

THE MANOR AT CRAUGHWELL VILLAGE CONDOMINIUMS

ADDRESS

6185 CRAUGHWELL LANE, DUBLIN, OHIO 43017

Prepared For

Case Bowen Company

Developer / Owner

6255 CORPORATE CENTER DRIVE, DUBLIN, OHIO 43016

Phone (614) 289-1403

Prepared By



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Preliminary and Final Development Plan

For the

City of Dublin, Ohio 43016

Planning and Zoning Commission

5800 Shier Rings Road

Dublin, Ohio 43016



RENOVATIONS AND UPGRADES FOR
THE MANOR AT CRAUGHWELL VILLAGE
CONDOMINIUMS
DUBLIN, OHIO 43017

MANAGED BY CASE BOWEN COMPANY
6255 CORPORATE CENTER DR.
DUBLIN, OHIO 43016

20 SEPTEMBER 2016

TITLE SHEET

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KEY PLAN



NTS

PRELIMINARY AND FINAL DEVELOPMENT PLAN STATEMENT:

THE PHASED PLAN RENOVATION TO CRAUGHWELL MANOR HOUSING COMPLEX CONSISTS OF A MAJOR SERIES OF FACADE UPGRADES AND A REPLACEMENT TO THE VARIOUS ROOFS AND THEIR RELATED CAPS, FASCIAS, METAL WORK AND DRAINAGE SYSTEMS. THE PROJECT IS SCHEDULED TO BE BROKEN INTO TWO PHASES BUT SUBMITTED FOR PRELIMINARY AND FINAL DESIGN APPROVAL AS A FINAL SINGLE SUBMITTAL.

A. EXISTING DESCRIPTION: CRAUGHWELL MANOR IS AN EXISTING RESIDENTIAL COMPLEX OF SIX (6) LARGE, THREE STORY RESIDENTIAL BUILDINGS CONSTRUCTED APPROXIMATELY EIGHTEEN YEARS AGO AS A RENTAL COMMUNITY. THE BUILDINGS HAVE SINCE BEEN CONVERTED TO INDIVIDUALLY OWNED CONDOMINIUMS THAT ARE MANAGED BY A CONDOMINIUM ASSOCIATION. THE COMPLEX ALSO INCLUDES A SINGLE STORY COMMUNITY BUILDING AND SEVERAL SINGLE STORY SEPARATE GARAGE STRUCTURES AND AN AREA OF OPEN SURFACE PARKING. THE COMMUNITY BUILDING AND THE COVERED GARAGES ARE NOT BEING CONSIDERED PART OF THIS UPGRADE PROJECT.

THE ARCHITECTURAL STYLE IS A COMPOSITE ENGLISH TUDOR AND COTSWOLD RECREATION, THE MAJOR MATERIALS OF WHICH ARE BRICK (PRIMARYLY), SYNTHETIC STONE (COMPLEMENTARILY) AND STUCCO (SPARINGLY). THE FACADES ALSO HAVE AN ABUNDANCE OF WINDOWS OF A TRADITIONAL APPEARANCE, SYNTHETIC TRIM, WOODEN PAINTED SHUTTERS AND METAL FASCIA AND DRAINAGE SYSTEMS. THE WINDOWS DIFFER FROM BUILDING TO BUILDING AS MANY HAVE BEEN REPLACED. PORTIONS OF THE BUILDINGS CONTAIN GARAGES AND HAVE OVERHEAD DOORS THAT APPEAR TO BE FRAME AND PANEL CONSTRUCTION. IN THESE SAME AREAS ARE SOME OUTDOOR DECKS AND WALKWAYS THAT, AGAIN, HAVE MODERATELY ORNATE TRIM.

THE ROOF SYSTEM IS UNIQUE IN THAT APPROXIMATELY HALF OF EACH BUILDING HAS A STEEP PITCHED ROOF WITH WOOD SHAKE SHINGLES AND THE REMAINDER IS A VERY LOW SLOPE WITH AN EPDM MEMBRANE THAT IS FLANKED BY THE PITCHED AREAS. THE LOW SLOPE AREAS HOUSE MANY ROOFTOP UNITS AND OTHER VENTS AND OUTLETS.

ACCESS STAIRS ARE EXTERNAL AND ARE IN PARTIALLY ENCLOSED AREAS.

THE SITE AND GROUNDS ARE LANDSCAPED WITH MATURING VEGETATION, TREES AND LAWN, ALL OF WHICH ARE NOT IN CONSIDERATION FOR UPGRADE OF THIS PROJECT.

B. THE UPGRADE PROGRAM: AS NOTED EARLIER, THE PROGRAM WILL BE DIVIDED INTO TWO PHASES FOR THE ACTUAL CONSTRUCTION AND THEY ARE SCHEDULED TO BE COMPLETED CONSECUTIVELY.

1. THE ROOF REPLACEMENT PHASE A. BOTH THE STEEP PITCHED ROOF AND THE LOW SLOPE MEMBRANE HAVE APPROACHED THE END OF THEIR CYCLE AND ARE ALLOWING MOISTURE TO ENTER THE BUILDING BOTH THROUGH THE ROOF AREAS AND ALONG THE PERIMETER WHERE FLASHING IS PROBLEMATIC. B. ADDITIONALLY, THE WOOD SHAKE SHINGLES HAVE BECOME COVERED WITH ALGAE AND GREEN MOLD (ESPECIALLY ON THE NORTH SIDES) WHICH HAS BROUGHT INSECT INFESTATION TO THE BUILDING AND THEY HAVE ENTERED THE BUILDING INTERIOR. THIS IS A COMMON PROBLEM IN HUMID, MIDWESTERN LOCATIONS. C. THE PROPOSED SOLUTION FOR THE STEEP PITCHED ROOFS IS TO REMOVE THE EXISTING WOOD SHAKES AND UNDERLAYMENT DOWN TO THE ROOF SHEATHING. PROVIDE A THOROUGH INSPECTION OF ALL SHEATHING AND MAKE REPLACEMENTS TO ANY SECTIONS THAT HAVE WATER DAMAGE AND ALSO EXAMINE AND UPGRADE ANY BASIC STRUCTURE PIECES THAT MAY HAVE ALSO BEEN DAMAGED. REMOVE ALL EXISTING FLASHING, DRAINS AND GUTTERS. ONCE THE WOOD SHAKES ARE REMOVED AND ANY CORRECTIVE MEASURES IMPLEMENTED TO THE SUBSURFACE, NEW METAL WORK, DRAINS, FLASHING AND UNDERLAYMENT WILL BE INSTALLED INCLUDING A DOUBLE LAYER OF SNOW AND ICE GUARD AT THE PERIMETER. THE NEW STEEP SLOPE ROOF IS PROPOSED TO BE COVERED WITH A NEW LIFETIME, HEAVY DUTY ASPHALT SHINGLE ROOF THAT HAS A DIMENSION AND COLORATION SIMILAR TO THE SHAKES THAT WERE REMOVED. THE SELECTED MATERIAL IS THE LANDMARK PRO SERIES BY CERTAINTEED, WHICH WAS GIVEN A BETTER APPEARANCE AND HAS A LIFETIME WARRANTY. IN ORDER TO PROVIDE MORE INDIVIDUAL IDENTITY FOR EACH BUILDING, TWO COLORS HAVE BEEN SELECTED AND THE SIX BUILDINGS WILL ALTERNATE THREE AND THREE. A SAMPLE OF THE PROPOSED MATERIALS IS SHOWN AND INCLUDED IN THE SUBMITTAL.

THE LOW SLOPE ROOF AREA WILL FOLLOW A SIMILAR FORMAT AS THE STEEP AREAS IN THAT THE EXISTING MEMBRANE WILL BE REMOVED ALONG WITH THE RELATED DRAINS AND METAL WORK. AFTER A SHEATHING AND SUBSURFACE INSPECTION AND POSSIBLE UPGRADE, A NEW ROOF CONSISTING OF A 45 MIL REINFORCED EPDM MEMBRANE AND AN R-30 EQUIVALENT RIGID INSULATION UNDERLAYMENT WILL BE INSTALLED. NEW METAL WILL ALSO BE INSTALLED AND ANY EXISTING INTERNAL DRAINS WILL BE SNAKED AND A RETROFIT KIT INSTALLED WHERE NECESSARY. THE SCOPE OF WORK DOES NOT INCLUDE ANY TRAFFIC BEARING DECKS OR WALKWAYS AT THIS TIME.

2. THE FACADE UPGRADE PROGRAM - THE PROGRAM FOR THE EXTERIOR UPGRADES HAS RESULTED FROM SOME EXPLORATION TO DETERMINE THE AREAS AND CAUSES OF NUMEROUS WATER LEAKS THAT HAVE LED TO INTERIOR PROBLEMS. INITIAL ANALYSIS HAS DETERMINED THAT THE SYNTHETIC STONE VENEER HAS EXTENSIVE WATER INTRUSION PROBLEMS MOSTLY DUE TO INCORRECT DETAILS, ABSENT FLASHING AND IMPROPER BACK UP MATERIALS. WITH THE EXCEPTION OF SOME LIMITED AREAS OF STONE THAT IS PART OF THE CHIMNEYS, IT IS THE INTENT TO REMOVE ALL STONE IN ALL AREAS OF THE SIX RESIDENTIAL BUILDINGS AND INSPECT AND REPLACE ALL SHEATHING AND FRAMING THAT IS EITHER MOLDED OR WATER SATURATED. ONCE THE SUBSURFACE IS CORRECTED THE PROPOSED DESIGN WILL BE TO CREATE A FIRST LEVEL OF REPLACEMENT STONE, PROPERLY DETAILED AND SURFACE THE UPPER TWO LEVELS WITH STUCCO THAT MATCHES THE EXISTING MATERIAL BUT WILL HAVE A MORE DURABLE SYNTHETIC FINISH IN A NEW 'DAUB' TEXTURE. THIS WILL ALLOW THE BRICK (WHICH HAS BEEN PREDETERMINED TO NEED NO UPGRADES AT THIS TIME) TO BECOME THE FOCUS MATERIAL AND WILL GIVE A FRESH, NEW, LIGHTER APPEARANCE TO THE OVERALL WALL. THE AREAS OF EXISTING STUCCO ARE ALSO NOT A PART OF THIS PHASED FACADE UPGRADE. ILLUSTRATIVE EXAMPLES OF THE PROPOSED NEW MATERIALS ARE SHOWN IN THIS SUMMARY AND ACTUAL EXAMPLES ARE INCLUDED IN THE OVERALL SUBMISSION. ALL TRIM PIECES THAT ARE CONNECTED TO THE EXISTING INSTALLATION WILL BE RE-FLASHED AND RESEALED AND ALL NEW STONEMASONRY SHALL HAVE GALVANIZED LATH INSTALLED PRIOR TO THE INSTALLATION OF THE UNDERCOAT AND FINAL STONE PIECES. REPLACEMENT STUCCO WILL ALSO PICK UP THE AESTHETIC THEME OF ELIMINATING SOME OF THE PONDEROUS LOOK OF BRICK FIGHTING STONE AND NOW BEING COMPLEMENTED BY THE FRESH LOOK OF 'DAUB' TEXTURED STUCCO. ALSO A PART OF THE FACADE UPGRADE WILL BE REPLACEMENT METAL WORK WHICH WILL MATCH THAT WHICH IS EXISTING AND REMAINS IN PLACE. TYPICAL EXAMPLES ARE ROOF EAVE FLASHING, SNOW AND ICE PROTECTION, FLASHING AT ALL APPROPRIATE LOCATIONS OF STONE AND STUCCO INSTALLATIONS, NEW DOWNSPOUTS, WALL CAP FLASHINGS, FLASHING AROUND ALL WINDOWS AND DOORS, STONE TRIM FLASHING AND AT THE INTERSECTIONS OF ALL MATERIALS. THE WINDOWS AND DOORS (INCLUDING ENTRY TYPE AND OVERHEAD GARAGE UNITS) ARE SEPARATE LEGALLY AND WILL NOT BE A PART OF THE OVERALL FACADE UPGRADE. THE MATERIAL SELECTIONS ARE TO KEEP THE COLORS IN THE EXISTING BEIGE/GRAY RANGE OF EARTH TONES THAT ENRICH THE STYLE OF THE BUILDINGS BUT ALSO GIVE THEM A MORE UP-TO-DATE APPEARANCE THAT WILL ENHANCE THEIR VALUE AS REAL ESTATE AND ALSO FIT COMFORTABLY IN THE NEIGHBORHOOD ENVIRONMENT.

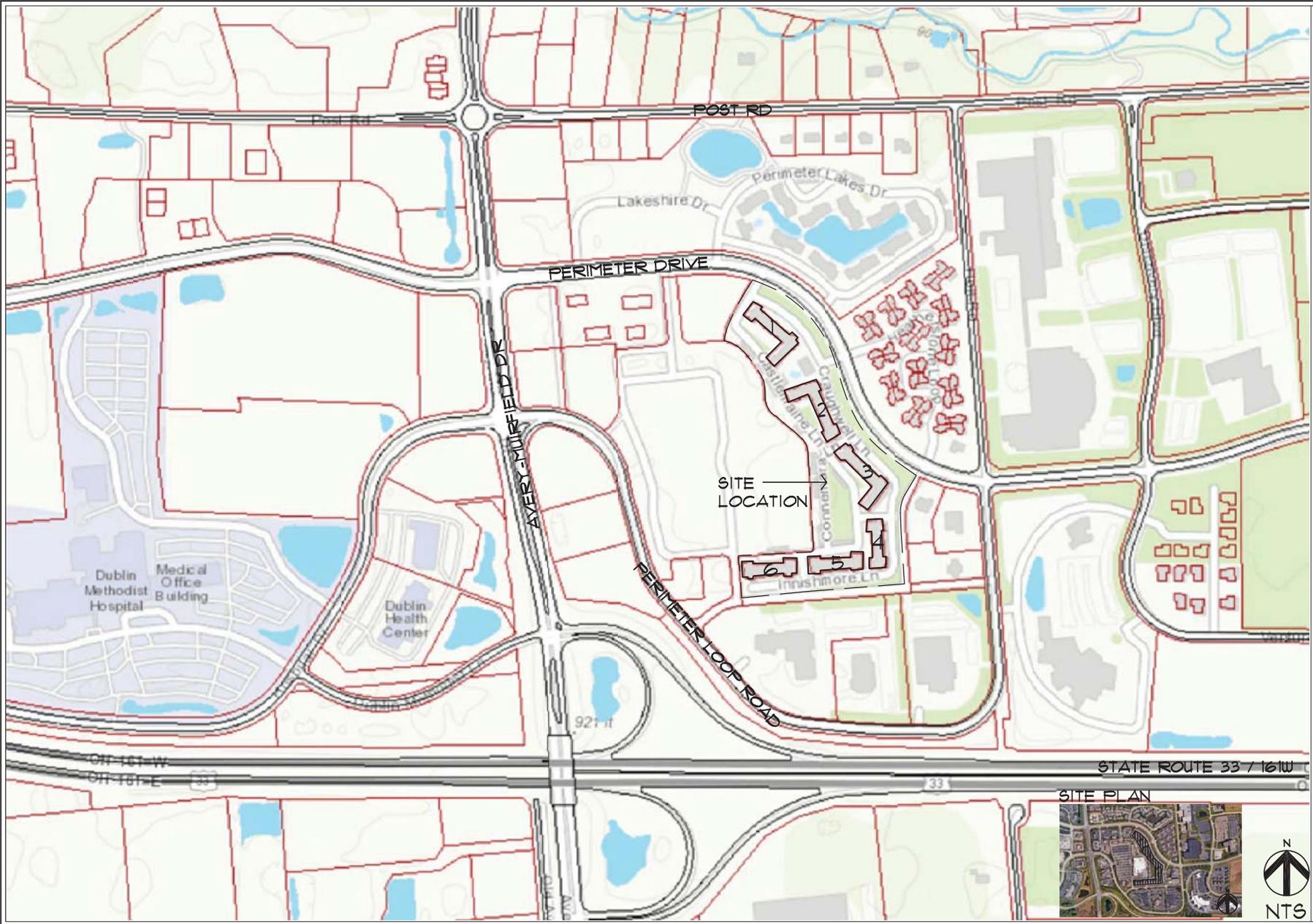


RENOVATIONS AND UPGRADES FOR BUILDING 1
THE MANOR AT CRAUGHWELL VILLAGE
CONDOMINIUMS
DUBLIN, OHIO 43017

MANAGED BY CASE BOWEN COMPANY
6255 CORPORATE CENTER DR.
DUBLIN, OHIO 43016
20 SEPTEMBER 2016

DEVELOPMENT
STATEMENT

JLB #15037



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RENOVATIONS AND UPGRADES FOR
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 CONDOMINIUMS
 DUBLIN, OHIO 43017

MANAGED BY CASE BOWEN COMPANY
 6255 CORPORATE CENTER DR.
 DUBLIN, OHIO 43016
 20 SEPTEMBER 2016

AREA MAP

JLB #: 15037



REGIONAL
CONTEXT MAP

MANAGED BY CASE BOWEN COMPANY
6255 CORPORATE CENTER DR.
DUBLIN, OHIO 43016

20 SEPTEMBER 2016

RENOVATIONS AND UPGRADES FOR
THE MANOR AT CRAUGHWELL VILLAGE
CONDOMINIUMS
DUBLIN, OHIO 43017



H. BOWEN, INC. ARCHITECTS AND PLANNERS, AIA
10000 WOODBURN PIKE, SUITE 100
DUBLIN, OHIO 43017

JLB #: 15037



 <p>JLB #: 15037</p>	<p>RENOVATIONS AND UPGRADES FOR THE MANOR AT CRAUGHWELL VILLAGE CONDOMINIUMS DUBLIN, OHIO 43017</p>	<p>MANAGED BY CASE BOWEN COMPANY 6255 CORPORATE CENTER DR. DUBLIN, OHIO 43016</p> <p>20 SEPTEMBER 2016</p>	<p>NTS</p> <p>VICINITY MAP</p>
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LIST OF PROPERTY OWNERS WITHIN 300'-0" OF PROPERTY

PARCEL 1:

273-011784-00
6125-6225 PERIMETER DRIVE
O: PERIMETER/EMERALD LLC
6221 RIVERSIDE DRIVE
DUBLIN, OH 43017

PARCEL 2:

273-005467-00
6051 PERIMETER DRIVE
O: SHERRIE RIDENOUR
6051 PERIMETER DRIVE
DUBLIN, OH 43017

PARCEL 3:

273-005764-00
6033 PERIMETER DRIVE
O: FIRST PLACE BANK
185 E MARKET STREET
WARREN, OH 44481

PARCEL 4:

273-005780-00
6320 PERIMETER LOOP DRIVE
O: IL 6329 PERIMETER LLC
5112 HARLEM ROAD
GALENA, OH 43021

PARCEL 5:

273-010210-00
6350 PERIMETER LOOP ROAD
O: HAWKINS FAMILY/
PARTNERSHIP LTD
6001 34TH ST. N
SAINT PETERSBURG, FL 33714

PARCEL 6:

273-007004-00
6400 PERIMETER LOOP DRIVE
O:HAWKINS FAMILY/
PARTNERSHIP LTD
6001 34TH ST. N
SAINT PETERSBURG, FL 33714

PARCEL 7:

273-005562-00
6500 PERIMETER LOOP ROAD
O:HAWKINS FAMILY/
PARTNERSHIP LTD
6001 34TH ST. N
SAINT PETERSBURG, FL 33714

PARCEL 8:

273-008182-00
6600 PERIMETER LOOP
O:TIRELESS L P
AAA OHIO AUTO CLUB
C/O COMMERCIAL OE REALTORS
1515 BETHEL ROAD
COLUMBUS, OH 43220

PARCEL 9:

273-007004-00
6644-6748 PERIMETER LOOP ROAD
O: DDR CONTINENTAL L P
DEVELOPERS DIVERSIFIED
C/O PROPERTY TAX
3300 ENTERPRISE FKWY
BEACHWOOD, OH 44122

PARCEL 10:

273-005749-00
6146 PERIMETER DR
O:AERC PERIMETER LAKES INC.
5025 SWETLAND CT
RICHMOND HEIGHTS, OH 44143

PARCEL 11:

THE VILLAGE AT HEATHERSTONE
CONDO ASSOCIATION
6600 HEATHERSTONE LOOP
DUBLIN OH, 43017



Perimeter Inc. Architects and Planners A.A.
Professional Engineer License No. 1000000000
Professional Engineer License No. 1000000000

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20 SEPTEMBER 2016

ADJACENT
PROPERTY

DESCRIPTION OF COMBINED 13.14 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, IN VIRGINIA MILITARY SURVEY NO. 2999; BEING A PORTION OF RESERVE "A" IN PERIMETER CENTER, AS SHOWN OF RECORD IN FLAT BOOK 12, PAGES 47 AND 48, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING ALL OF THE FOLLOWING TWO (2) TRACTS OF LAND CONVEYED TO DUBLIN COMMUNITIES, LLC:

- 1) AN 11520 ACRE TRACT CONVEYED TO DUBLIN COMMUNITIES, LLC BY DEED OF RECORD IN INSTRUMENT 199710280115212 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND
- 2) A 1594 ACRE TRACT CONVEYED TO DUBLIN COMMUNITIES, LLC BY DEED OF RECORD IN INSTRUMENT 199710280115213 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO,

ALL BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A POINT AT THE EAST END OF A CURVE CONNECTING THE SOUTH LINE OF PERIMETER DRIVE (100 FEET WIDE) WITH THE EAST LINE OF AVERY-MUIRFIELD DRIVE (FORMERLY AVERY ROAD) (VARIABLE WIDTH) AND IN THE NORTH LINE OF SAID RESERVE "A":

THENCE N 85° 22' 22" E ALONG THE SOUTH LINE OF PERIMETER DRIVE AND ALONG THE NORTH LINE OF SAID RESERVE "A" A DISTANCE OF 793.84 FEET TO A 3/4-INCH I.D. IRON PIPE SET AT A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG A PORTION OF A CURVED SOUTHWEST LINE OF PERIMETER DRIVE, ALONG A PORTION OF A CURVED NORTHEAST LINE OF SAID RESERVE "A" AND WITH A CURVE TO THE RIGHT, DATA OF WHICH IS: RADIUS = 570.00 FEET AND SUB-DELTA = 22° 45' 58", A SUB-CHORD DISTANCE OF 225.00 FEET BEARING S 83° 14' 39" E TO A 3/4-INCH I.D. IRON PIPE SET AT THE NORTHWEST CORNER OF SAID 11520 ACRE TRACT AND AT THE TRUE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING SOUTHEASTERLY ALONG A PORTION OF A CURVED SOUTHWEST LINE OF PERIMETER DRIVE, ALONG A PORTION OF A CURVED NORTHEAST LINE OF SAID RESERVE "A", ALONG A CURVED NORTHEAST LINE OF SAID 11520 ACRE TRACT AND WITH A CURVE TO THE RIGHT, DATA OF WHICH IS: RADIUS = 570.00 FEET AND SUB-DELTA = 53° 51' 58", A SUB-CHORD DISTANCE OF 516.36 FEET BEARING S 44° 55' 41" E TO A 3/4-INCH I.D. IRON PIPE SET AT THE POINT OF TANGENCY;

THENCE S 17° 59' 42" E ALONG THE SOUTHWEST LINE OF PERIMETER DRIVE, ALONG THE NORTHEAST LINE OF SAID RESERVE "A" AND ALONG THE NORTHEAST LINE OF SAID 11520 ACRE TRACT A DISTANCE OF 1013.4 FEET TO A 3/4-INCH I.D. IRON PIPE SET AT A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG A PORTION OF A CURVED SOUTHWEST LINE OF PERIMETER DRIVE, ALONG A PORTION OF A CURVED NORTHEAST LINE OF SAID RESERVE "A", ALONG A CURVED NORTHEAST LINE OF SAID 11520 ACRE TRACT AND WITH A CURVE TO THE LEFT, DATA OF WHICH IS: RADIUS = 670.00 FEET AND SUB-DELTA = 45° 46' 20", A SUB-CHORD DISTANCE OF 521.3 FEET BEARING S 40° 52' 52" E TO A 3/4-INCH I.D. IRON PIPE SET AT THE NORTHEAST CORNER OF SAID 11520 ACRE TRACT AND AT THE NORTHWEST CORNER OF A 0.1071 ACRE TRACT OF LAND CONVEYED OUT OF SAID RESERVE "A" TO SHERRIE G. RIDENOUR, AKA SHERRIE R. SMITH, BY DEED OF RECORD IN OFFICIAL RECORD 15725, PAGE E 12, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BY AFFIDAVIT OF RECORD IN OFFICIAL RECORD 15049, PAGE G 17, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE S 21° 41' 13" W ALONG AN EAST LINE OF SAID 11520 ACRE TRACT AND ALONG A WEST LINE OF SAID 0.1071 ACRE TRACT A DISTANCE OF 83.61 FEET TO A 3/4-INCH I.D. IRON PIPE SET AT A POINT OF CURVATURE;

THENCE SOUTHERLY ALONG THE CURVED EAST LINE OF SAID 11520 ACRE TRACT, ALONG THE CURVED WEST LINE OF SAID 0.1071 ACRE TRACT AND WITH A CURVE TO THE LEFT, DATA OF WHICH IS: RADIUS = 233.00 FEET AND DELTA = 31° 54' 35", A CHORD DISTANCE OF 120.09 FEET BEARING S 11° 43' 56" W TO A 3/4-INCH I.D. IRON PIPE SET AT THE POINT OF TANGENCY;

THENCE S 4° 13' 22" E ALONG AN EAST LINE OF SAID 11520 ACRE TRACT, ALONG A WEST LINE OF SAID 0.1071 ACRE TRACT, ALONG A WEST LINE OF A 1.003 ACRE TRACT OF LAND CONVEYED OUT OF SAID RESERVE "A" TO RANDOLPH AND ERENDIRA GIBBS BY DEED OF RECORD IN OFFICIAL RECORD 18233, PAGE I 19, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND CROSSING MERCEDES DRIVE (PRIVATE) ALONG THE WEST LINE OF A 1.003 ACRE TRACT OF LAND BEING WITHIN AN ORIGINAL 44.482 ACRE TRACT OF LAND CONVEYED TO MUIRFIELD DRIVE PARTNERS BY DEED OF RECORD IN OFFICIAL RECORD 19322, PAGE B 09, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, A DISTANCE OF 281.46 FEET TO A 3/4-INCH I.D. IRON PIPE SET AT THE SOUTHEAST CORNER OF SAID 11520 ACRE TRACT (PASSING A POINT AT THE SOUTHWEST CORNER OF SAID 0.1071 ACRE TRACT AND AT THE NORTHWEST CORNER OF SAID 1.003 ACRE TRACT AT 80.00 FEET AND PASSING A POINT AT THE SOUTHWEST CORNER OF SAID 1.003 ACRE TRACT AT 250.46 FEET);

THENCE S 85° 46' 38" W ALONG THE SOUTH LINE OF SAID 11520 ACRE TRACT, ALONG THE SOUTH LINE OF SAID 1594 ACRE TRACT, ALONG THE NORTH LINE EXTENDED EASTERLY AND ALONG THE NORTH LINE OF A 0.968 ACRE TRACT OF LAND CONVEYED OUT OF SAID RESERVE "A" TO DWAYNE HAWKINS TRUSTEE, AND PEGGY J. HAWKINS, TRUSTEE, BY DEED OF RECORD IN OFFICIAL RECORD 28733, PAGE F 07, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, ALONG THE NORTH LINE OF A 2.850 ACRE TRACT OF LAND CONVEYED OUT OF SAID RESERVE "A" TO DWAYNE HAWKINS, TRUSTEE, AND PEGGY J. HAWKINS, TRUSTEE, BY DEED OF RECORD IN OFFICIAL RECORD 26647, PAGE I 18, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND ALONG A PORTION OF A NORTH LINE OF AN ORIGINAL 5.000 ACRE TRACT OF LAND CONVEYED OUT OF SAID RESERVE "A" TO DWAYNE AND PEGGY HAWKINS BY DEED OF RECORD IN OFFICIAL RECORD 19375, PAGE B 01, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, A DISTANCE OF 746.26 FEET TO A 3/4-INCH I.D. IRON PIPE SET AT THE SOUTHWEST CORNER OF SAID 1594 ACRE TRACT (PASSING A 3/4-INCH I.D. IRON PIPE SET AT THE SOUTHWEST CORNER OF SAID 11520 ACRE TRACT AND AT THE SOUTHEAST CORNER OF SAID 1594 ACRE TRACT AT 419.26 FEET);

THENCE N 4° 13' 22" W ALONG THE WEST LINE OF SAID 1594 ACRE TRACT AND PERPENDICULAR TO A NORTH LINE OF SAID ORIGINAL 5.000 ACRE TRACT A DISTANCE OF 211.70 FEET TO A 3/4-INCH I.D. IRON PIPE SET AT THE NORTHWEST CORNER OF SAID 1594 ACRE TRACT;

THENCE N 85° 22' 22" E ALONG THE NORTH LINE OF SAID 1594 ACRE TRACT A DISTANCE OF 325.50 FEET TO A 3/4-INCH I.D. IRON PIPE SET AT THE NORTHEAST CORNER OF SAID 1594 ACRE TRACT AND IN A WEST LINE OF SAID 11520 ACRE TRACT;

THENCE N 4° 31' 38" W ALONG A PORTION OF A WEST LINE OF SAID 11520 ACRE TRACT A DISTANCE OF 148.12 FEET TO A 3/4-INCH I.D. IRON PIPE SET AT A CORNER OF SAID 11520 ACRE TRACT;

THENCE NORTHERLY AND WESTERLY ALONG LINES OF SAID 11520 ACRE TRACT THE FOLLOWING ELEVEN (11) COURSES:

1. N 2° 29' 52" E A DISTANCE OF 80.62 FEET TO A 3/4-INCH I.D. IRON PIPE SET AT A CORNER OF SAID 11520 ACRE TRACT.
2. N 4° 31' 38" W A DISTANCE OF 211.72 FEET TO A 3/4-INCH I.D. IRON PIPE SET AT A POINT OF CURVATURE.
3. NORTHWESTERLY ALONG A CURVE TO THE LEFT, DATA OF WHICH IS: RADIUS = 50.00 FEET AND DELTA = 45° 00' 00", A CHORD DISTANCE OF 38.21 FEET BEARING N 21° 07' 38" W TO A 3/4-INCH I.D. IRON PIPE SET AT THE POINT OF TANGENCY.
4. N 49° 31' 38" W A DISTANCE OF 185.00 FEET TO A 3/4-INCH I.D. IRON PIPE SET AT A POINT OF CURVATURE.
5. NORTHWESTERLY ALONG A CURVE TO THE RIGHT, DATA OF WHICH IS: RADIUS = 50.00 FEET AND DELTA = 45° 00' 00", A CHORD DISTANCE OF 38.21 FEET BEARING N 21° 07' 38" W TO A 3/4-INCH I.D. IRON PIPE SET AT THE POINT OF TANGENCY.
6. N 4° 31' 38" W A DISTANCE OF 93.42 FEET TO A 3/4-INCH I.D. IRON PIPE SET AT A POINT OF CURVATURE.
7. NORTHERLY ALONG A CURVE TO THE LEFT, DATA OF WHICH IS: RADIUS = 50.00 FEET AND DELTA = 30° 00' 00", A CHORD DISTANCE OF 25.88 FEET BEARING N 19° 31' 38" W TO A 3/4-INCH I.D. IRON PIPE SET AT THE POINT OF TANGENCY.
8. N 34° 31' 38" W A DISTANCE OF 107.61 FEET TO A 3/4-INCH I.D. IRON PIPE SET AT A POINT OF CURVATURE.
9. NORTHWESTERLY ALONG A CURVE TO THE LEFT, DATA OF WHICH IS: RADIUS = 150.50 FEET AND SUB-DELTA = 46° 00' 00", A SUB-CHORD DISTANCE OF 117.61 FEET BEARING N 51° 31' 38" W TO A 3/4-INCH I.D. IRON PIPE SET AT A CORNER OF SAID 11520 ACRE TRACT.
10. N 9° 22' 22" E RADIAL TO SAID CURVE A DISTANCE OF 10.00 FEET TO A 3/4-INCH I.D. IRON PIPE SET AT A CORNER OF SAID 11520 ACRE TRACT AND
11. N 29° 24' 55" E A DISTANCE OF 222.63 FEET TO THE TRUE PLACE OF BEGINNING.

CONTAINING 13.14 ACRES OF LAND MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED BY KEVIN L. BAXTER, OHIO SURVEYOR NO. 7697, OF CF. BIRD & R.J. BULL, INC., CONSULTING ENGINEERS & SURVEYORS, COLUMBUS, OHIO, FROM ACTUAL FIELD SURVEYS PERFORMED UNDER HIS SUPERVISION IN OCTOBER, 1996. BASIS OF BEARINGS IS THE SOUTH LINE OF PERIMETER DRIVE, BEING N 85° 22' 22" E, AS SHOWN OF RECORD IN FLAT BOOK 12, PAGES 47 AND 48, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

TOGETHER WITH THAT AFFURTEANANT EASEMENT RECORDED IN INSTRUMENT NUMBER 199710280115213, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
TOGETHER WITH THAT AFFURTEANANT EASEMENT RECORDED IN OFFICIAL RECORD VOLUME 19918, PAGE C18, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
TOGETHER WITH THAT AFFURTEANANT EASEMENT RECORDED IN OFFICIAL RECORD VOLUME 28161, PAGE E08, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.
OHIO SURVEYOR #7697

Kevin L. Baxter
Kevin L. Baxter
Ohio Surveyor #7697



RENOVATIONS AND UPGRADES FOR BUILDING 1
THE MANOR AT CRAUGHWELL VILLAGE
CONDOMINIUMS
DUBLIN, OHIO 43017

MANAGED BY CASE BOWEN COMPANY
5555 CORPORATE CENTER DR.
DUBLIN, OHIO 43016
20 SEPTEMBER 2016

DESCRIPTION OF COMBINED
13.14
ACRES