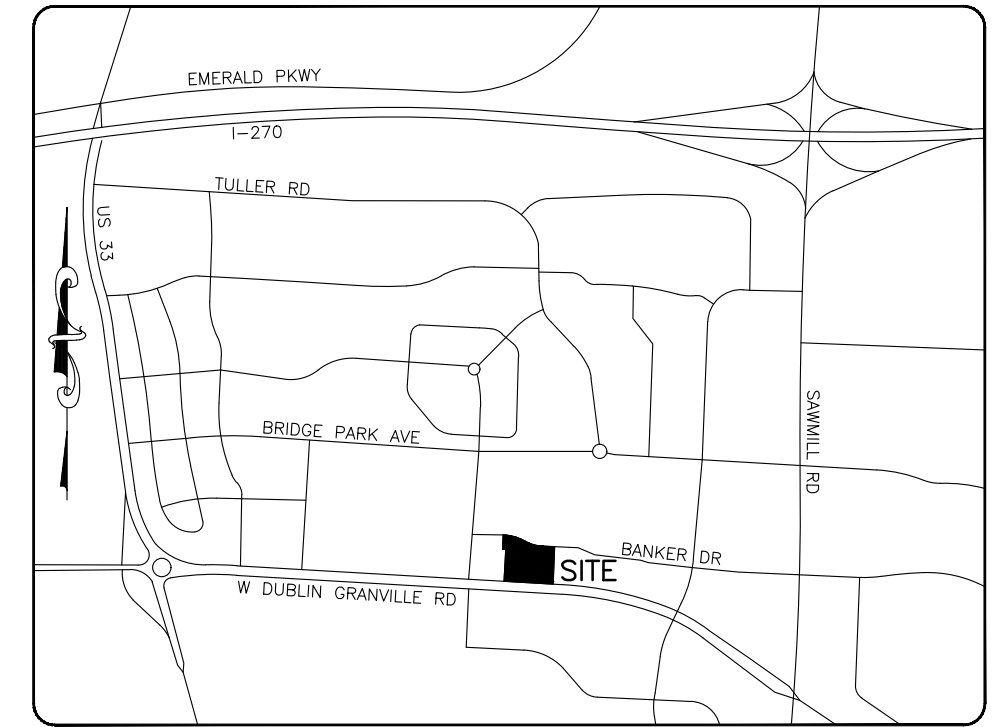


SITUATED IN THE STATE OF OHIO, CITY OF DUBLIN, COUNTY OF FRANKLIN, AND BEING PART OF QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 19, UNITED STATES MILITARY LANDS, AND BEING AN AMENDMENT OF LOT 1 OF STATE BANK DUBLIN PLAT AS SHOWN AND DELINEATED IN PLAT BOOK 118, PAGE 27, AND BEING CONVEYED TO THE STATE BANK AND TRUST COMPANY IN PLAT BOOK 118, PAGE 27, BEING ALL OF A 0.531 ACRE TRACT CONVEYED TO QUIET HOLDINGS, LLC, BY DEED OF RECORD IN INSTRUMENT NUMBER 202012150199670, AND ALL OF A 0.547 ACRE TRACT CONVEYED TO QUIET HOLDINGS, LLC, BY DEED OF RECORD IN INSTRUMENT NUMBER 202009250144841, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, THE STATE BANK AND TRUST COMPANY, AND QUIET HOLDINGS, LLC, BEING OWNERS OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "STATE BANK DUBLIN PLAT AMENDED", A SUBDIVISION CONTAINING LOTS NUMBERED 1A AND 3 DOES HEREBY ACCEPT THIS PLAT OF SAME.

THE UNDERSIGNED FURTHER AGREES THE 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.

STATE BANK DUBLIN PLAT AMENDED
LOT 1
STATE BANK DUBLIN PLAT
PLAT BOOK 118, PAGE 27
QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY LANDS
CITY OF DUBLIN, COUNTY OF FRANKLIN
STATE OF OHIO



VICINITY MAP
NOT TO SCALE

IN WITNESS WHEREOF, DAVID HOMOELLE, REGIONAL PRESIDENT, THE STATE BANK AND TRUST COMPANY, HAS HEREUNTO SET THEIR HAND THIS ____ DAY, OF _____, 20__.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

THE STATE BANK AND TRUST COMPANY

BY _____
DAVID HOMOELLE, REGIONAL PRESIDENT

Approved this ____ day of _____,
20__

Director of land use and long range planning
City of Dublin, Ohio

Approved this ____ day of _____,
20__

City Engineer, Dublin, Ohio

Approved this ____ day of _____, by vote of the council, wherein the State Bank Dublin Plat Amended and easements 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 _____

IN WITNESS THEREOF, 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, TROY KEMELGOR, PRESIDENT, QUIET HOLDINGS, LLC, HAS HEREUNTO SET THEIR HAND THIS ____ DAY, OF _____, 20__.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

QUIET HOLDINGS, LLC

BY _____
TROY KEMELGOR, PRESIDENT

STATE OF OHIO
COUNTY OF FRANKLIN SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TROY KEMELGOR, PRESIDENT OF QUIET HOLDINGS, LLC, WHO ACKNOWLEDGED THE SIGNING AND FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID QUIET HOLDINGS, LLC, FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS DAY ____ OF _____, 20__.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC, STATE OF OHIO

SURVEY DATA:

BASIS OF BEARINGS: THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE PORTION OF THE NORTHERLY LINE OF DUBLIN-GRANVILLE ROAD, HAVING A BEARING OF N 86°39'25" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.


SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

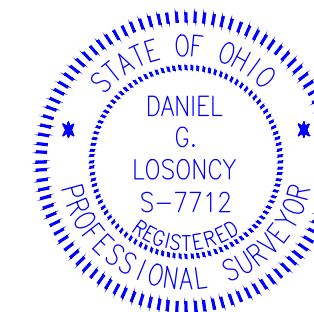
REBAR: ALL REBAR SET ARE 5/8" DIA. 30" LONG, WITH RED PLASTIC CAP STAMPED "LANDMARK SURVEY".

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS, MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- IFF IRON PIN FOUND
- FRANKLIN COUNTY MONUMENT FOUND
- RBS REBAR SET


 DANIEL G. LOSONCY, P.S. _____ 3/1/22
 REGISTERED SURVEYOR NO. 7712 DATE



LS GI LANDMARK SURVEY GROUP, INCORPORATED
 690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085
 PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM
 DATE: 12/06/21 FILE NO. 2111.0378

REV. DATE	DESCRIPTION
1/19/22	REVISE PER COMMENTS
2/24/22	REVISE PER COMMENTS
3/1/22	REVISE PER COMMENTS

STATE BANK DUBLIN PLAT AMENDED

LOT 1

STATE BANK DUBLIN PLAT

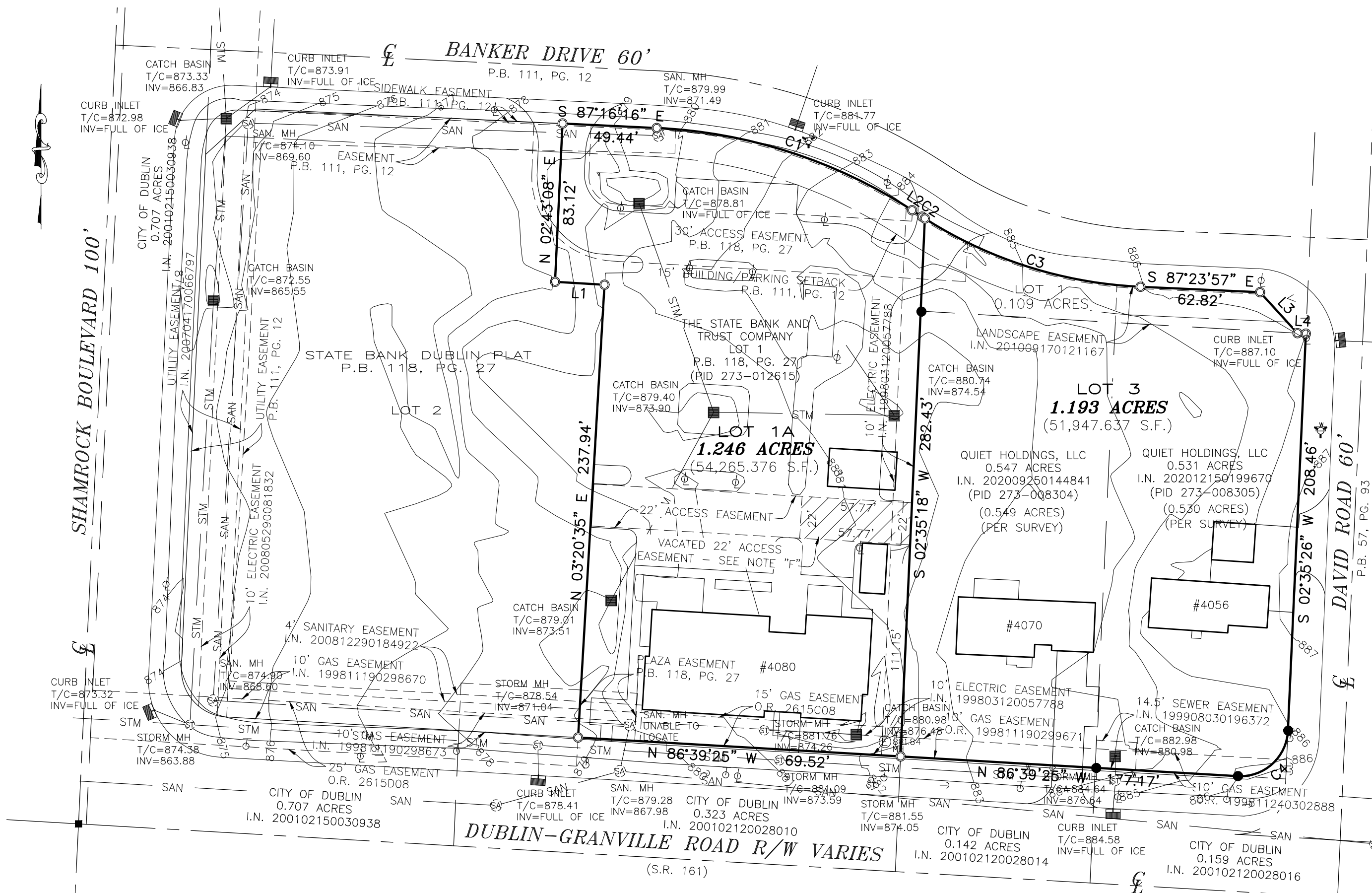
PLAT BOOK 118, PAGE 27

QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 19

UNITED STATES MILITARY LANDS

CITY OF DUBLIN, COUNTY OF FRANKLIN

STATE OF OHIO



NOTE "A": BUILDING LINE SETBACKS FOR THE AREA BEING PLATTED MAY BE FOUND IN THE ZONING CODE ADOPTED BY THE CITY OF DUBLIN.

NOTE "B": AT THE TIME OF PLATTING, ALL OF STATE BANK DUBLIN PLAT AMENDED IS WITHIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAP, FOR FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, MAP NUMBER 39049C0151K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

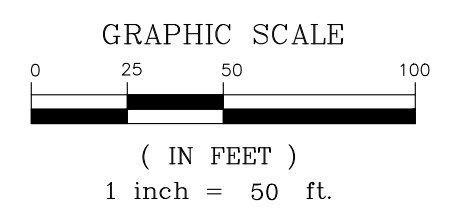
NOTE "C" - ACREAGE BREAKDOWN:
TOTAL ACREAGE
2.439 AC.

NOTE "D" - ACREAGE BREAKDOWN: STATE BANK DUBLIN PLAT AMENDED IS COMPRISED OF THE FOLLOWING FRANKLIN COUNTY PARCEL NUMBERS:
273-012615 - 1.355 ACRES
273-008304 - 0.549 ACRES
273-008305 - 0.530 ACRES

NOTE "E": 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 STATE BANK DUBLIN PLAT AMENDED, 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.

NOTE "F": ACCESS EASEMENT VACATION - A PORTION OF THE 22' ACCESS EASEMENT AS SHOWN ON PLAT BOOK 118, PAGE 27 SHALL BE VACATED. SAID VACATED AREA IS SHOWN HATCHED HEREON AND WILL BE VACATED BY THE RECORDING OF THIS PLAT.

- IPF IRON PIN FOUND
- FRANKLIN COUNTY MONUMENT FOUND
- RBS REBAR SET



LINE	BEARING	DISTANCE
L1	N 86°39'25" W	26.03'
L2	S 57°03'05" E	6.24'
L3	S 42°24'20" E	29.09'
L4	S 86°39'27" E	4.43'

CURVE	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	270.00'	142.46'	30°13'49"	S 72°09'59" E	140.81'
C2	230.00'	1.77'	0°26'26"	S 57°16'12" E	1.77'
C3	230.00'	120.06'	29°54'31"	S 72°26'41" E	118.70'
C4	25.00'	39.60'	90°45'17"	S 47°57'57" W	35.59'

DRAWN BY: DJH

LS LANDMARK SURVEY
GI GROUP, INCORPORATED

690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH. 43085
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM
DATE: 12/06/21 FILE NO. 2111.0378