

0.447 ACRE

Situated in the State of Ohio, County of Union, City of Dublin, in Virginia Military Survey Number 6595, being part of Reserve "I" of the subdivision entitled "Oak Park", of record in Plat Book 5, Pages 260A-D, said Reserve "I" being conveyed to Oak Park Dublin, LLC by deed of record in Official Record 769, Page 638, (all references refer to the records of the Recorder's Office, Union County, Ohio) and more particularly bounded and described as follows:

Beginning at the southeasterly terminus of the right-of-way line of Primrose Court, in the northerly line of Lot 1 of said Oak Park;

Thence North $05^{\circ} 18' 59''$ West, with the easterly terminus of the right of way line of said Primrose Court, a distance of 56.00 feet to an iron pint set at the northeasterly terminus of the right-of-way line of said Primrose Court, in the southerly line of Lot 109 of the subdivision entitled "Resubdivision of Lots 73 thru 108, Reserve "B" and Reserve "C" of Oak Park", of record in Plat Book 5, Pages 47A-47B;

Thence with the boundary of said Lot 109 the following courses and distances:

North $84^{\circ} 41' 01''$ East, a distance of 4.14 feet to an iron pin set at a point of curvature to the left;

With the arc of said curve, having a central angle of $52^{\circ} 32' 50''$, a radius of 14.00 feet, an arc length of 12.84 feet, a chord bearing of North $58^{\circ} 24' 36''$ East and chord distance of 12.39 feet to an iron pin set at a point of reverse curvature; and

With the arc of a curve to the right, having a central angle of $09^{\circ} 22' 58''$, a radius of 60.00 feet, an arc length of 9.83 feet, a chord bearing of North $36^{\circ} 49' 40''$ East and chord distance of 9.81 feet to an iron pin set;

Thence North $05^{\circ} 18' 59''$ West, partly with the easterly line of said Lot 109 and partly crossing said Reserve "I", a distance of 122.90 feet to an iron pin set in the southerly line of Reserve "D" of said Oak Park ;

Thence North $84^{\circ} 41' 01''$ East, with said southerly line, a distance of 71.05 feet to an iron pin set in the westerly line of Reserve "F" of the subdivision entitled "Amended and Corrected Plat of Oak Park Lots 9 and 10 and Reserve 'F'", of record in Plat Book 5, Page 266;

Thence South $05^{\circ} 18' 59''$ East, with the boundary of said Reserve "F", a distance of 114.70 feet to an iron pin set;

Thence with the boundary of said Reserve "F" and with the arc of a curve to the right, having a central angle of $208^{\circ} 11' 43''$, a radius of 60.00 feet, an arc length of 218.02 feet, a chord bearing of South $38^{\circ} 46' 53''$ West and chord distance of 116.39 feet to an iron pin set at a point of reverse curvature;

Thence partly with the boundary of said Reserve "F", partly with the northerly line of said Lot 1, and with the arc of a curve to the left, having a central angle of $58^{\circ} 11' 43''$, a radius of 14.00 feet, an arc length of 14.22 feet, a chord bearing of North $66^{\circ} 13' 07''$ West and chord distance of 13.62 feet to the POINT OF BEGINNING, containing 0.447 acre of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths ($13/16$) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein were transferred from a field traverse originating from and tying to Franklin County Geodetic Survey control monument 6648 and McNeal, having a bearing of South 15° 07' 53" East between said monuments, and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment).

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk
Professional Surveyor No. 7865

Date

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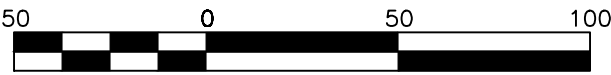
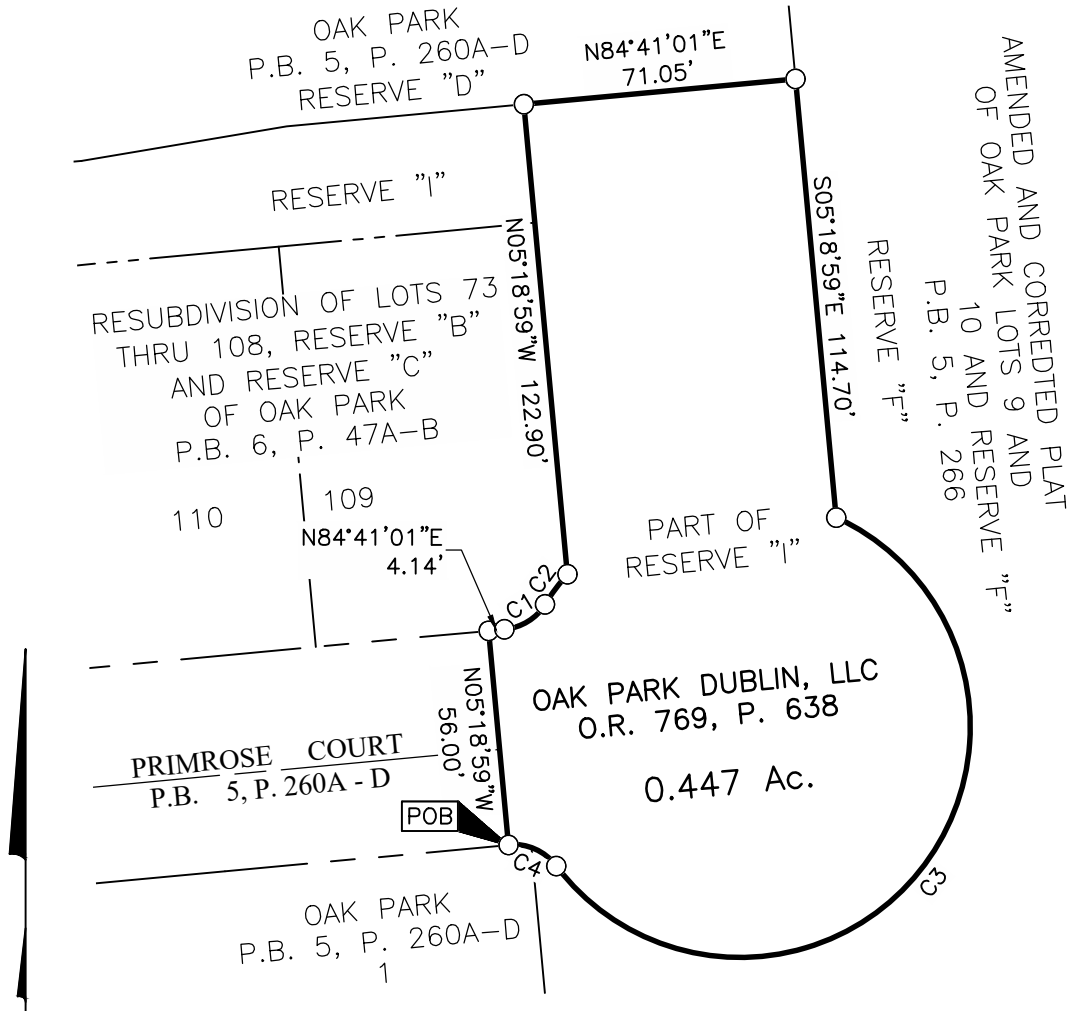
SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 6595
 CITY OF DUBLIN, COUNTY OF UNION, STATE OF OHIO

Date: April 16, 2020

Job No: 2019-0713

Scale: 1" = 50'



GRAPHIC SCALE (in feet)
 O = I.P. SET

I.P. Set are 13/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.

BASIS OF BEARINGS:

The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Geodetic Survey control monument 6648 and McNeal, having a bearing of South 15° 07' 53" East between said monuments, and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment).

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	52°32'50"	14.00'	12.84'	N58°24'36"E	12.39'
C2	9°22'58"	60.00'	9.83'	N36°49'40"E	9.81'
C3	208°11'43"	60.00'	218.02'	S38°46'53"W	116.39'
C4	58°11'43"	14.00'	14.22'	N66°13'07"W	13.62'

By _____
 Matthew A. Kirk
 Professional Surveyor No. 7865
 mkirk@emht.com

Date _____

I:\20190713\DWG\04SHEETS\BOUNDARY\20190713-VS-BNDY-02.DWG plotted by MASTON, JOHN on 4/16/2020 12:15:38 PM last saved by JMASTON on 4/16/2020 11:54:58 AM
 Xrefs: 6214TF3.DWG & 20062141-OAKPARK.DWG

0.447 ACRE

Situated in the State of Ohio, County of Union, City of Dublin, in Virginia Military Survey Number 6595, being part of Reserve "J" of the subdivision entitled "Oak Park", of record in Plat Book 5, Pages 260A-D, said Reserve "J" being conveyed to Oak Park Dublin, LLC by deed of record in Official Record 769, Page 638, (all references refer to the records of the Recorder's Office, Union County, Ohio) and more particularly bounded and described as follows:

Beginning at an iron pin set at the southeasterly terminus of the right-of-way line of Snowdrop Court, in the northerly line of Lot 128 of the subdivision entitled "Resubdivision of Lots 73 thru 108, Reserve "B" and Reserve "C" of Oak Park", of record in Plat Book 5, Pages 47A-47B;

Thence North $05^{\circ} 18' 59''$ West, with the easterly terminus of the right of way of said Snowdrop Court, a distance of 56.00 feet to an iron pin set at the northeasterly terminus of the right-of-way of said Snowdrop Court, in the southerly line of Reserve "E" of said Oak Park;

Thence with the boundary of said Reserve "E" the following courses and distance:

With the arc of a curve to the left, having a central angle of $58^{\circ} 11' 43''$, a radius of 14.00 feet, an arc length of 14.22 feet, a chord bearing of North $55^{\circ} 35' 10''$ East and chord distance of 13.62 feet to an iron pin set at a point of reverse curvature;

With the arc of a curve to the right, having a central angle of $208^{\circ} 11' 43''$, a radius of 60.00 feet, an arc length of 218.02 feet, a chord bearing of South $49^{\circ} 24' 50''$ East and chord distance of 116.39 feet to an iron pin set; and

South $05^{\circ} 18' 59''$ East, a distance of 114.70 feet to an iron pin set at a northeasterly corner of Reserve "A" of said Oak Park;

Thence South $84^{\circ} 41' 01''$ West, with a northerly line of said Reserve "A", a distance of 71.05 feet to an iron pin set;

Thence North $05^{\circ} 18' 59''$ West, crossing said Reserve "J" and with the easterly line of said Lot 128, a distance of 122.90 feet to an iron pin set at a point of curvature to the right;

Thence with the boundary of said Lot 128 the following courses and distances:

With the arc of said curve, having a central angle of $09^{\circ} 22' 58''$, a radius of 60.00 feet, an arc length of 9.83 feet, a chord bearing of North $47^{\circ} 27' 38''$ West and chord distance of 9.81 feet to an iron pin set at a point of reverse curvature;

With the arc of a curve to the left, having a central angle of $52^{\circ} 32' 50''$, a radius of 14.00 feet, an arc length of 12.84 feet, a chord bearing of North $69^{\circ} 02' 34''$ West and chord distance of 12.39 feet to an iron pin set; and

South $84^{\circ} 41' 01''$ West, a distance of 4.14 feet to the POINT OF BEGINNING, containing 0.447 acre of land, more or less.

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This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

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SURVEY OF ACREAGE PARCEL

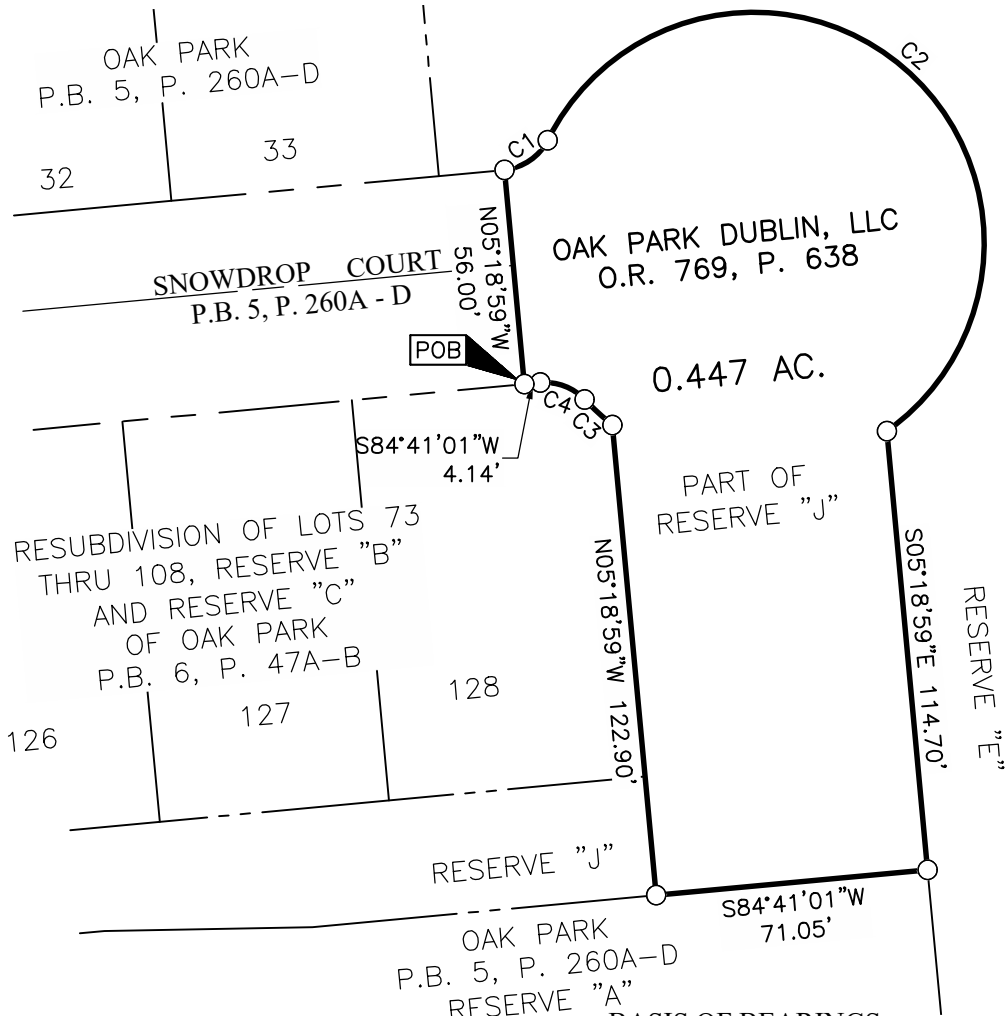
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CITY OF DUBLIN, COUNTY OF UNION, STATE OF OHIO

Date: April 16, 2020

Job No: 2019-0713

Scale: 1" = 50'



L:\20190713\DWG\04SHEETS\BOUNDARY\20190713-VS-BNDY-01.DWG plotted by MASTON, JOHN on 4/16/2020 11:49:45 AM last saved by JMASTON on 4/16/2020 9:51:22 AM Xrefs:



GRAPHIC SCALE (in feet)
 O = I.P. SET

I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.

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By _____ Date _____
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