

DESCRIPTION FOR A 9.767 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Dublin, and being a part of Lots 13 and 17, Second Quarter of Township 2, Range 19, of the United States Military Lands, and being all of a 4.215 acre tract (Parcel No. 273-009067-00) as conveyed to The City of Dublin in Instrument Number 201812260173556, and part of a 21.411 acre tract (Parcel No.'s 273-008256-00, and 273-008414-00), as conveyed to the City of Dublin in Instrument Number 201011230159006, and all of a 0.498 acre tract (Parcel No. 273-013013-00) as conveyed to the City of Dublin in Instrument Number 201806180080756, all references being to those of record in the Recorder's Office, Franklin County, Ohio, said 9.767 acre tract being more particularly bounded and described as follows:

Commencing at a 5/8" rebar found with cap "Burgess & Niple" at the intersection of the westerly line of Lot 8 of the Grandee Cliffs Estates No.2 Subdivision and the northerly right-of-way line of Emerald Parkway;

Thence westerly along the northerly right-of-way line of Emerald Parkway with a curve to the left (**Radius = 9451.50 feet, Arc Length = 36.89, Delta = 00°13'25"**) a chord bearing and distance of **South 88°14'54" West, 36.89 feet** to a concrete monument set at the southeast corner of a 0.498 acre tract as conveyed to City of Dublin as recorded in Instrument Number 201806180080756, and being the **Point of Beginning** of the herein described 9.767 acre tract;

Thence continuing westerly along the northerly right-of-way line of Emerald Parkway with a curve to the left (**Radius = 9451.50 feet, Arc Length = 94.81, Delta = 00°34'29"**) a chord bearing and distance of **South 87°50'57" West, 94.81 feet** to a 3/4" pipe found at the southwest corner of the said 0.489 acre tract;

Thence continuing westerly along the northerly right-of-way line of Emerald Parkway with a curve to the left (**Radius = 9451.50 feet, Arc Length = 458.93, Delta = 02°46'55"**) a chord bearing and distance of **South 86°10'15" West, 458.89 feet** to an iron pin found with cap "Burgess & Niple", at the point of tangency;

Thence continuing westerly along the northerly right-of-way line of Emerald Parkway, **South 84°45'13" West, 157.56 feet** to an iron pin found with cap "Burgess & Niple";

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Thence **North 05° 41' 52" West, 29.59 feet** to a point;

Thence **North 1° 24' 05" East, 25.59 feet** to an iron pin found with cap "Burgess & Niple"

Thence **South 84° 46' 37" East, 212.12 feet**, to the point of curvature of a curve to the left;

Thence continuing westerly along the northerly right-of-way line of Emerald Parkway with a curve to the left (**Radius = 1971.50 feet, Arc Length = 96.31, Delta = 02°47'56"**) a chord bearing and distance of **South 83°22'28" West, 96.30 feet** to the point of complex curve;

Thence continuing westerly along the northerly right-of-way line of Emerald Parkway with a curve to the left (**Radius = 9515.50 feet, Arc Length = 130.60, Delta = 00°47'11"**) a chord bearing and distance of **South 81°34'55" West, 130.60 feet** to an iron pin found with cap "Burgess & Niple",

Thence **South 81°11'21" West, 96.83 feet** to an iron pin found with cap "Burgess & Niple" on the easterly right-of-way line of Riverside Drive;

Thence northerly along the easterly right-of-way line of Riverside Drive the following four courses and distances:

North 06°02'06" East, 6.12 feet to a 3/4" pipe found with cap "Burgess & Niple";

North 36°01'51" West, 90.50 feet to a 3/4" pipe found with cap "Burgess & Niple";

With a curve to the right (**Radius = 2785.00 feet, Arc Length = 139.43 feet, Delta = 02°52'07"**) a chord bearing and distance of **North 18°07'57" East, 139.42 feet** to an iron pin set at the point of tangency;

North 19° 34' 01" East, 55.08 feet to an iron pin set on the southerly line of a 17.37 acre tract as conveyed to Thomas A. McDowell as recorded in Instrument Number 199602090062512;

Thence easterly along the southerly line of the said 17.37 acre tract the following five (5) courses and distances;

North 65° 15' 51" East, 40.06 feet to an iron pin set;

North 41° 50' 39" East, 135.76 feet to an iron pin set;

South 87° 15' 46" East, passing a concrete monument set at 78.64 feet, **173.86 feet** to an iron pin found;

North 74° 40' 34" East, 222.10 feet to a 3/4" pipe found;

South 87° 16' 30" East, 233.51 feet to a stone found at the southeast corner of the said 17.37 acre tract;

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Thence easterly across said 21.411 acre tract the following four (4) courses and distances;

South 87° 16' 30" East, 65.00 feet to an iron pin set;

South 28° 47' 34" East, 31.21 feet to an iron pin set;

With a curve to the right (**Radius = 51.00 feet, Arc Length = 26.86 feet, Delta = 30°10'47"**) a chord bearing and distance of **North 76° 17' 49" East, 26.55 feet** to a concrete monument set;

South 88° 36' 48" East, 96.78 feet to a 3/4" pipe found at the northwest corner of the said 0.498 acre tract;

Thence along the northerly line of the said 0.498 acre tract the following eight (8) courses and distances;

South 88° 36' 48" East, 55.34 feet to a 3/4" pipe found at the point of curvature to the right;

With a curve to the right (**Radius = 217.50 feet, Arc Length = 149.56 feet, Delta = 39°23'50"**) a chord bearing and distance of **South 66°38'59" East, 146.63 feet** to a 3/4" iron pipe found at the point of complex curve;

With a curve to the left (**Radius = 127.00 feet, Arc Length = 104.14 feet, Delta = 46°58'49"**) a chord bearing and distance of **South 23°27'44" East, 101.24 feet** to a 3/4" bent iron pipe found at the point of tangency;

South 0° 01' 34" West, 74.11 feet to a 3/4" bent iron pipe found at the point of curvature of a curve to the left;

With a curve to the left (**Radius = 57.00 feet, Arc Length = 41.24 feet, Delta = 41°27'17"**) a chord bearing and distance of **South 20°42'05" East, 40.35 feet** to a 3/4" pipe found at the point of reverse curve;

With a curve to the right (**Radius = 63.00 feet, Arc Length = 44.64 feet, Delta = 40°36'04"**) a chord bearing and distance of **South 21°07'32" East, 43.71 feet** to an iron pin set;

South 02° 14' 40" East, 7.33 feet to a 3/4" pipe found;

South 46° 54' 15" East, 35.32 feet to the **Point of Beginning** and containing 9.767 acres, more less, according to a survey made by Hull & Associates, Inc. in February of 2021.

The bearings in the above description are based on the Ohio State Plane Coordinates System, South Zone, NAD83.

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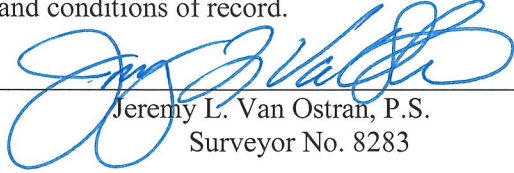
All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

Subject to all valid and existing easements, restrictions and conditions of record.

August 12, 2021

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Jeremy L. Van Ostran, P.S.
Surveyor No. 8283