

BRIDGE PARK EAST SECTION 8

Situated in the State of Ohio, County of Franklin, City of Dublin, in Lot 11, Quarter Township 3, Township 2, Range 19, United States Military Lands, containing 5.246 acres of land, more or less, said 5.246 acres being comprised of all of that tract of land conveyed to **BP EXTENSION I ACQUISITION, LLC** by deed of record in Instrument Number 201709270135049, part of that tract of land conveyed to **4370 DALE DRIVE ACQUISITION, LLC** by deed of record in Instrument Number 201707260102500, part of that tract of land conveyed to **WENDY'S INTERNATIONAL, INC.** by deed of record in Deed Book 3596, Page 274 and part of that tract of land conveyed to **POND REALTY COMPANY**, an Ohio corporation, by deed of record in Instrument Number 2023061300257794, Recorder's Office, Franklin County, 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 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 I ACQUISITION, LLC**, has hereunto set his hand this _____ day of _____, 20__.

Signed and Acknowledged In the presence of: **BP EXTENSION I ACQUISITION, LLC**

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 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, **BRENT D. CRAWFORD**, Manager of **4370 DALE DRIVE ACQUISITION, LLC**, has hereunto set his hand this _____ day of _____, 20__.

Signed and Acknowledged In the presence of: **4370 DALE DRIVE ACQUISITION, LLC**

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 **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 _____ day of _____, 20__.

My commission expires _____ Notary Public, State of Ohio

In Witness Whereof, _____ of **WENDY'S INTERNATIONAL, INC.** has hereunto set his hand this _____ day of _____, 20__.

Signed and Acknowledged In the presence of: **WENDY'S INTERNATIONAL, INC.**

By _____

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared _____ of **WENDY'S INTERNATIONAL, INC.** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **WENDY'S INTERNATIONAL, INC.** 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

In Witness Whereof, **JEFFREY A. BLACK**, Chief Financial Officer of **POND REALTY COMPANY** has hereunto set his hand this _____ day of _____, 20__.

Signed and Acknowledged In the presence of: **POND REALTY COMPANY**

By **JEFFREY A. BLACK**, Chief Financial Officer

STATE OF OHIO COUNTY OF FRANKLIN ss:

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 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__.

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 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__.
Clerk of Council, Dublin, Ohio

Transferred this _____ day of _____, 20__.
Auditor, Franklin County, Ohio

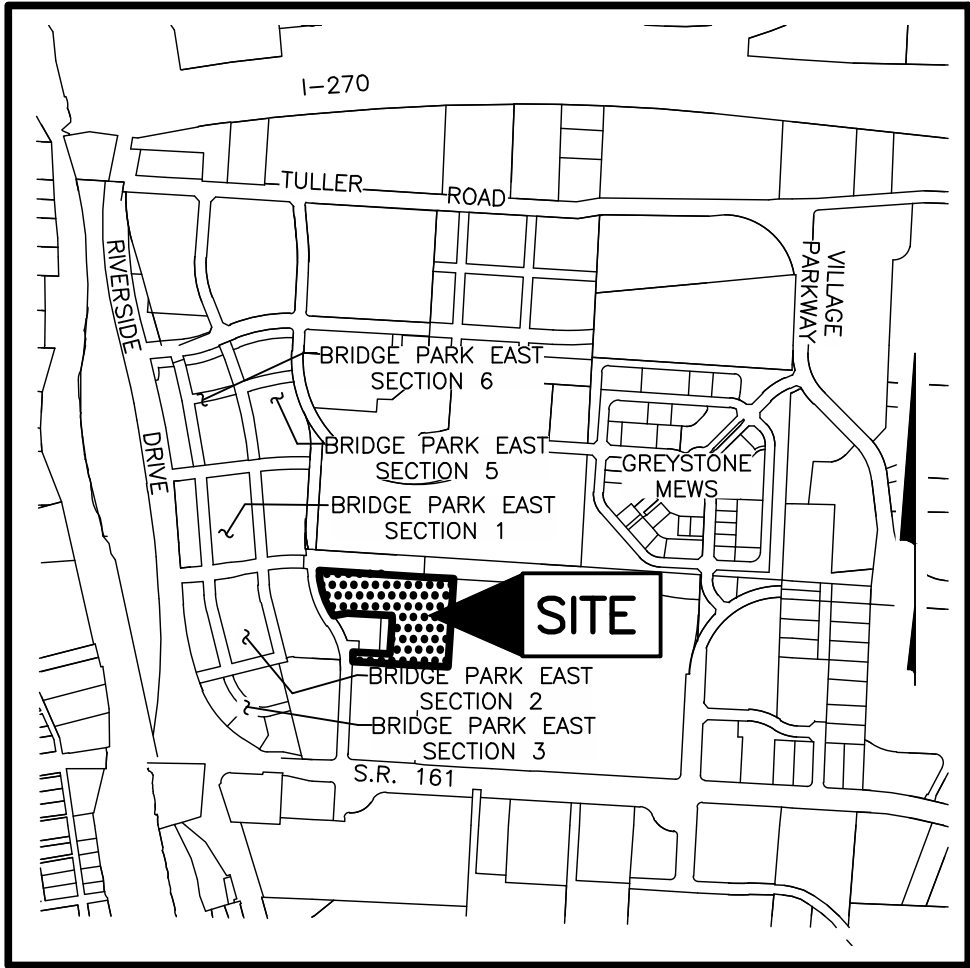
Deputy Auditor, Franklin County, Ohio

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 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.

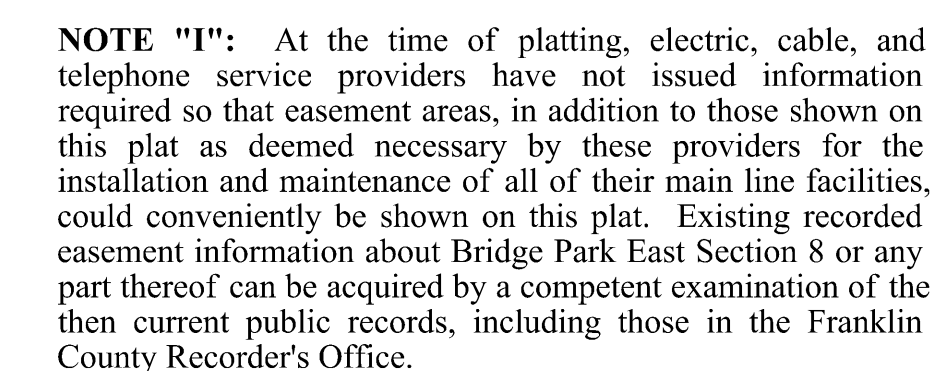
SURVEYED & PLATTED BY



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.

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

By _____ Date _____
Professional Surveyor No. 7865



CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	
C1	4°35'44"	100.00'	76.70'	N 18°20'15" W	74.83'	
C2	4°35'44"	100.00'	76.70'	S 18°20'15" E	74.83'	
C3	24°27'11"	78.00'	33.29'	S 28°05'02" E	33.04'	
C4	24°59'02"	122.00'	53.20'	S 27°49'06" E	52.78'	
C5	18°57'42"	122.00'	40.38'	S 05°50'45" E	40.19'	
C6	4°35'44"	78.00'	59.83'	N 18°20'15" W	58.37'	
C7	4°35'44"	122.00'	93.57'	N 18°20'15" W	91.30'	
C8	13°05'20"	470.00'	107.37'	S 26°32'17" E	107.14'	
C9	14°14'46"	470.00'	116.86'	S 12°52'14" E	116.56'	