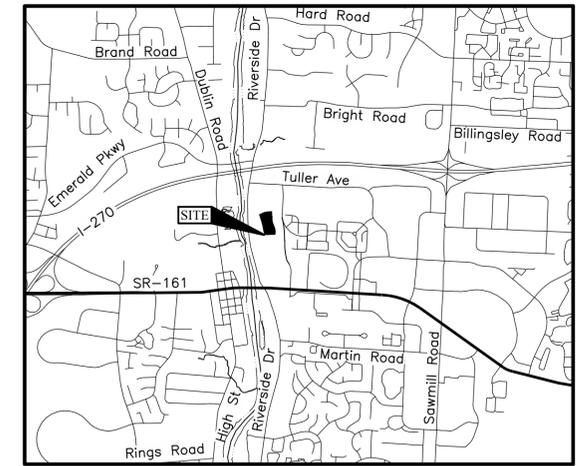


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 QUARTER TOWNSHIP 2 & 3, TOWNSHIP 2, RANGE 19
 UNITED STATES MILITARY DISTRICT
 PRELIMINARY PLAT
 FOR
BRIDGE PARK BLOCK H
 2016

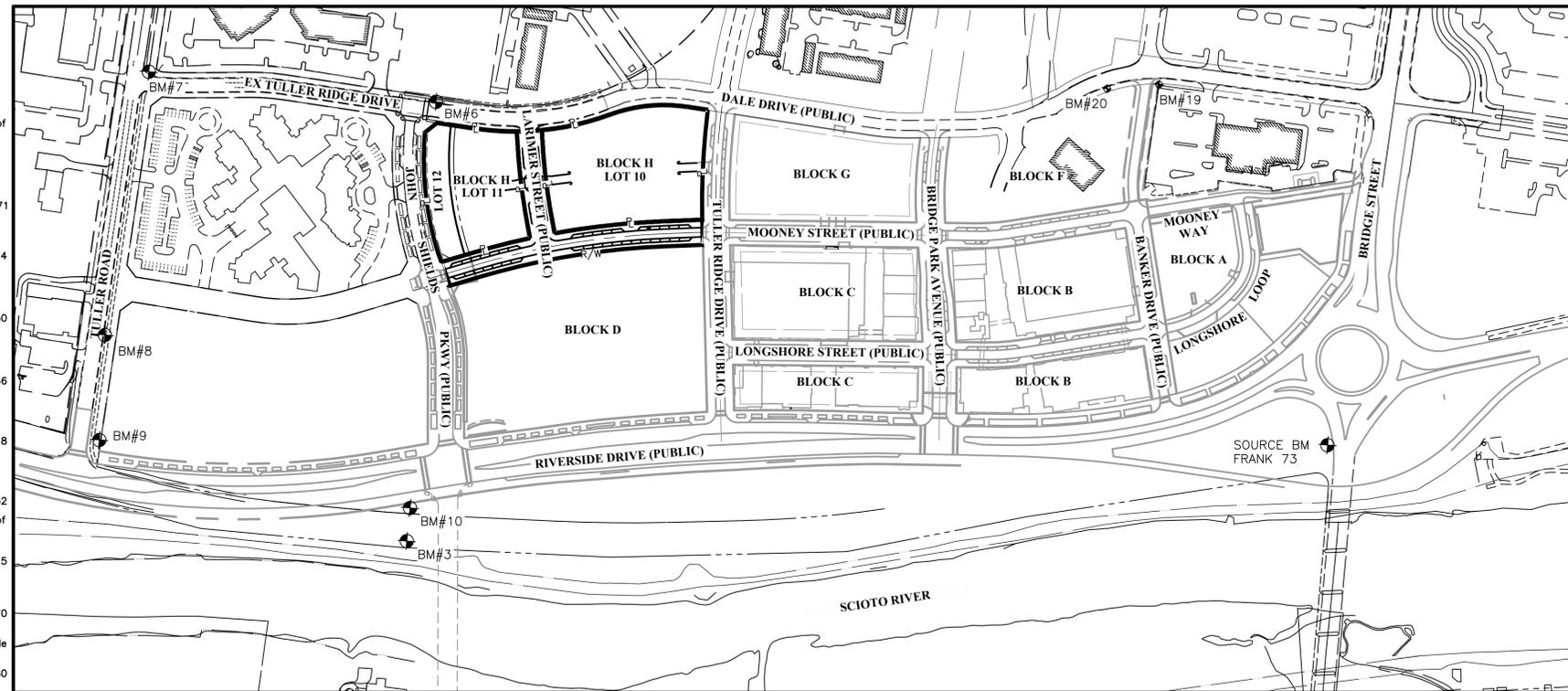


LOCATION MAP
Not to Scale

1. Public Access Easements are established to grant access to the general public for the purpose of public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use. The Private Property Owner maintains the right to utilize the reserve space for outdoor dining and other private functions.
2. Any Right-of-Way encroachments by area wells or aerial canopies will be owned and maintained by the Property Owner.
3. Lot lines, open spaces, reserves and right-of-way lines are based on the design at the time of the preliminary plat approval and are subject to change with the final plat.
4. Ingress/Egress points shown are for private street locations and additional drives will be provided subject to the City of Dublin Engineer approval.
5. Existing private utility easements shown on this preliminary plat that conflict with proposed improvements will be vacated as required by the private utility company.

SHEET INDEX

Title Sheet	PP1
Existing Conditions	PP2
Preliminary Plat Detail	PP3
Utility Plan	PP4
Typical Sections	PP5-PP6



INDEX MAP
Scale: 1" = 200'

BENCH MARKS
(NAVD 1988)

- Source BM Frank 73 (Listed for Reference Only)
- Station is a stainless steel rod driven to a depth of 16 feet, in a triangular shaped grass median at the northwest corner of the intersection of Dublin-Granville Road and Riverside Drive, 59.9 feet southeast of the north corner of the median, 28.4 feet northwest of the southeast corner of the median, 20.2 feet northeast of the southwest corner of the median, 2 feet north of a witness post, access through aluminum access cover, level with the sidewalk.
- **NOTE**** Source Bench Mark to be removed with the proposed roundabout project.
- | | | |
|-------|---|----------------|
| BM#3 | Nail in the east side of power pole #3221341, being on the west side of Riverside Drive and 800 feet south of Tuller Road. | Elev. = 801.71 |
| BM#6 | Chiseled "X" on the west bolt of the second fire hydrant south of the intersection of Tuller Road and Tuller Ridge Drive, said hydrant being on the east side of Tuller Ridge Drive. | Elev. = 800.24 |
| BM#7 | Chiseled "X" on the west rim of a storm manhole located in the concrete sidewalk at the southeast corner of the intersection of Tuller Road and Tuller Ridge Drive. | Elev. = 845.50 |
| BM#8 | Chiseled "X" on the north bolt of the second fire hydrant east of the intersection of Riverside Drive and Tuller Road, said hydrant being on the south side of Tuller Road. | Elev. = 843.66 |
| BM#9 | Chiseled square on the southwest corner of a concrete telephone pedestal base located 60 feet east of Riverside Drive and 25 feet south of Tuller Road. | Elev. = 821.18 |
| BM#10 | Railroad spike set in the east side of the first wooden power pole south of the intersection of Riverside Drive and Tuller Road, said pole being on the east side of Riverside Drive. | Elev. = 802.52 |
| BM#19 | Chiseled "X" on the north rim of a manhole located on the west side of Dale Drive at the northeasterly corner of Acura Columbus Car Dealership. | Elev. = 800.15 |
| BM#20 | Chiseled "X" on the north bolt of the second fire hydrant north of the intersection of Dale Drive and Dublin-Granville Road. Being on the west side of Dale Drive. | Elev. = 838.70 |
| | | Elev. = 839.80 |

DEVELOPER/OWNER

Crawford Hoying
 555 Metro Place North, Suite 600
 Dublin, Ohio 43017
 Tel: (614) 335-2020
 Fax: (614) 850-9191
 Nelson Yoder

ENGINEER

EMH&T Inc.
 5500 New Albany Road
 Columbus, Ohio 43054
 Tel: (614) 775-4500
 Fax: (614) 775-4800
 Brian Quackenbush
 (Primary Project Contact)

ARCHITECT

DKB Architects
 52 East Lynn Street, Third Floor
 Columbus, Ohio 43215
 Tel: (614) 717-3001
 David A. Keyser

ZONING

Zoned BSD Scioto River
 Neighborhood District

LANDSCAPE ARCHITECT

MKSK
 462 South Ludlow Alley
 Columbus, Ohio 43215
 Tel: (614) 621-2796
 Fax: (614) 621-3604
 John Woods

PROJECT DESCRIPTION

This project is a proposal for development on approximately 5.02 acres, for a condominium development located on the east side of Mooney Street, south of John Shields Parkway, west of Dale Drive, and north of Tuller Ridge Drive.

SITE DATA

Total Site Area:	±5.02 Acres
Lot 10 Area:	±2.28 Acres
Lot 11 Area:	±1.08 Acres
Lot 12 Area:	±0.45 Acres
Public R/W Area:	±1.21 Acres

MARK	DATE	DESCRIPTION

CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK BLOCK H
TITLE SHEET

EMH&T
 Evans, Meecham, Henderson & Tilton, Inc.
 5500 New Albany Road, Columbus, OH 43054
 Phone 614.775.4500 Toll Free: 888.775.3448
 emht.com

DATE
June 9, 2016

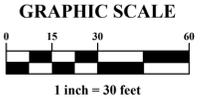
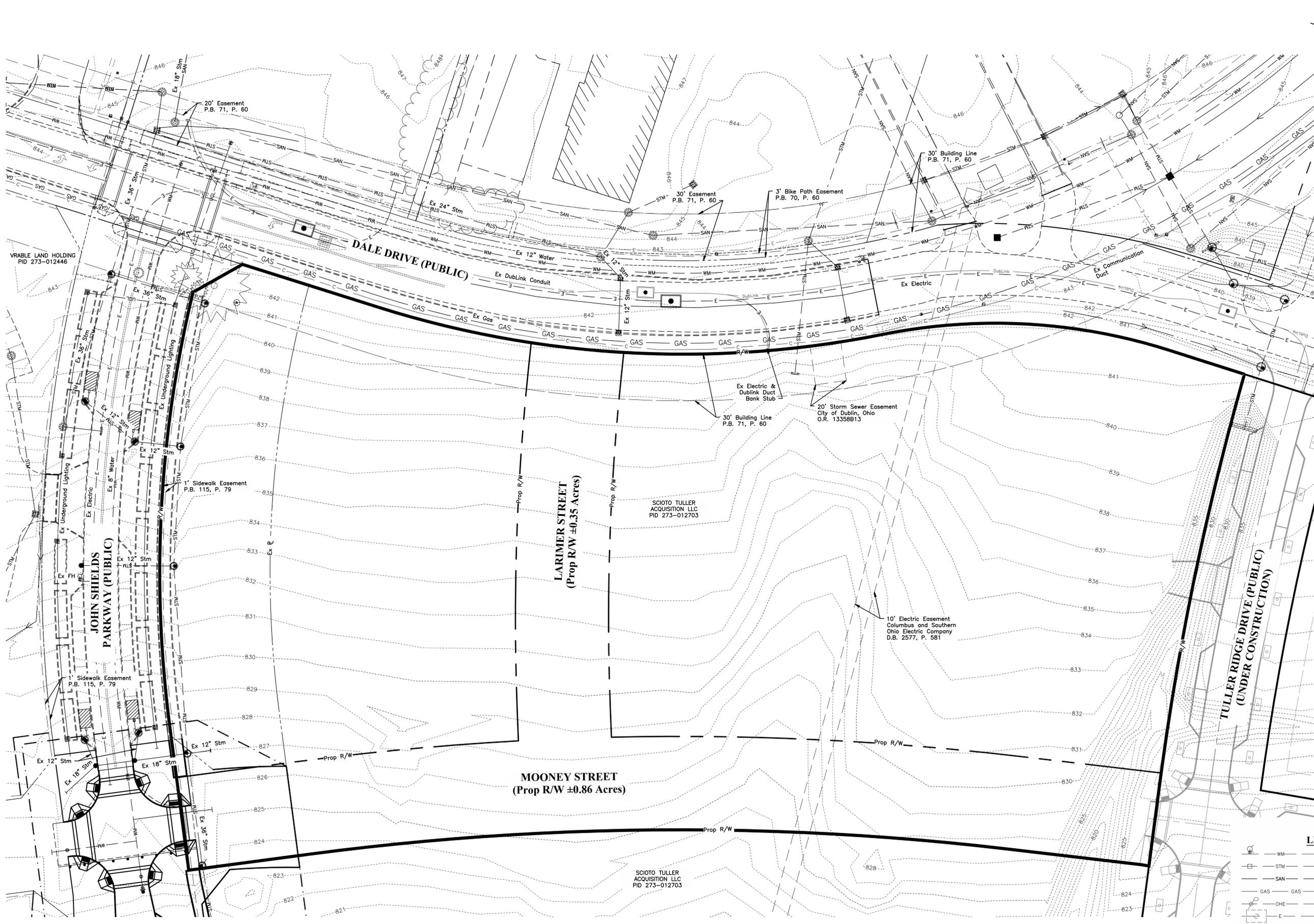
SCALE
As Noted

JOB NO.
2013-1481

SHEET
PP1

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MARK	DATE	DESCRIPTION

CRAWFORD HOYING
 development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY PLAT
 FOR
BRIDGE PARK BLOCK H
 EXISTING CONDITIONS

EMHT
 Evans, Meecham, Henderson & Tilton, Inc.
 5500 New Albany Road, Columbus, OH 43254
 Phone 614.775.4500 Toll Free: 888.775.3448
 emht.com

DATE
 June 9, 2016

SCALE
 1" = 30'

JOB NO.
 2013-1481

SHEET
PP2

LEGEND

	Existing Watermain
	Existing Storm Sewer
	Existing Sanitary Sewer
	Existing Gas Main
	Existing Overhead Electric
	Existing Underground Electric
	Existing Communication
	Storm by Riverside Drive Contractor

LARIMER STREET
 (Prop R/W ±0.35 Acres)

MOONEY STREET
 (Prop R/W ±0.86 Acres)

SCIOTO TULLER
 ACQUISITION LLC
 PID 273-012703

SCIOTO TULLER
 ACQUISITION LLC
 PID 273-012703

10' Electric Easement
 Columbus and Southern
 Ohio Electric Company
 D.B. 2577, P. 581

Ex Electric &
 Dublink Duct
 Bank Stub

20' Storm Sewer Easement
 City of Dublin, Ohio
 O.R. 13358B13

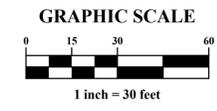
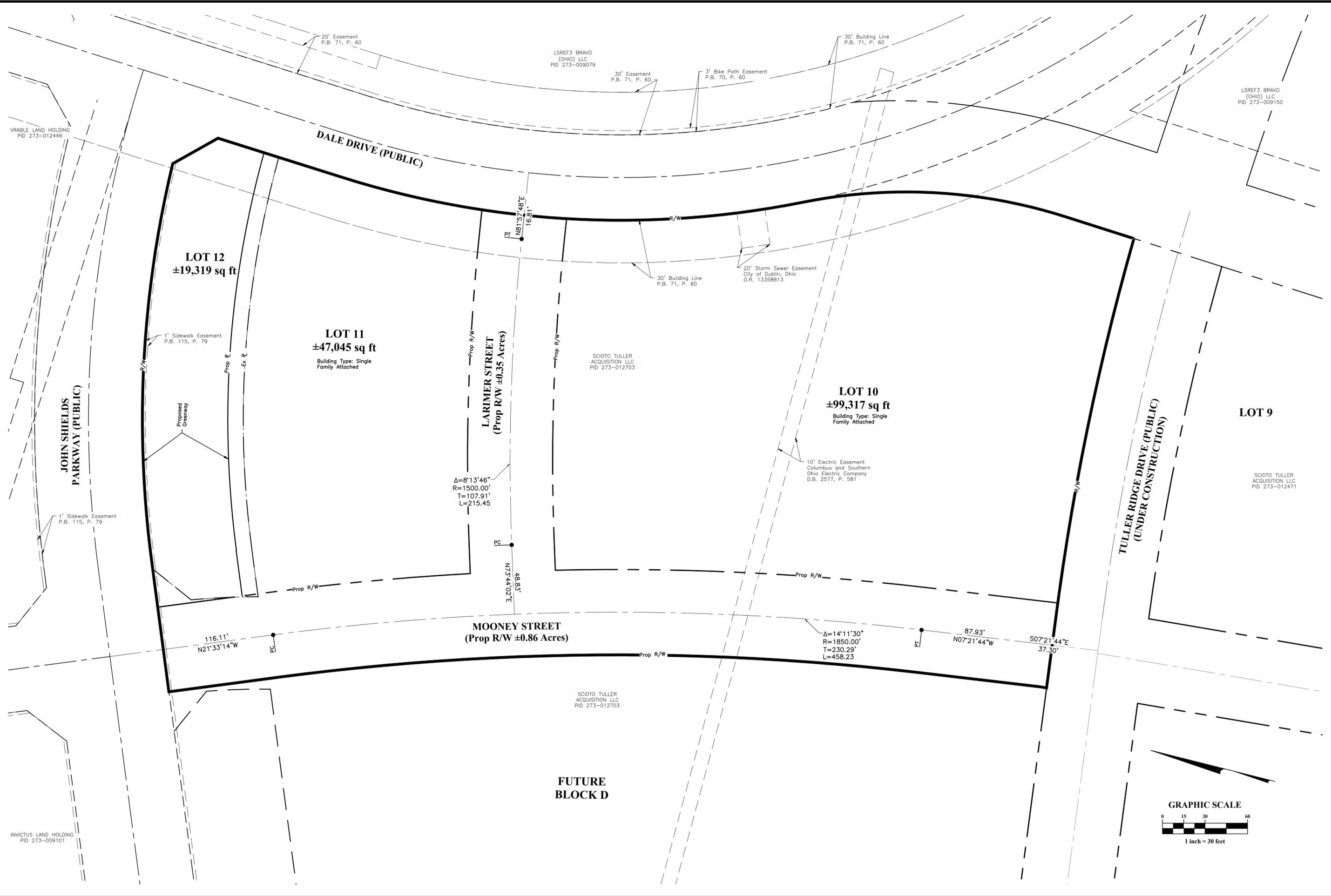
30' Building Line
 P.B. 71, P. 60

30' Easement
 P.B. 71, P. 60

20' Easement
 P.B. 71, P. 60

VRABLE LAND HOLDING
 PID 273-012446

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MARK	DATE	DESCRIPTION

CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK BLOCK H
PRELIMINARY PLAT DETAIL

EMHT
Ernst, Meacham, Henderson & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43254
Phone 614.775.4500 Toll Free: 888.775.3448
emht.com

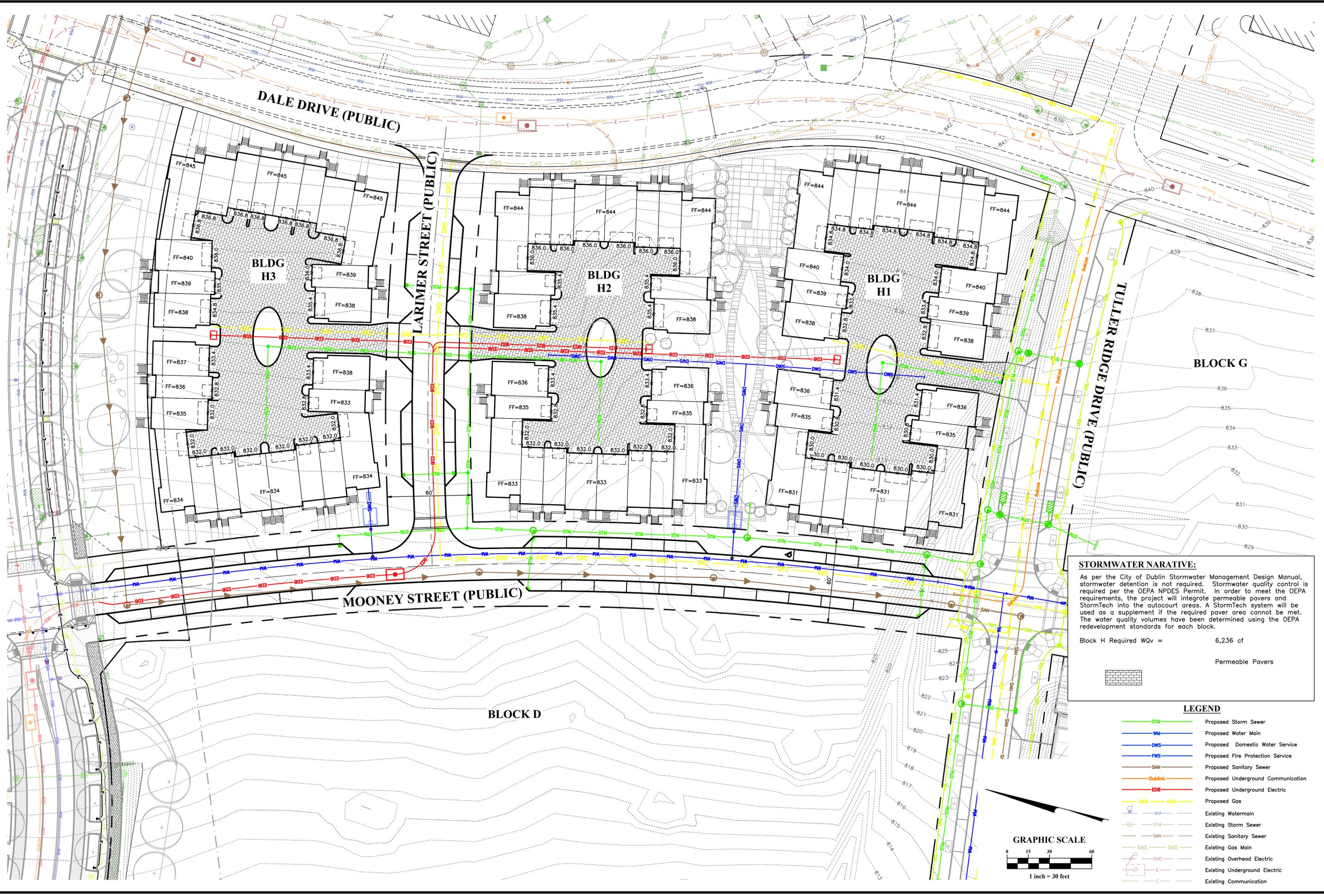
DATE
June 9, 2016

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
BSP 4

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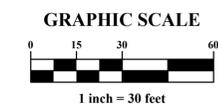


STORMWATER NARRATIVE:
 As per the City of Dublin Stormwater Management Design Manual, stormwater detention is not required. Stormwater quality control is required per the OEPA NPDES Permit. In order to meet the OEPA requirements, the project will integrate permeable pavers and StormTech into the autocourt areas. A StormTech system will be used as a supplement if the required paver area cannot be met. The water quality volumes have been determined using the OEPA redevelopment standards for each block.

Block H Required WQv = 6,236 cf

Permeable Pavers

- LEGEND**
- STM Proposed Storm Sewer
 - WM Proposed Water Main
 - DWS Proposed Domestic Water Service
 - FWS Proposed Fire Protection Service
 - SAN Proposed Sanitary Sewer
 - Dublink Proposed Underground Communication
 - EDB Proposed Underground Electric
 - GAS Proposed Gas
 - WM Existing Watermain
 - STM Existing Storm Sewer
 - SAN Existing Sanitary Sewer
 - GAS Existing Gas Main
 - OHE Existing Overhead Electric
 - E Existing Underground Electric
 - C Existing Communication



REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN
 FOR
BRIDGE PARK BLOCK H
 UTILITY PLAN

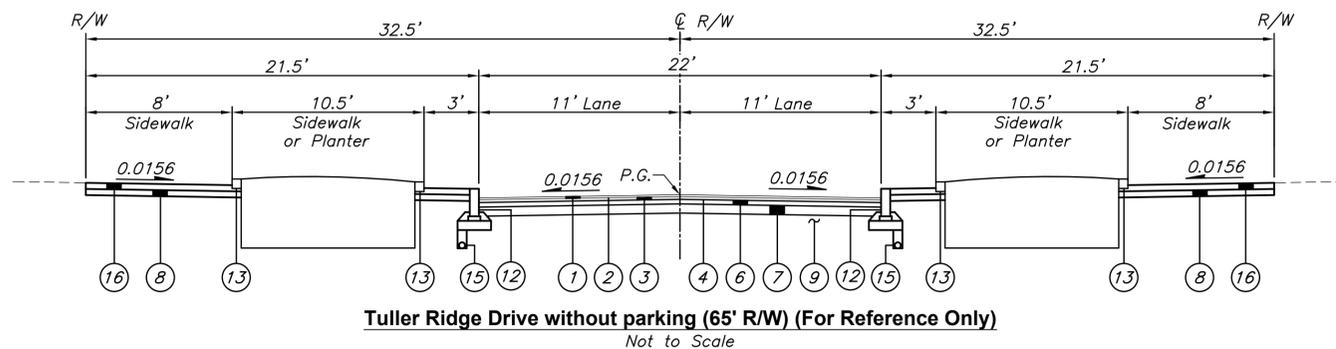
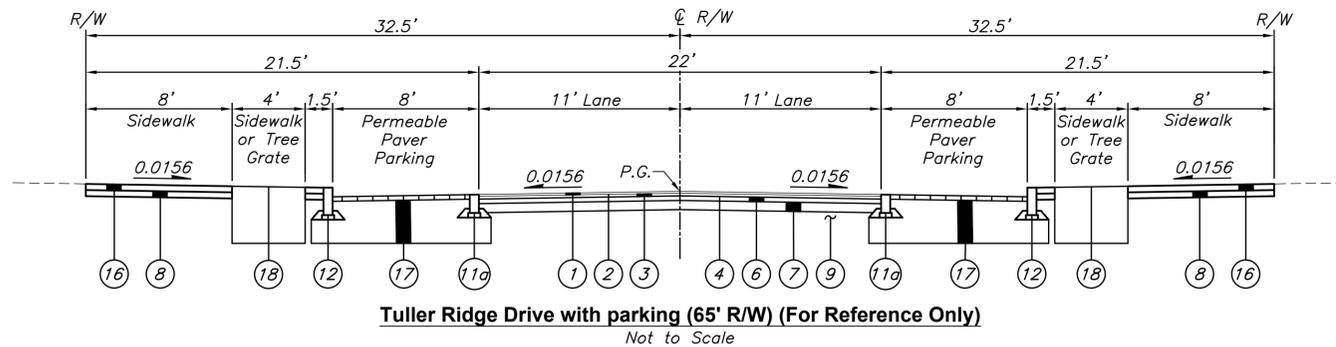
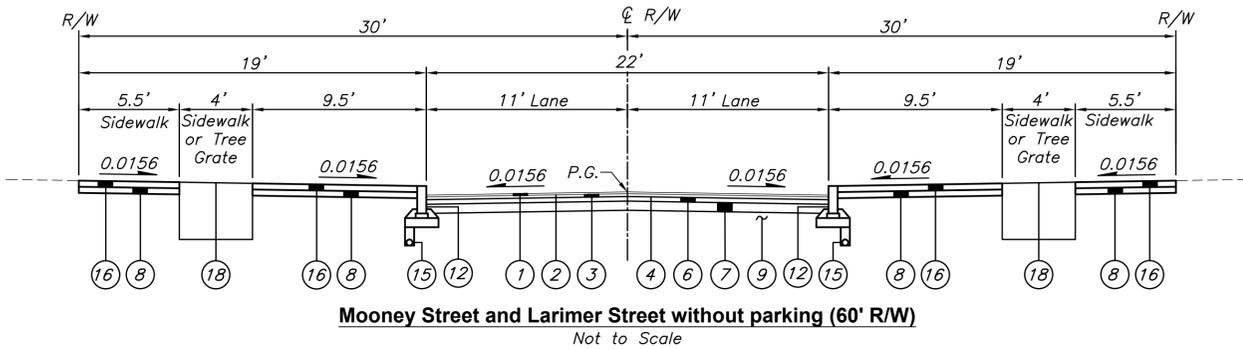
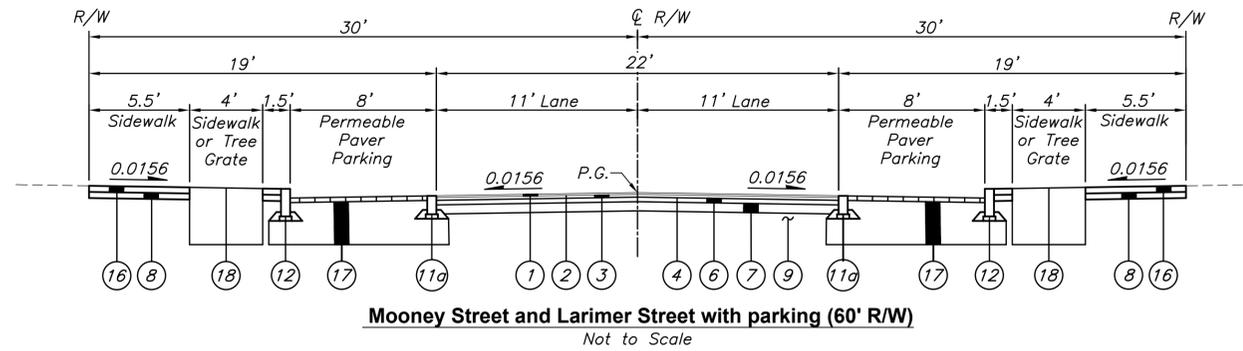


DATE
 May 27, 2016

SCALE
 1" = 30'

JOB NO.
 2013-1481

SHEET
BSP 5



LEGEND

- 1 Item 448 - 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64-22
- 2 Item 407 - NTSS-1HM Trackless Tack Coat for Intermediate Course (0.06 Gal./Sq. Yd.)
- 3 Item 448 - 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64-22
- 4 Item 407 - NTSS-1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
- 5 Item 301 - 9" Asphalt Concrete Base, PG64-22
- 6 Item 301 - 6" Asphalt Concrete Base, PG64-22
- 7 Item 304 - 6" Aggregate Base
- 8 Item 304 - 4" Aggregate Base
- 9 Item 204 - Subgrade Compaction and Proof Rolling
- 10 Item SPEC - Brick Paver Walk
- 11 Item 609 - Granite Band (12" x 6")
- 11a Item 609 - Concrete Band (12" x 6")
- 12 Item 609 - Granite Curb (18" x 6")
- 13 Item SPEC - Granite Planter Curb
- 14 Item 609 - Straight 18" Curb
- 15 Item 605 - 4" Pipe Underdrain
- 16 Item 608 - 4" Concrete Walk
- 16a Item 608 - 4" Architectural Concrete Pavement Walk
- 17 Item SPEC - Permeable Paver Roadway
- 18 Item SPEC - Tree Grate
- 19 Item 659 - Topsoil (T=6")
- 20 Item 659 - Seeding & Mulching, As Per Plan
- 21 Permeable Clay Pavers (T=2 5/8") (Included for Payment with Permeable Paver Roadway)
- 22 No. 8 Stone (T=1 1/2") (Included for Payment with Permeable Paver Roadway)
- 23 Item SPEC - Aggregate Base (No. 57 Stone) (8" Constructed Thickness, Compacted/Vibrated)
- 24 Item SPEC - Aggregate Base (No. 2 Stone) (T=12" Min.)
- 25 Item SPEC - Geogrid (Place Under No. 2 Stone and above Geotextile Fabric on bottom only)
- 26 Item 204 - Geotextile Fabric, Type D

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
BRIDGE PARK BLOCK H
TYPICAL SECTIONS



DATE

June 9, 2016

SCALE

None

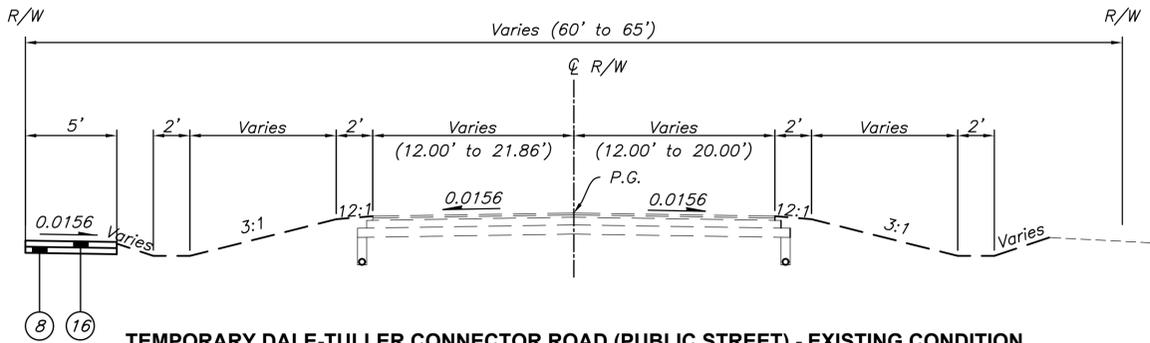
JOB NO.

2013-1481

SHEET

PP5

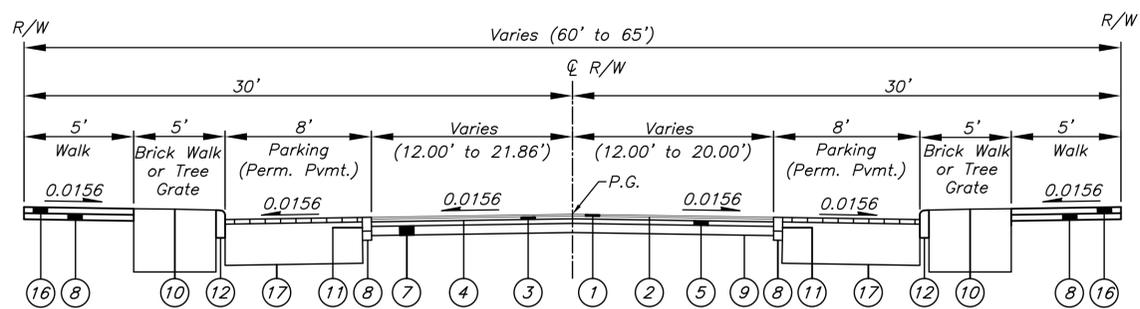
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TEMPORARY DALE-TULLER CONNECTOR ROAD (PUBLIC STREET) - EXISTING CONDITION

LEGEND

- ① Item 448 - 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64-22
- ② Item 407 - NTSS-1HM Trackless Tack Coat for Intermediate Course (0.06 Gal./Sq. Yd.)
- ③ Item 448 - 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64-22
- ④ Item 407 - NTSS-1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
- ⑤ Item 301 - 6" Asphalt Concrete Base, PG64-22
- ⑥ Item 301 - 3" Asphalt Concrete Base, PG64-22
- ⑦ Item 304 - 6" Aggregate Base
- ⑧ Item 304 - 4" Aggregate Base
- ⑨ Item 204 - Subgrade Compaction and Proof Rolling
- ⑩ Item SPEC - Brick Paver Walk
- ⑪ Item 609 - Granite Band (15" x 6")
- ⑫ Item 609 - Granite Curb (18" x 6")
- ⑬ Item SPEC - Granite Planter Curb
- ⑭ Item 609 - Straight 18" Curb
- ⑮ Item SPEC - 6" x 9" Concrete Band
- ⑯ Item 608 - 4" Concrete Walk
- ⑰ Item SPEC - Permeable Pavers
- ⑱ Item SPEC - Permeable Paver Tree Grate
- ⑲ Item 659 - Topsoil (T=6")
- ⑳ Item 659 - Seeding & Mulching, As Per Plan



DALE-TULLER CONNECTOR ROAD (PUBLIC STREET) - FUTURE CONDITION (FOR REFERENCE ONLY)

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY PLAT
 FOR
BRIDGE PARK BLOCK H
 TYPICAL SECTIONS



DATE	June 9, 2016
SCALE	None
JOB NO.	2013-1481
SHEET	PP6

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BRIDGE PARK EAST SECTION 5

Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Townships 2, Township 2, Range 19, United States Military Lands, containing 5.015 acres of land, more or less, said 5.015 acres being comprised of a part of Lot 3 of the subdivision entitled "Lands of Chauncey McGuerer", of record in Plat Book 12, Page 27, a part of that tract of land conveyed to **SCIOTO TULLER ACQUISITION, LLC** by deed of record in Instrument Number 201308160140286 and part of that tract of land conveyed to **THE CITY OF DUBLIN, OHIO** by deed of record in Instrument Number 201509220132990, Recorder's Office, Franklin County, Ohio.

The undersigned, **SCIOTO TULLER ACQUISITION, LLC** an Ohio limited liability company, by **BRENT D. CRAWFORD**, Authorized Member, and **THE CITY OF DUBLIN, OHIO**, an Ohio municipal corporation, by **DANA McDANIEL**, City Manager, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "**BRIDGE PARK EAST SECTION 5**", a subdivision containing Lots numbered 10, 11 and 12, do hereby accept this plat of same and dedicate to public use, as such, all of the Streets shown hereon and not heretofore dedicated.

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

In Witness Whereof, **BRENT D. CRAWFORD**, Authorized Member of **SCIOTO TULLER ACQUISITION, LLC**, has hereunto set his hand this _____ day of _____, 20__.

Signed and Acknowledged
In the presence of: **SCIOTO TULLER ACQUISITION, LLC**

By _____
BRENT D. CRAWFORD,
Authorized Member

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **BRENT D. CRAWFORD**, Authorized Member of **SCIOTO TULLER ACQUISITION, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **SCIOTO TULLER ACQUISITION, LLC** for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

In Witness Whereof, **DANA McDANIEL**, City Manager of **THE CITY OF DUBLIN, OHIO**, has hereunto set his hand this _____ day of _____, 20__.

Signed and Acknowledged
In the presence of: **THE CITY OF DUBLIN, OHIO**

By _____
DANA McDANIEL,
City Manager

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **DANA McDANIEL**, City Manager of **THE CITY OF DUBLIN, OHIO**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **THE CITY OF DUBLIN, OHIO** for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this _____ Day of _____, 20__

Director of Land Use and Long
Range Planning,
Dublin, Ohio

Approved this _____ Day of _____, 20__

City Engineer, Dublin, Ohio

Approved this _____ day of _____, 20__, by vote of Council, wherein all of the Streets dedicated hereon are accepted as such by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this _____ day of _____, 20__.

Clerk of Council, Dublin, Ohio

Transferred this _____ day of _____, 20__.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this _____ day of _____, 20__ at _____ M. Fee \$_____

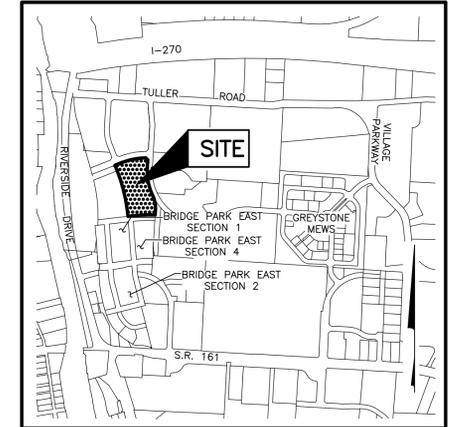
Recorder, Franklin County, Ohio

File No. _____

Recorded this _____ day of _____, 20__.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 74, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, having a bearing of South 75° 57' 18" East between said monuments.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Franklin County, Ohio, Recorder.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



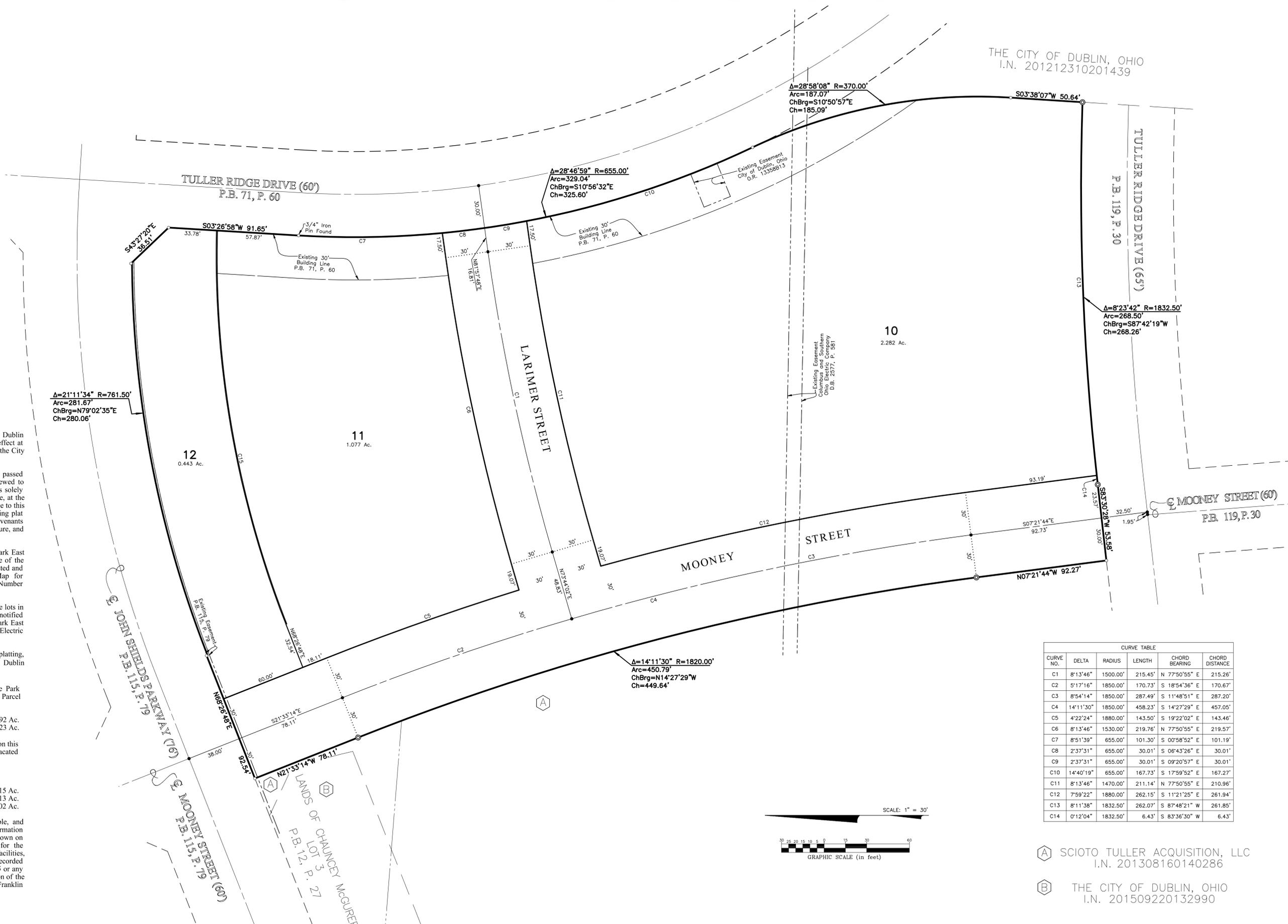
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

BRIDGE PARK EAST SECTION 5

THE CITY OF DUBLIN, OHIO
I.N. 201212310201439



NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for Bridge Park East Section 5 in effect at the time of platting are established per chapter 153 of the City of Dublin Code of Ordinances.

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "B": At the time of platting, all of Bridge Park East Section 5 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0151K, with effective date of June 17, 2008.

NOTE "C" - UTILITY PROVIDERS: Buyers of the lots in the Bridge Park East Section 5 subdivision are hereby notified that, at the time of platting, utility service to Bridge Park East Section 5 for electric power is provided by American Electric Power and telephone service is provided by AT&T.

NOTE "D" - SCHOOL DISTRICT: At the time of platting, all of Bridge Park East Section 5 is in the City of Dublin School District.

NOTE "E" - ACREAGE BREAKDOWN: Bridge Park East Section 5 is out of the following Franklin County Parcel Numbers:

273-012703	4.492 Ac.
273-012665	0.523 Ac.

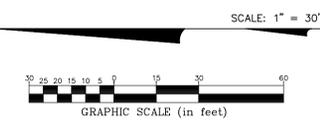
NOTE "F": Existing private utility easements shown on this plat that conflict with proposed improvements will be vacated as required by the private utility company.

NOTE "G" - ACREAGE BREAKDOWN:

Total Acreage	5.015 Ac.
Acreage in right-of-way	1.213 Ac.
Acreage in remaining Lots	3.802 Ac.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Bridge Park East Section 5 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	8°13'46"	1500.00'	215.45'	N 77°50'55" E	215.26'
C2	5°17'16"	1850.00'	170.73'	S 18°54'36" E	170.67'
C3	8°54'14"	1850.00'	287.49'	S 11°48'51" E	287.20'
C4	14°11'30"	1850.00'	458.23'	S 14°27'29" E	457.05'
C5	4°22'24"	1880.00'	143.50'	S 19°22'02" E	143.46'
C6	8°13'46"	1530.00'	219.76'	N 77°50'55" E	219.57'
C7	8°51'39"	655.00'	101.30'	S 00°58'52" E	101.19'
C8	2°37'31"	655.00'	30.01'	S 06°43'26" E	30.01'
C9	2°37'31"	655.00'	30.01'	S 09°20'57" E	30.01'
C10	14°40'19"	655.00'	167.73'	S 17°59'52" E	167.27'
C11	8°13'46"	1470.00'	211.14'	N 77°50'55" E	210.96'
C12	7°59'22"	1880.00'	262.15'	S 11°21'25" E	261.94'
C13	8°11'38"	1832.50'	262.07'	S 87°48'21" W	261.85'
C14	0°12'04"	1832.50'	6.43'	S 83°36'30" W	6.43'



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