Grantee"), whose mailing address is 5200 Emerald Parkway, Dublin, Ohio 43017.

BACKGROUND INFORMATION

WHEREAS, Grantor owns the real property known as Franklin County Auditor's Parcel No. 274-001615 (the "Grantor's Property");

WHEREAS, Grantee desires a temporary easement over those portions of the Grantor's Property legally described on the attached Exhibit "A" and depicted on attached Exhibit "B" (the "Easement Area") for a period of eighteen (18) months, commencing on the date construction begins, for the purpose of construction and grading related to the construction of a roadway, utilities, and related improvements; and

WHEREAS, Grantor desires to grant a temporary easement over the Easement Area for the benefit of Grantee upon the terms and conditions set forth in this Easement.

STATEMENT OF AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to the foregoing Background Information and as follows:

1. Grant of Temporary Easement. Grantor grants to Grantee, its agents, employees, independent contractors, and successors and assigns, a temporary, non-exclusive easement in gross in, through, over and under the Easement Area for a period of eighteen (18) months, commencing on the date construction begins, for the purpose of construction and grading related to the construction of a roadway, utilities, and related improvements. Grantee shall have the right to enter on and use the Easement Area in connection with the performance of certain work on the Grantor's Property, including, but not limited to, construction, grading, utility work, storm drainage work, and for any other purpose reasonably necessary in connection with the same. Upon termination of the aforementioned activities, Grantee shall, at its sole cost and expense, restore the Easement Area as nearly as reasonably practicable to the condition that existed prior to the entry thereon by Grantee.
2. Relationship of Parties. Nothing contained herein shall be deemed or construed by the parties or by any third party as creating the relationship of principal and agent, of partnership or of joint venture between the parties, it being understood and agreed that no provision contained herein or any act of the parties hereto shall be deemed to create any relationship other than grantor and grantee of the rights and easements set forth herein.

3. Waiver. Except to the extent that a party may have otherwise agreed in writing, no waiver by such party of any breach of the other party of any of its obligations, agreements, or covenants hereunder shall be deemed to be a waiver of any subsequent breach of the same or of any other covenants, agreements or obligations, nor shall any forbearance by a party to seek a remedy for any breach by the other party be deemed a waiver of any rights or remedies with respect to such breach or any similar breach in the future.
4. Severability. In the event any provision of this Easement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
5. Captions and Pronoun Usage. The captions and section numbers in this Easement are for convenience only and shall not be deemed to be a part hereof. The pronouns used herein shall be considered as meaning the person, number, and gender appropriate under the circumstances at any given time.
6. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Ohio.
7. Modification. This Easement, or any easement or covenant set forth herein, may not be amended, terminated, rescinded or otherwise modified, in whole or in part, except by a written instrument executed by the parties hereto with reference made to this Easement.
8. Benefit. This Easement shall run with the land and inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, representatives, successors and assigns.
9. Authority. Grantor represents and warrants that it has the full right and authority to enter into this Easement and grants the rights hereby conveyed to Grantee.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the date set forth above.

GRANTOR:

M/I Homes of Central Ohio, LLC
An Ohio limited liability company

By: _____

Its: _____

GRANTEE:

City of Dublin, Ohio, an Ohio Municipal Corporation

Dana L. McDaniel, City Manager

{ACKNOWLEDGEMENTS ON THE FOLLOWING PAGE}

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on this ____ day of _____, 2016, before me, the subscriber, a Notary Public in and for said county and state, personally came Dana L. McDaniel, City Manager of the CITY OF DUBLIN, OHIO, an Ohio municipal corporation, who acknowledged the signing thereof to be his free act and deed for and on behalf of the municipal corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on this ____ day of _____, 2016, before me, the subscriber, a Notary Public in and for said County, personally came the above named _____, the _____ of Grantor in the foregoing Temporary Easement, and acknowledged the signing of the same to be his/her voluntary act and deed for and on behalf of M/I Homes of Central Ohio, LLC.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

Notary Public

This Instrument Prepared By:
Frost Brown Todd LLC
One Columbus
10 West Broad Street
Columbus, Ohio 43215

EXHIBIT "A"

15-WD-1

**DESCRIPTION OF A 0.058 ACRE RIGHT-OF-WAY PARCEL
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED
PROPERTY WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey (VMS) number 3453, being part of Reserve "F" and all of Reserve "E" of The Links at Ballantrae Section 1, as recorded in Plat Book 117, page 31, said Reserve "F" and said Reserve "E" being a part of that 22.852 acre tract of land described in a deed to **M/I Homes of Central Ohio, LLC**, of record in Instrument Number 201308070134057 all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, said parcel being more particularly bounded and described as follows:

Commencing for reference at Franklin County Geodetic Survey monument number 7747, said monument being on the west line of said VMS number 3453, being on the east line of VMS number 6953, being at an angle point in the existing centerline of right-of-way for Rings Road, and said monument being the southeast corner of Cramer's First Addition, as recorded in Plat Book 10, page 98;

Thence **North 06 degrees 37 minutes 50 seconds West**, along the common line between said VMS numbers 3453 and 6953, and along the east line of said Cramer's First Addition, a distance of **337.82 feet** to the northeast corner of Lot 12 of said Cramer's First Addition, being the southeast corner of that 2.521 acre tract of land described in a deed to Jay W. Liggett, Trustee, of record in Instrument Number 200101260016924, and said point being on the west line of the grantor's land, (reference a PK nail found South 83 degrees 22 minutes 26 seconds West at a distance of 0.19 feet);

Thence **North 06 degrees 32 minutes 59 seconds West**, continuing along the common line between VMS numbers 3453 and 6953, along the west line of the grantor's land and along the east line of said 2.521 acre tract, a distance of **111.13 feet** to a point on the existing northeast right-of-way line for Churchman Road, as established by said The Links at Ballantrae Section 1, being a southeast corner of said Reserve "F", being the northeast corner of said 2.521 acre tract, being the southeast corner of the Woodlands at Ballantrae Twelfth Amendment, as originally declared in Instrument Number 200512150264139 and amended in Instrument Number 201410010129320, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel, (reference an iron pipe found with an "EMH&T" cap North 47 degrees 51 minutes 09 seconds West at a distance of 0.06 feet);

Thence **North 06 degrees 32 minutes 59 seconds West**, continuing along the common line between VMS numbers 3453 and 6953, along the west line of said Reserve "F" and along the east line of said Twelfth Amendment, a distance of **8.56 feet** to an iron pin set;

Thence **South 77 degrees 10 minutes 05 seconds East**, across said Reserve "F", a distance of **97.19 feet** to an iron pin set;

Thence **South 47 degrees 49 minutes 02 seconds East**, continuing across said Reserve "F", a distance of **7.00 feet** to an iron pin set on the existing northwest right-of-way line for Cadmore Drive, as established by said The Links at Ballantrae Section 1, being the southeast corner of said Reserve "F", and being the northeast corner of said Reserve "E";

Thence **South 42 degrees 10 minutes 10 seconds West**, along the existing northwest right-of-way line for said Cadmore Drive and along the southeast line of said Reserve "E", a distance of **28.26 feet** to an iron pin set, being a southeast corner of said Reserve "E";

Thence South 86 degrees 54 minutes 41 seconds West, along the existing north right-of-way line for said Cadmore Drive and along a south line of said Reserve "E", a distance of 35.20 feet to an iron pin set on the existing northeast right-of-way line for said Churchman Road, being a south corner of said Reserve "E";

Thence North 47 degrees 49 minutes 50 seconds West, along the northeast right-of-way line for said Churchman Road, and along the southwest lines of said Reserve "E" and said Reserve "F", a distance of 60.52 feet to the TRUE POINT OF BEGINNING for the herein described right-of-way parcel;

The above described right-of-way parcel contains a total area of 0.058 acres, of which 0.045 acres is located within Franklin County Auditor's parcel number 274-001615 and 0.013 acres is located with Franklin County Auditor's parcel number 274-001616.

The bearings described herein are based on Grid North (reference North 83 degrees 49 minutes 54 seconds East for the centerline of Rings Road between Franklin County Geodetic Survey monuments 0049 and 7747) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "Structurepoint-PS 8438".

The above described right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on July 10, 2015, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Brian P. Bingham, PS
Registered Professional Surveyor No. 8438



10/20/2015
Date

N-262-B
Allot
(274)
1615
+
split
0.013 acms
out of
(274)
1616



EXHIBIT "A"

15-WD-2

**DESCRIPTION OF A 0.505 ACRE RIGHT-OF-WAY PARCEL
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED
PROPERTY WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey (VMS) number 3453, being part of Reserve "A" and Reserve "B", and all of Reserve "C" of The Links at Ballantrae Section 1, as recorded in Plat Book 117, page 31, said Reserve "A", said Reserve "B" and said Reserve "C" being a part of those 3.649 acre and 22.852 acre tracts of land described in a deed to **M/I Homes of Central Ohio, LLC**, of record in Instrument Number 201308070134057, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, said parcel being more particularly bounded and described as follows:

Commencing for reference at Franklin County Geodetic Survey monument number 7747, said monument being on the west line of said VMS number 3453, being on the east line of VMS number 6953, being at an angle point in the existing centerline of right-of-way for Rings Road, and said monument being the southeast corner of Cramer's First Addition, as recorded in Plat Book 10, page 98;

Thence **North 88 degrees 00 minutes 41 seconds East**, along the existing centerline of right-of-way for said Rings Road, along the south line of said The Links at Ballantrae Section 1, a distance of **490.00 feet** to the southeast corner of said The Links at Ballantrae Section 1, being the southwest corner of that 1.136 acre tract of land described in a deed to Northwest Chapel Grace Brethren Church, of record in Instrument Number 200408060187262;

Thence **North 03 degrees 40 minutes 59 seconds West**, along the east line of said The Links at Ballantrae Section 1 and along the west line of said 1.136 acre parcel, a distance of **65.03 feet** to an iron pin set on the existing north right-of-way line for said Rings Road, as established by said The Links at Ballantrae Section 1, said iron pin set being at the southeast corner of said Reserve "A";

Thence **South 88 degrees 00 minutes 41 seconds West**, along the existing north right-of-way line for said Rings Road and along the south line of said Reserve "A", a distance of **51.78 feet** to an iron pin set at the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence across the grantor's land along the following nine (9) described courses:

1. Along the arc of a non-tangent curve to the right, said curve having a radius of **182.00 feet**, a central angle of **11 degrees 43 minutes 46 seconds** and a length of **37.26 feet** to an iron pin set at a point of compound curvature, said curve being subtended by a long chord having a bearing of **North 48 degrees 16 minutes 21 seconds West** and a length of **37.19 feet**;
2. Along the arc of a curve to the right, said curve having a radius of **382.00 feet**, a central angle of **12 degrees 24 minutes 47 seconds** and a length of **82.76 feet** to an iron pin set at a point of reverse curvature, said curve being subtended by a long chord having a bearing of **North 36 degrees 12 minutes 05 seconds West** and a length of **82.60 feet**;
3. Along the arc of a curve to the left, said curve having a radius of **336.50 feet**, a central angle of **36 degrees 53 minutes 40 seconds** and a length **216.68 feet** to and iron pin set at a point of tangency, said curve being subtended by a long chord having a bearing of **North 48 degrees 26 minutes 31 seconds West** and a length of **212.96 feet**;
4. **North 66 degrees 53 minutes 21 seconds West**, a distance of **6.04 feet** to an iron pin set;

5. **North 00 degrees 23 minutes 19 seconds East**, a distance of **9.03 feet** to an iron pin set;
6. Along the arc of a non-tangent curve to the right, said curve having a radius of **95.00 feet**, a central angle of **22 degrees 43 minutes 19 seconds** and a length of **37.67 feet** to an iron pin set at a point of tangency, said curve being subtended by a long chord having a bearing of **North 78 degrees 15 minutes 01 seconds West** and a length of **37.43 feet**;
7. **North 66 degrees 53 minutes 21 seconds West**, a distance of **47.11 feet** to an iron pin set;
8. **North 31 degrees 27 minutes 47 seconds West**, a distance of **49.53 feet** to an iron pin set on the northeast line of said Reserve "A", being the southwest line of said Reserve "B";
9. **North 47 degrees 49 minutes 49 seconds West**, along the northeast line of said Reserve "A" and along the southwest line of said Reserve "B", a distance of **2.97 feet** to an iron pin set on the existing southeast right-of-way line for Cadmore Drive, as established by said The Links at Ballantrae Section 1, said iron pin set being at a common corner for said Reserves "A", "B" and "C";

Thence **South 42 degrees 10 minutes 10 seconds West**, along the existing southeast right-of-way line for said Cadmore Drive and along the northwest line of said Reserve "C", a distance of **21.57 feet** to an iron pin set at a northwest corner of said Reserve "C";

Thence **South 10 degrees 28 minutes 20 seconds East**, along an existing east right-of-way line for said Cadmore Drive and along the west line of said Reserve "C", a distance of **39.73 feet** to an iron pin set at the existing northeast right-of-way line for Churchman Road, as established by said The Links at Ballantrae Section 1, said point being a southwest corner of said Reserve "C";

Thence along the existing northeast right-of-way line for said Churchman Road along the following four (4) described courses:

1. Along the arc of a non-tangent curve to the left, along the southwest line of said Reserve "C", said curve having a radius of **215.00 feet**, a central angle of **01 degree 38 minutes 30 seconds** and a length of **6.16 feet** to an iron pin set at a point of tangency, said curve being subtended by a long chord having a bearing of **South 63 degrees 54 minutes 36 seconds East** and a length of **6.16 feet**;
2. **South 64 degrees 43 minutes 51 seconds East**, continuing along the southwest line of said Reserve "C" and along the southwest line of said Reserve "A", a distance of **86.74 feet** to an iron pin set at a point of curvature;
3. Thence along the arc of a curve to the right, continuing along the southwest line of said Reserve "A", said curve having a radius of **235.00 feet**, a central angle of **61 degrees 40 minutes 57 seconds** and a length of **252.99 feet** to an iron pin set at a southwest corner of said Reserve "A", said curve being subtended by a long chord having a bearing of **South 33 degrees 53 minutes 23 seconds East** and a length of **240.95 feet**;
4. **South 47 degrees 35 minutes 32 seconds East**, continuing along the southwest line of said Reserve "A", a distance of **35.01 feet** to an iron pin set at the existing north right-of-way line for said Rings Road, said point being a southwest corner of said Reserve "A";

Thence **North 88 degrees 00 minutes 41 seconds East**, along the existing north right-of-way line for said Rings Road and along the south line of said Reserve "A" a distance of **164.36 feet** to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.

The above described right-of-way parcel contains a total area of 0.505 acres, of which 0.335 acres is located within Franklin County Auditor's parcel number 274-001611, 0.140 acres is located within Franklin County Auditor's parcel number 274-001612 and 0.030 acres is located within located within Franklin County Auditor's parcel number 274-001613.

The bearings described herein are based on Grid North (reference North 83 degrees 49 minutes 54 seconds East for the centerline of Rings Road between Franklin County Geodetic Survey monuments 0049 and 7747) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "Structurepoint-PS 8438".

The above described right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on July 10, 2015, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.


Brian P. Bingham, PS
Registered Professional Surveyor No. 8438



10/20/2015
Date

N-262-7
All of
(274)
1613
+
split
0.335 ac
out of
(274)
1611
+
split
0.140 ac
out of
(274)
1612



PROJ. NO. 13.517
 DRAWN BY: MJW
 CHECKED BY: BPB
 DATE: 7/7/2015



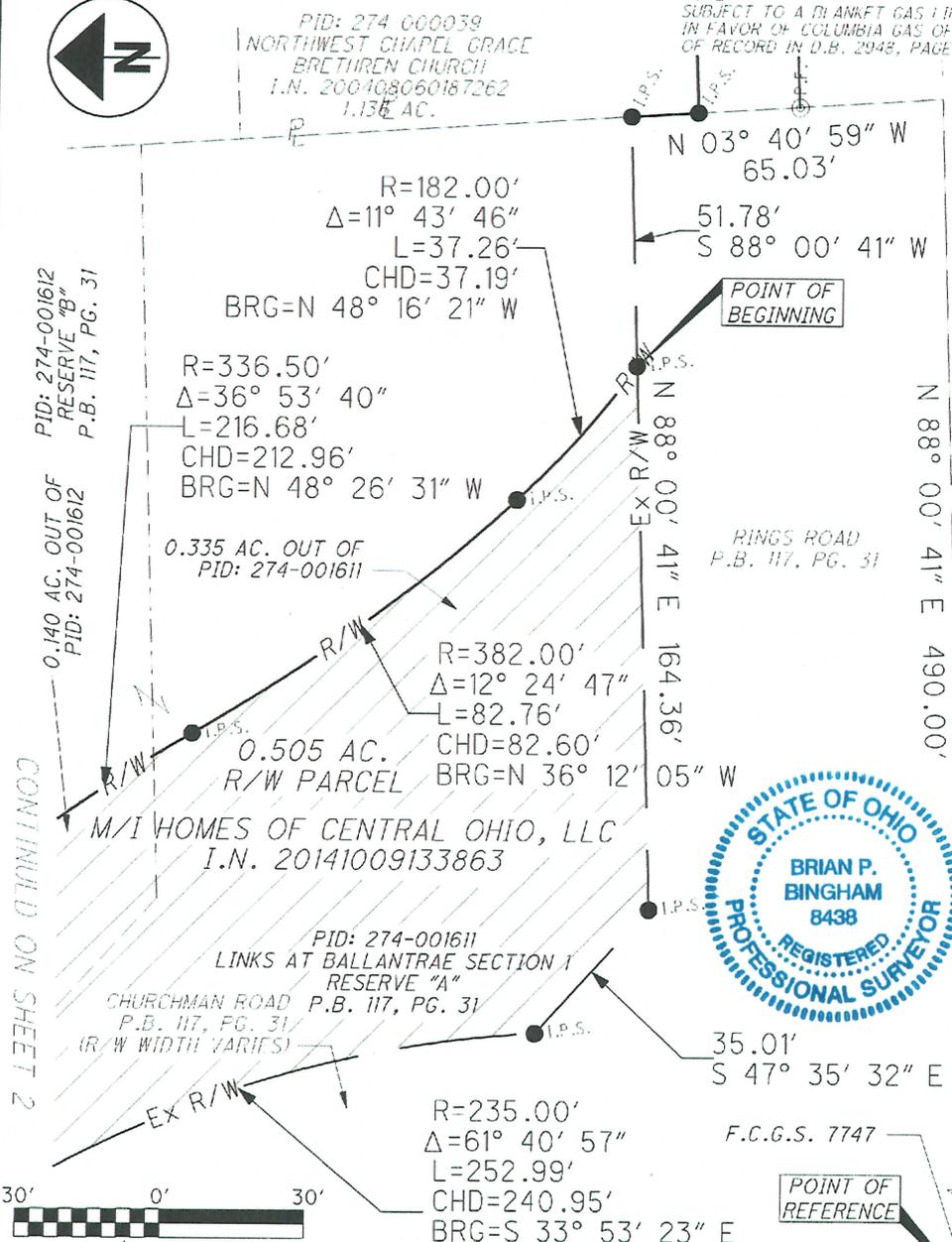
2550 CORPORATE EXCHANGE DR, STE 300
 COLUMBUS, OH 43231
 TEL 614.901.2235 FAX 614.901.2236
 www.structurepoint.com

EXHIBIT "B"
 15-WD-2
 0.505 AC. FEE R/W
 ACQUIRED FROM
 M/I HOMES OF CENTRAL OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN
 CITY OF DUBLIN, LOCATED IN VIRGINIA MILITARY SURVEY
 NUMBER 3453



NOTE:
 SUBJECT TO A DRANKET GAS LINE EASEMENT
 IN FAVOR OF COLUMBIA GAS OF OHIO, INC.
 OF RECORD IN D.B. 2948, PAGE 209.



BASIS OF BEARING:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING
 OF N 83° 49' 54" E FOR THE CENTERLINE OF RINGS ROAD,
 AS REFERENCED TO THE OHIO STATE PLANE COORDINATE
 SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF
 1983 (2007 ADJUSTMENT) AS ESTABLISHED UTILIZING A GPS
 SURVEY ORIGINATING ON FRANKLIN COUNTY ENGINEER'S
 OFFICE PUBLISHED MONUMENTS "0049" AND "7747".

- M.N.S. MAG NAIL SET
- I.P.S. 5/8" IRON PIN SET WITH CAP "STRUCTUREPOINT-PS 8438"
- I.P.F. IRON PIN FOUND
- ⊗ I.P.F. IRON PIPE FOUND
- △ FRANKLIN COUNTY GEODETIC SURVEY MONUMENT

I HEREBY CERTIFY THAT:
 THIS DRAWING REPRESENTS THE RESULTS OF AN ACTUAL FIELD SURVEY
 OF THE PREMISES PERFORMED BY AMERICAN STRUCTUREPOINT, INC., AND
 IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian P. Bingham
 BRIAN P. BINGHAM, P.S. NO. 8438
 AMERICAN STRUCTUREPOINT, INC.
 DATE: 10/20/2015

PROJ. NO.	13.517
DRAWN BY:	MJW
CHECKED BY:	BPB
DATE:	7/7/2015



2550 CORPORATE EXCHANGE DR, STE 300
COLUMBUS, OH 43231
TEL 614.901.2235 FAX 614.901.2236
www.structurepoint.com

EXHIBIT "B"
15-WD-2
0.505 AC. FEE R/W
ACQUIRED FROM
M/I HOMES OF CENTRAL OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN
CITY OF DUBLIN, LOCATED IN VIRGINIA MILITARY SURVEY
NUMBER 3453

PID: 274-00162
LINKS AT BALLANTRAE SECTION 1
RESERVE "B"
P.B. 117, PG. 31

M/I HOMES OF CENTRAL OHIO, LLC
I.N. 20141009133863

0.140 AC. OUT OF
PID: 274-00162

- M.N.S. MAG NAIL SET
- I.P.S. 5/8" IRON PIN SET WITH CAP "STRUCTUREPOINT-PS 8438"
- I.P.F. IRON PIN FOUND
- ⊙ I.P.F. IRON PIPE FOUND
- ⊗ FRANKLIN COUNTY GEODETIC SURVEY MONUMENT

R=336.50'
Δ=36° 53' 40"
L=216.68'
CHD=212.96'
BRG=N 48° 26' 31" W

0.505 AC.
9.03'
N 00° 23' 19" E
6.04'
N 66° 53' 21" W

I.N. 201308070134057
3.649 AC.
R=95.00'
Δ=22° 43' 19"
L=37.67'
CHD=37.43'
BRG=N 78° 15' 01" W

47.11'
N 66° 53' 21" W

49.57'
N 31° 27' 47" W

0.030 AC. OUT OF
PID: 274-001613
2.97'
N 47° 49' 49" W

LINKS AT BALLANTRAE SECTION 1
RESERVE "C"
P.B. 117, PG. 31

PID: 274-001611
RESERVE "A"
P.B. 117, PG. 31
86.74'
S 64° 43' 51" E

0.335 AC. OUT OF
PID: 274-001611
R=235.00'
Δ=61° 40' 57"
L=252.99'
CHD=240.95'
BRG=S 33° 53' 23" E

21.57'
S 42° 10' 10" W
39.73'
S 10° 28' 20" E

R=215.00'
Δ=01° 38' 30"
L=6.16'
CHD=6.16'
BRG=S 63° 54' 36" E

NOTE:
SUBJECT TO A BLANKET GAS LINE EASEMENT
IN FAVOR OF COLUMBIA GAS OF OHIO, INC.
OF RECORD IN D.B. 2948, PAGE 209.



BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 83° 49' 54" E FOR THE CENTERLINE OF RINGS ROAD, AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AS ESTABLISHED UTILIZING A GPS SURVEY ORIGINATING ON FRANKLIN COUNTY ENGINEER'S OFFICE PUBLISHED MONUMENTS "0049" AND "7747".



EXHIBIT "A"

15-T-1

DESCRIPTION OF A 0.005 ACRE TEMPORARY CONSTRUCTION EASEMENT
TO PERFORM GRADING

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey (VMS) number 3453, being a part of Reserve "D" of The Links at Ballantrae Section 1, as recorded in Plat Book 117, page 31, said Reserve "D" being a part of an original 3.649 acre tract of land described in a deed to **M/I Homes of Central Ohio, LLC**, of record in Instrument Number 201308070134057, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, said parcel being more particularly bounded and described as follows:

BEGINNING at a point on the west line of said VMS 3453, being on the existing southwest right-of-way line for Churchman Road, as established by said The Links at Ballantrae Section 1, being the northernmost corner of said Reserve "D", and being on the east line of that 2.521 acre tract of land described in a deed to Jay W. Liggett, Trustee, of record in Instrument Number 200101260016924;

Thence **South 47 degrees 49 minutes 50 seconds East**, along the existing southwest right-of-way line for said Churchman Road and along the northeast line of said Reserve "D", a distance of **26.88 feet** to a point;

Thence **South 30 degrees 50 minutes 18 seconds West**, across said Reserve "D", a distance of **7.95 feet** to a point on a curve;

Thence along the arc of a non-tangent curve to the right, continuing across said Reserve "D", said curve having a radius of **626.46 feet**, a central angle of **01 degrees 29 minutes 56 seconds** and a length of **16.39 feet** to the west line of said VMS number 3453, being the west line of said Reserve "D", and being the east line of Lot 12 of Cramer's First Addition, as record in Plat Book 10, page 98, said Lot 12 being described in a deed to Bryan D. Scott and Margaret F. Scott, of record in Instrument Number 201202020015290;

Thence **North 06 degree 37 minutes 50 seconds West**, along the west line of said VMS number 3453, along the west line of said Reserve "D" and along the east line of said Lot 12, a distance of **11.36 feet** to the northeast corner of said Lot 12, being the southeast corner of said 2.521 acre tract, (reference a PK nail found South 83 degrees 22 minutes 26 seconds West at a distance of 0.19 feet);

Thence **North 06 degrees 32 minutes 59 seconds West**, continuing along the west line of said VMS number 3453, continuing along the west line of said Reserve "D", and along the east line of said 2.521 acre tract, a distance of **5.03 feet** to the **POINT OF BEGINNING** for the herein described temporary easement.

The above described temporary easement contains a total area of **0.005 acres** located within Franklin County Auditor's parcel number 274-001614.

The bearings described herein are based on Grid North (reference North 83 degrees 49 minutes 54 seconds East for the centerline of Rings Road between Franklin County Geodetic Survey monuments 0049 and 7747) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "Structurepoint-PS 8438".

The above described temporary easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on July 10, 2015, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Brian P. Bingham, PS
Registered Professional Surveyor No. 8438



10/20/2015
Date

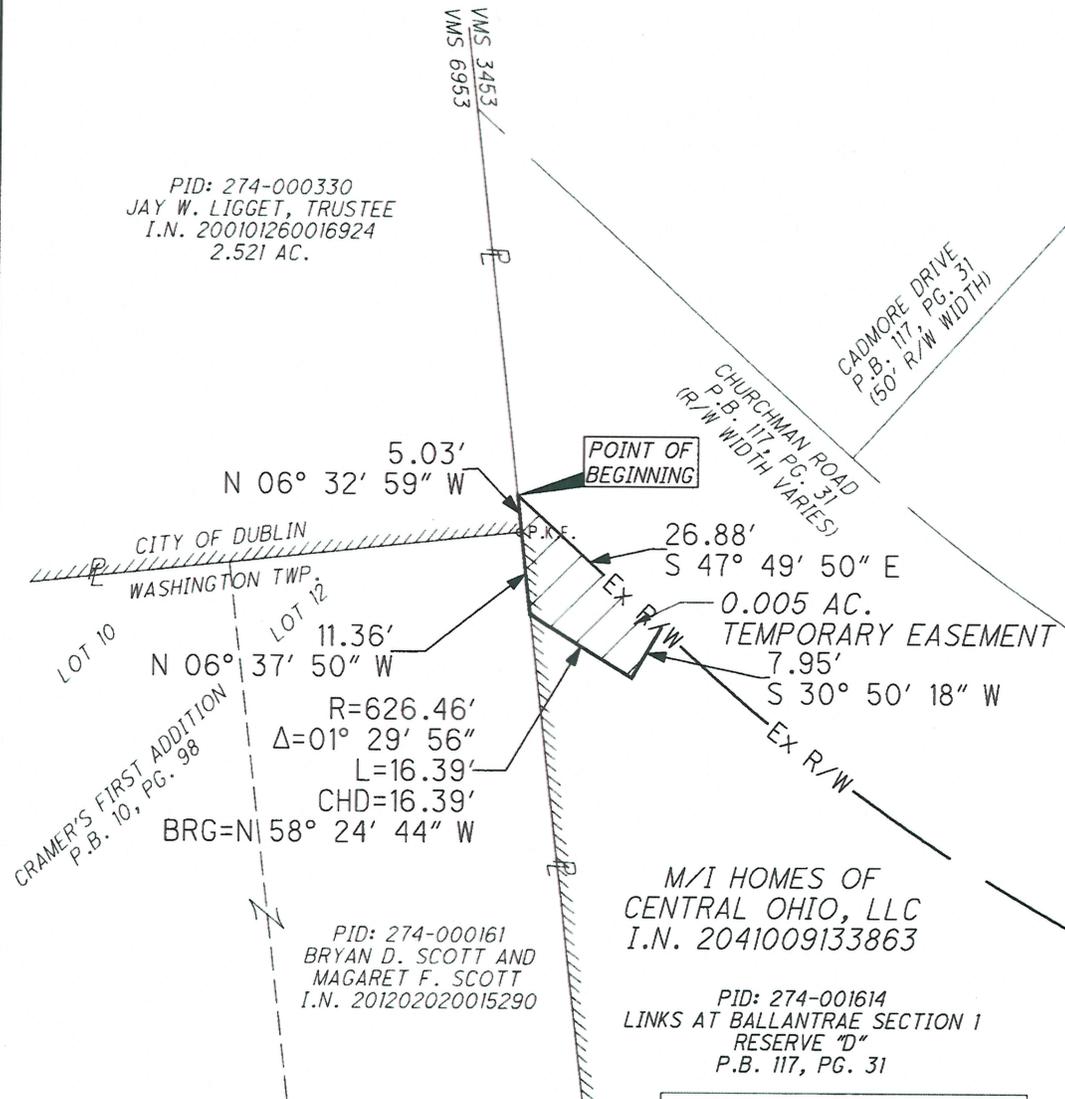
PROJ. NO. 13.517
 DRAWN BY: MJW
 CHECKED BY: BPB
 DATE: 7/7/2015



2550 CORPORATE EXCHANGE DR, STE 300
 COLUMBUS, OH 43231
 TEL 614.901.2235 FAX 614.901.2236
 www.structurepoint.com

EXHIBIT "B"
 15-T-1
 0.005 AC. TEMP EASEMENT
 ACQUIRED FROM
 M/I HOMES OF CENTRAL OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN
 CITY OF DUBLIN, LOCATED IN VIRGINIA MILITARY SURVEY
 NUMBER 3453

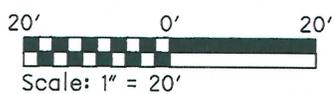


PID: 274-000330
 JAY W. LIGGET, TRUSTEE
 I.N. 200101260016924
 2.521 AC.

PID: 274-000161
 BRYAN D. SCOTT AND
 MAGARET F. SCOTT
 I.N. 201202020015290

M/I HOMES OF
 CENTRAL OHIO, LLC
 I.N. 2041009133863

PID: 274-001614
 LINKS AT BALLANTRAE SECTION 1
 RESERVE "D"
 P.B. 117, PG. 31



- M.N.S. MAG NAIL SET
- I.P.S. 5/8" IRON PIN SET WITH CAP "STRUCTUREPOINT-PS 8438"
- I.P.F. IRON PIN FOUND
- P.K.F. PK NAIL FOUND
- ⊙ FRANKLIN COUNTY GEODETIC SURVEY MONUMENT

BASIS OF BEARING:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 83° 49' 54" E FOR THE CENTERLINE OF RINGS ROAD, AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AS ESTABLISHED UTILIZING A GPS SURVEY ORIGINATING ON FRANKLIN COUNTY ENGINEER'S OFFICE PUBLISHED MONUMENTS "0049" AND "7747".

I HEREBY CERTIFY THAT:
 THIS DRAWING REPRESENTS THE RESULTS OF AN ACTUAL FIELD SURVEY OF THE PREMISES PERFORMED BY AMERICAN STRUCTUREPOINT, INC., AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian P. Bingham
 BRIAN P. BINGHAM, P.S., NO. 8438
 AMERICAN STRUCTUREPOINT, INC.

10/28/2015
 DATE



EXHIBIT "A"

15-T-2

**DESCRIPTION OF A 0.027 ACRE TEMPORARY CONSTRUCTION EASEMENT
TO PERFORM GRADING**

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey (VMS) number 3453, being a part of Reserve "F" of The Links at Ballantrae Section 1, as recorded in Plat Book 117, page 31, said Reserve "F" being a part of an original 22.852 acre tract of land described in a deed to **M/I Homes of Central Ohio, LLC**, of record in Instrument Number 201308070134057, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, said parcel being more particularly bounded and described as follows:

Commencing for reference at a point on the west line of said VMS 3453, being on the existing northeast right-of-way line for Churchman Road, as established by said The Links at Ballantrae Section 1, being a southwest corner of said Reserve "F", being the southeast corner of the Woodlands at Ballantrae Twelfth Amendment, as originally declared in Instrument Number 200512150264139 and amended in Instrument Number 201410010129320, (reference an iron pipe found with an "EMH&T" cap North 47 degrees 51 minutes 09 seconds West at a distance of 0.06 feet);

Thence **North 06 degrees 32 minutes 59 seconds West**, along the west line of said VMS number 3453, along the west line of said Reserve "F" and along the east line of said Twelfth Amendment, a distance of **8.56 feet** to an iron pin set on the proposed northeast right-of-way line for said Churchman Road, said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence **North 06 degrees 32 minutes 59 seconds West**, continuing along the west line of said VMS number 3453, continuing along the west line of said Reserve "F" and continuing along the east line of said Twelfth Amendment, a distance of **23.26 feet** to a point;

Thence across said Reserve "F" along the following three (3) described courses:

1. **South 47 degrees 51 minutes 09 seconds East**, a distance of **24.39 feet** to a point;
2. **South 77 degrees 10 minutes 05 seconds East**, a distance of **86.26 feet** to a point;
3. **South 47 degrees 49 minutes 02 seconds East**, a distance of **9.62 feet** to a point on the existing northwest right-of-way line for Cadmore Drive, as established by said The Links at Ballantrae Section 1, being the southeast line of said Reserve "F";

Thence **South 42 degrees 10 minutes 58 seconds West**, along the existing northwest right-of-way line for said Cadmore Drive and along the southeast line of said Reserve "F", a distance of **10.00 feet** to an iron pin set on the proposed northeast right-of-way line for said Churchman Road, said iron pin set being the southeast corner of said Reserve "F", and being the northeast corner of Reserve "E" of said The Links at Ballantrae Section 1;

Thence **North 47 degrees 49 minutes 02 seconds West**, along the proposed northeast right-of-way line for said Churchman Road and across said Reserve "F" a distance of **7.00 feet** to an iron pin set;

Thence **North 77 degrees 10 minutes 05 seconds West**, continuing along the proposed northeast right-of-way line for said Churchman Road and continuing across said Reserve "F", a distance of **97.19 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.

The above described temporary easement contains a total area of 0.027 acres located within Franklin County Auditor's parcel number 274-001616.

The bearings described herein are based on Grid North (reference North 83 degrees 49 minutes 54 seconds East for the centerline of Rings Road between Franklin County Geodetic Survey monuments 0049 and 7747) as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "Structurepoint-PS 8438".

The above described temporary easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on July 10, 2015, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.


Brian P. Bingham, PS
Registered Professional Surveyor No. 8438



10/30/2015
Date

PROJ. NO. 13.517
 DRAWN BY: MJW
 CHECKED BY: BPB
 DATE: 7/7/2015



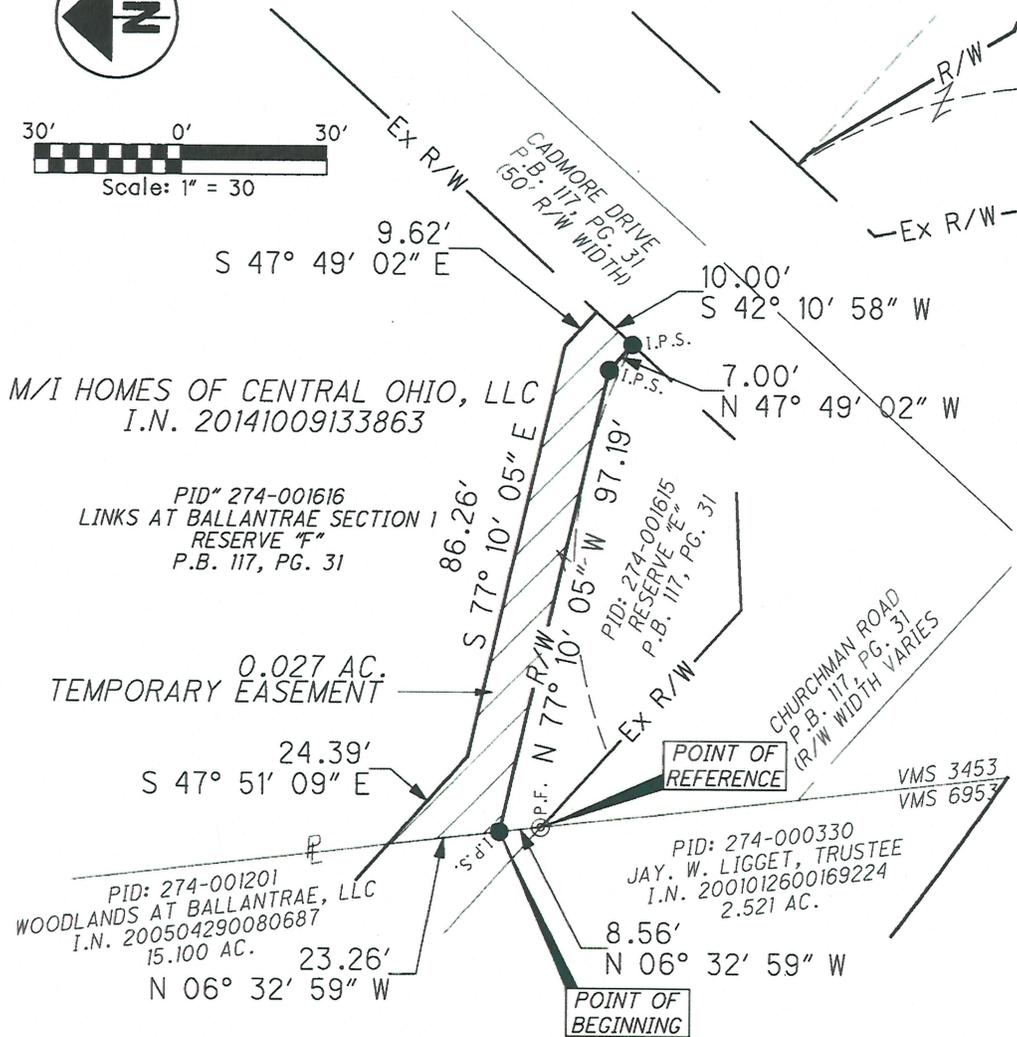
2550 CORPORATE EXCHANGE DR, STE 300
 COLUMBUS, OH 43231
 TEL 614.901.2235 FAX 614.901.2236
 www.structurepoint.com

EXHIBIT "B"
15-T-2
0.027 AC. TEMP EASEMENT
ACQUIRED FROM
M/I HOMES OF CENTRAL OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN
 CITY OF DUBLIN, LOCATED IN VIRGINIA MILITARY SURVEY
 NUMBER 3453



30' 0' 30'
 Scale: 1" = 30'



- M.N.S. MAG NAIL SET
- I.P.S. 5/8" IRON PIN SET WITH CAP "STRUCTUREPOINT-PS 8438"
- I.P.F. IRON PIN FOUND
- ⊙ P.F. IRON PIPE FOUND
- ⊕ FRANKLIN COUNTY GEODETIC SURVEY MONUMENT

BASIS OF BEARING:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 83° 49' 54" E FOR THE CENTERLINE OF RINGS ROAD, AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AS ESTABLISHED UTILIZING A GPS SURVEY ORIGINATING ON FRANKLIN COUNTY ENGINEER'S OFFICE PUBLISHED MONUMENTS "0049" AND "7747".

I HEREBY CERTIFY THAT:
 THIS DRAWING REPRESENTS THE RESULTS OF AN ACTUAL FIELD SURVEY OF THE PREMISES PERFORMED BY AMERICAN STRUCTUREPOINT, INC., AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian P. Bingham
 BRIAN P. BINGHAM, P.S. NO. 8438
 AMERICAN STRUCTUREPOINT, INC.

10/20/2015
 DATE

