State of Ohio

State of Ohio

The undersigned, **BP EXTENSION I ACQUISITION, LLC,** an Ohio limited liability company, by **BRENT D. CRAWFORD,** Manager, **4370 DALE DRIVE ACQUISITION, LLC,** an Ohio limited liability company, by **BRENT D. CRAWFORD,** Manager, **WENDY'S INTERNATIONAL, INC.** an Ohio Corporation, by _______, and **POND REALTY COMPANY,** by **JEFFERY A. BLACK,** CFO, SEC and TREAS, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly

COMPANY, by JEFFERY A. BLACK, CFO, SEC and TREAS, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "BRIDGE PARK EAST SECTION 8", a subdivision containing Lots numbered 20 and 21, and areas designated as Reserve "C" and Reserve "D", do hereby accept this plat of same and dedicate to public use, as such, all of Banker Drive and Public Street 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.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Access Easement". Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas of land designated Access Easement on this plat, an additional easement is hereby reserved for the purpose of providing reasonable access, ingress, egress, and passage over and upon the areas depicted hereon to the public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

BP Extension I Acquisition, LLC, 4370 Dale Drive Acquisition, LLC, and Wendy's International, Inc. in recording this plat of Bridge Park East Section 8, have designated certain areas of land as Reserves, which may contain but not be limited to parking, walking, green areas, private streets, sidewalks and common parking areas, all of which are intended for use by the owners of the fee simple titles to the lots, units and reserve areas in the Bridge Park East development. Reserve "D" is not hereby dedicated for use by the general public but is hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots, units and reserve areas in the Bridge Park East development as more fully provided in the master association declaration of covenants, conditions and restrictions for the Bridge Park East development and the declaration of covenants, conditions and restrictions to Bridge Park East Section 8, both of which will be recorded subsequent to the recordation of this plat. Said declarations of covenants, conditions and restrictions are hereby incorporated in and made a part of this plat.

The owners of the fee simple titles to said Lots numbered 20 and 21, and to said Reserve "D", and to lots, units and reserve areas in existing and future sections of the Bridge Park East development shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "D" to be shared with the owners of the fee simple titles to each other of said Lots numbered 20 and 21, and Reserve "D", and with the owners of the fee simple titles to the lots, units and reserve areas in existing and future sections of the Bridge Park East development. Said owners of the fee simple titles to said Lots numbered 20 and 21, and to said Reserve "D", shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of the Bridge Park East development may provide.

In Witness Whereof, BRENT D. CRAWFORD,	Manager of BP	EXTENSION	
ACQUISITION, LLC, has hereunto set his hand this _	day of _	, 20	

Signed and Acknowledged
In the presence of:

BY
BRENT D. CRAWFORD,
Manager

STATE OF OHIO COUNTY OF FRANKLIN ss:

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

In Witness	Thereof, I hav	e hereunto	set my	hand	and	affixed	my	official	seal	this
day of	, 20	•								
My commis	sion expires									
,			Notar	v Puh	lic			State	$\alpha f \Omega$	hio

In Witness Whereof, BRENT D. CRAWFORD, Manager of 4370 DALE DRIVE ACQUISITION, LLC, has hereunto set his hand this _____ day of ____ Signed and Acknowledged 4370 DALE DRIVE In the presence of: ACQUISITION, LLC **BRENT D. CRAWFORD,** Manager STATE OF OHIO **COUNTY OF FRANKLIN** ss: Before me, a Notary Public in and for said State, personally appeared **BRENT D.** CRAWFORD, Manager of 4370 DALE DRIVE ACQUISITION, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of 4370 DALE DRIVE ACQUISITION, LLC for the uses and purposes expressed herein. In Witness Thereof, I have hereunto set my hand and affixed my official seal this My commission expires _____

INTERNATIONAL, INC. has hereunto s	set his hand this of WENDY'S,
Signed and Acknowledged In the presence of:	WENDY'S INTERNATIONAL, INC.
	By
STATE OF OHIO COUNTY OF FRANKLIN ss:	
	and for said State, personally appeared of WENDY'S
INTERNATIONAL, INC. who acknowled be his voluntary act and deed and the INTERNATIONAL, INC. for the uses and	dged the signing of the foregoing instrument to the voluntary act and deed of WENDY'S d purposes expressed herein.
In Witness Thereof, I have hereunto day of, 20	set my hand and affixed my official seal this
My commission expires	

Notary Public.

act and deed of **POND REALTY COMPANY** 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___.

Before me, a Notary Public in and for said State, personally appeared JEFFREY A.

BLACK, Chief Financial Officer of POND REALTY COMPANY who acknowledged

the signing of the foregoing instrument to be his voluntary act and deed and the voluntary

My commission expires ______

Notary Public, State of Ohio

Approved this Day of	
20	Director of Land Use and Long
	Range Planning,
	Dublin, C

Approved this ____ Day of ____ City Engineer, Dublin, Ohio

Approved this _____ day of _____, 20___, by vote of Council, wherein all of Banker Drive and Public Street 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____.

Transferred this ____ day of _____, 20____.

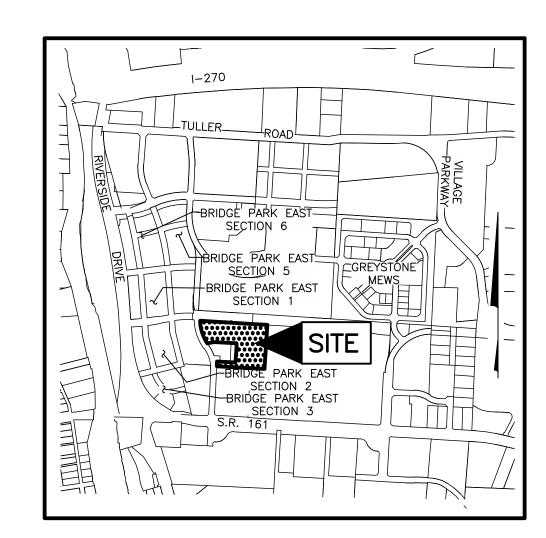
Auditor, Franklin County, Ohio

Filed for record this ___day of _____,
20__ at ____ M. Fee \$_____ Recorder, Franklin County, Ohio

File No. _____

Deputy Auditor, Franklin County, Ohio

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 174, 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



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.

○ = Iron Pin (See Survey Data)

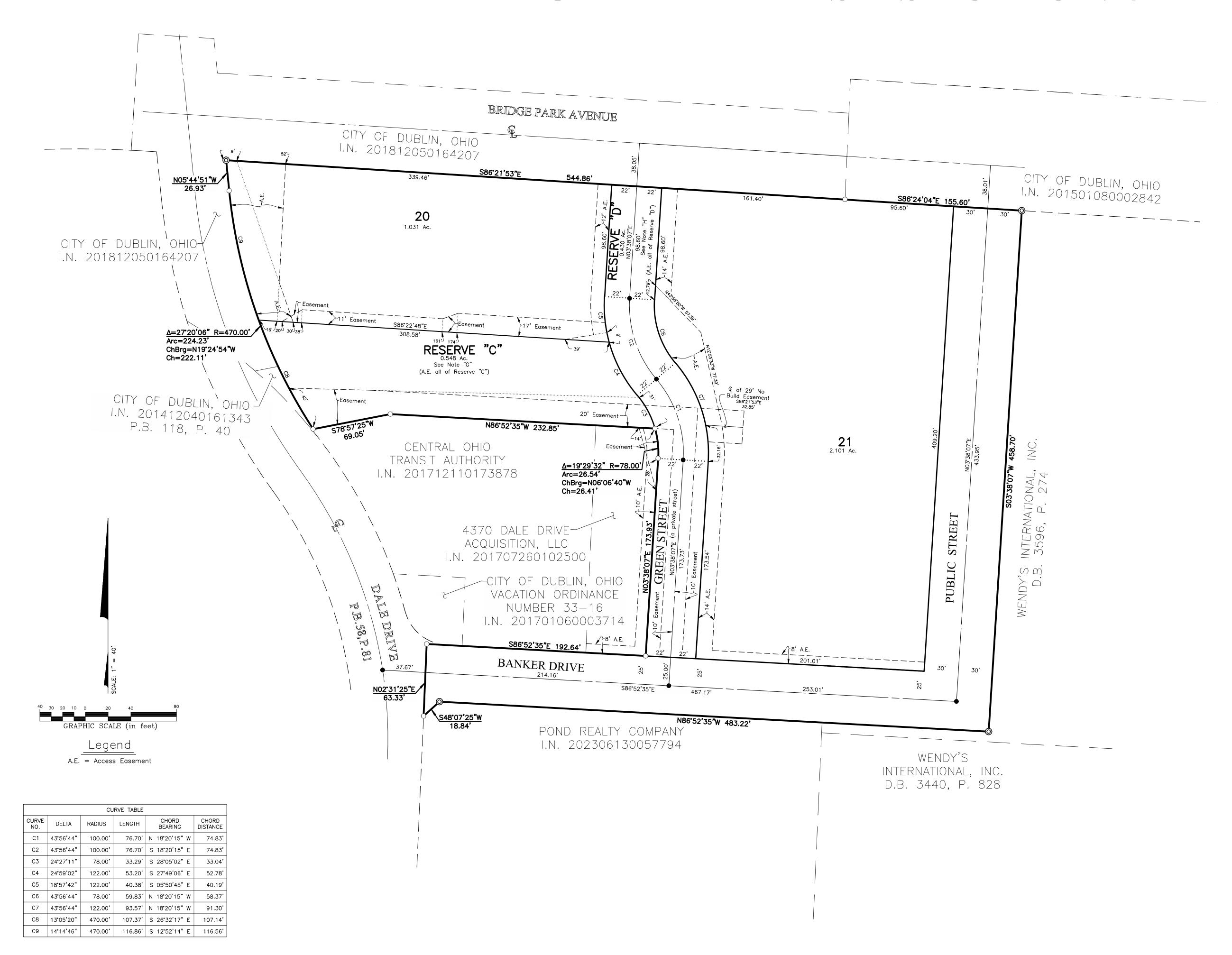
• = MAG Nail to be set

© = Permanent Marker (See Survey Data)

y _____ Professional Surveyor No. 7865 Date

BRIDGE PARK EAST SECTION 8 20240817

BRIDGE PARK EAST SECTION 8



NOTE "A" - MINIMUM SETBACKS: City of Dublin zoning regulations for Bridge Park East Section 8 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 8 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 8 subdivision are hereby notified that, at the time of platting, utility service to Bridge Park East Section 8 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 8 is in the City of Dublin School District.

NOTE "E" - ACREAGE BREAKDOWN: Bridge Park East Section 8 is comprised of the following Franklin County Parcel Numbers:

272 011140	1 272 4 -
273-011148	1.372 Ac
273-012911	1.876 Ac.
273-008805	1.594 Ac
273-008859	0.404 Ac

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage:	5.246 Ac.
Acreage in Reserve "C":	0.548 Ac.
Acreage in Reserve "D" (Private right-of-way)	0.430 Ac
Acreage in right-of-way	1.136 Ac.
Acreage in lots:	3.312 Ac.

NOTE "G" - RESERVE "C": Reserve "C", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in Bridge Park East subdivisions for the purpose of open space, the maintenance of storm water facilities, and the maintenance of the multi-use paths. No buildings or structures are permitted in said reserve.

NOTE "H" - RESERVE "D": Reserve "D", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in Bridge Park East subdivisions, its successors and/or assigns. The street constructed within said Reserve "D" will be a private street which will not be dedicated to the City of Dublin and the City of Dublin will not be responsible for the maintenance of said street. No buildings or structures are permitted in said reserve.

NOTE "I": 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 8 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.

Line Type Legend

Existing Property Line
— — — Existing R/W Line
——————————————————————————————————————
Existing Easement Line
Subdivision Boundary Line
Lot Line
R/W Line
R/W Centerline
Easement Line