

MILL RUN SUBDIVISION  
DESCRIPTION OF 8.367 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Parcel "E" of Mill Run Subdivision Street and Easement Dedication Plat, of record in Plat Book 64, Pages 38 and 39, of the Franklin County Recorder's Office, and being conveyed to Scott Street Properties, Inc. by deed of record in Official Record 18195 C15, and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Fishinger Boulevard and Spring Mill Drive, as delineated on said plat; thence S 55°26'55" W, with the centerline of Spring Mill Drive, 199.77 feet; thence with the said centerline and a curve to the right having a delta of 5°14'18", a radius of 1000.00', and a chord of S 58°04'04" W, 91.39 feet; thence S 29°18'47" E, 40.00 feet to a point on the southerly right-of-way line of the said Spring Mill Drive, and the true point of beginning of the tract described herein;

thence S 29°18'47" E, with the westerly property line of a tract conveyed to Mill Run Owner's Association, by deed of record in Official Record 9602 E03, of the Franklin County Recorder's Office, 30.00 feet;

thence S 38°56'12" W, with the said westerly property line, 75.00 feet;

thence S 07°59'05" E, with the said westerly property line, 75.00 feet;

thence S 53°44'38" E, with the said westerly property line, 75.00 feet;

thence S 83°33'23" E, with the said westerly property line, 50.00 feet;

thence S 71°14'15" E, with the said westerly property line, 75.00 feet;

thence S 32°52'08" E, with the said westerly property line, 100.00 feet;

thence S 14°24'58" E, with the said westerly property line, 75.00 feet;

thence S 07°39'45" E, with the said westerly property line, 75.00 feet;

thence with a curve to the left and with the said westerly property line, having a delta of 49°34'41", a radius of 220.00 feet, and a chord of S 28°16'42" W, 184.48 feet;

thence S 82°16'51" W, with the northerly property line of a 24.300 acre tract conveyed to the Upper Arlington Lutheran Church, by deed of record in Official Record 17674 E13, of the Franklin County Recorder's Office, 592.70 feet to a point on the easterly right-of-way line of Mill Run Drive;

thence N 07°43'09" W, with the said easterly right-of-way line, 538.39 feet to a point on the southerly right-of-way curve return of the said Spring Mill Drive;

thence with a curve to the right and with the said southerly right-of-way line, having a delta of 90°00'00", a radius of 40.00 feet, and a chord of N 37°16'51" E, 56.57 feet;

thence N 82°16'51" E, with the said southerly right-of-way line, 100.77 feet;

thence with a curve to the left and with the said southerly right-of-way line, having a delta of 08°41'02", a radius of 1030.00 feet, and a chord of N 77°56'20" E, 155.96 feet;

thence N 74°15'59" E, with the said southerly right-of-way line, 132.35 feet;

thence with a curve to the left and with the said southerly right-of-way line, having a delta of 05°35'58", a radius of 1040.00 feet, and a chord of N 63°29'12" E, 101.60 feet to the point of beginning, containing 8.367 acres, more or less.

This description was prepared by Burgess & Niple, Limited, by S. Patrick Mills, Professional Surveyor No. 7158, from available records and an actual field survey on October 30, 1992. Bearings used herein are based upon the said Mill Run Subdivision Plat.

SUBJECT TO THE SURVEYING STANDARDS AND QUALIFICATIONS SET FORTH HEREIN, WE DO HEREBY CERTIFY TO SCOTT STREET PROPERTIES, INC., UPPER ARLINGTON LUTHERAN CHURCH, BANCOHIO NATIONAL BANK, LAWYERS TITLE INSURANCE CORPORATION, AND TRANSOHIO TITLE AGENCY, INC. AS FOLLOWS:

1. THAT THE SURVEY DATED DECEMBER 20, 1992 BEARING JOB NO. 13940 (HEREINAFTER REFERRED TO AS THE "DRAWING") IS A TRUE AND ACCURATE SURVEY OF THE REAL ESTATE DESCRIBED HEREON, CONSISTING OF 8.367 ACRES. (HEREINAFTER REFERRED TO AS THE "PROPERTY") AND WAS PREPARED BY US FROM AN ACTUAL FIELD SURVEY. THE INFORMATION SHOWN ON THE DRAWING IS CURRENT TO THE DATE SET FORTH AT THE END HEREOF.
2. THE BOUNDARIES OF THE PROPERTY AS DEPICTED ON THE DRAWING WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS AND THE PINS, MONUMENTS OR OTHER MARKERS WERE SET OR FOUND AS SHOWN THEREON.
3. THE PROPERTY AS SURVEYED AND DESCRIBED IN THE DRAWING IS CONTIGUOUS ALONG ITS ENTIRE BOUNDARIES AND IS ENCLOSED WITHIN THE PERIMETERS THEREOF.
4. THE RIGHT-OF-WAY LINES FOR EACH STREET SHOWN ON THE DRAWING ARE COMPLETELY CONTIGUOUS TO THE ENTIRE RESPECTIVE PERIMETER LINES OF THE PROPERTY ALONG THE ENTIRE RIGHT-OF-WAYS AS SHOWN ON THE DRAWING.
5. EACH OF THE STREETS SHOWN ON THE DRAWING (EXCEPT THE EXISTING SPRING MILL DRIVE AND PART OF MILL RUN DRIVE AS PRESENTLY CONSTRUCTED) ARE DULY DEDICATED PUBLIC STREETS. THE UNDERSIGNED HAS BEEN ADVISED THAT SPRING MILL DRIVE AND PART OF MILL RUN DRIVE AS PRESENTLY CONSTRUCTED AND SHOWN ON THE DRAWING ARE IN THE PROCESS OF BEING DULY DEDICATED AS PUBLIC STREETS WITHIN THE APPROPRIATE CITY OF COLUMBUS OR HILLIARD.
6. THERE ARE NO IMPROVEMENTS UPON THE PROPERTY EXCEPT AS SHOWN ON THE DRAWING AND THERE ARE NO ENCROACHMENTS, OVERLAPS, OR OVERHANGS BY THE PROPERTY ONTO OTHER PROPERTY OR BY OTHER PROPERTY ONTO THE PROPERTY, EXCEPT AS SHOWN ON THE DRAWING.
7. THERE ARE NO CEMETERIES, PERMANENT WATER COURSES, DITCHES, GRAVEL PITS OR OTHER FORMS OF EXCAVATION (ACTIVE OR INACTIVE) OR DRILLING (ACTIVE OR INACTIVE) FOR MINERALS, OIL OR GAS APPARENT ON THE PROPERTY OR EVIDENCE OF ANY PRIOR USE OF THE PROPERTY FOR ANY OF THE FOREGOING, EXCEPT AS SHOWN ON THE DRAWING.
8. A COPY OF COMMITMENT FOR TITLE INSURANCE NO. 72453-201 ISSUED BY THE LAWYERS TITLE INSURANCE CORPORATION WITH A LAST EFFECTIVE DATE OF NOVEMBER 3, 1992 AT 7:00 A.M. HAS BEEN RECEIVED ON NOVEMBER 25, 1992 AND REVIEWED BY THE UNDERSIGNED, AND ALL RECORDED EASEMENTS AND RIGHT-OF-WAYS EXISTING ON THE LAST EFFECTIVE DATE OF SAID COMMITMENT AFFECTING THE PROPERTY ARE ACCURATELY DEPICTED ON THE DRAWING WITH CORRESPONDING RECORDING REFERENCES TO THE INSTRUMENTS CREATING THE EASEMENT OR RIGHT-OF-WAY. OTHER THAN AS SHOWN ON THE DRAWING, NO OTHER EASEMENT OR RIGHT-OF-WAY WHICH MAY BE DISCLOSED IN THE AFORESAID COMMITMENT AFFECTS THE PROPERTY TO THE BEST OF OUR KNOWLEDGE.
9. A PHYSICAL EXAMINATION OF THE PROPERTY REVEALS NO APPARENT USE OF THE PROPERTY FOR PATHWAYS, DRIVEWAYS OR ROADWAYS FOR WHICH THERE ARE NO RECORDED EASEMENTS.
10. THERE ARE NO OVERHEAD ELECTRIC OR TELEPHONE WIRES OR STRUCTURES OR SUPPORTS, INCLUDING POLES, ANCHOR AND GUY WIRES ON OR OVER THE PROPERTY, EXCEPT AS SHOWN ON THE DRAWING.
11. ELECTRICITY, TELEPHONE, GAS, STORM SEWER, SANITARY SEWER, AND PUBLIC WATER ARE AVAILABLE ON OR ADJACENT TO THE PROPERTY AND ALL OF SAID SERVICES ARE PROVIDED BY PUBLIC RIGHT-OF-WAYS OR RECORDED PERMANENT EASEMENTS THEREFORE AS TO LINES FOR SAID SERVICES WHICH ARE OFF THE PROPERTY. THE LOCATION OF THE EXISTING STORM SEWERS, SANITARY SEWERS, WATER MAINS, GAS LINES, UNDERGROUND ELECTRIC LINES, AND UNDERGROUND TELEPHONE LINES ARE SHOWN ON THE DRAWING FROM AVAILABLE RECORDS FURNISHED BY THE SUPPLIER OF SUCH UTILITIES WITH SURFACE FEATURES FIELD VERIFIED. THE UNDERSIGNED HAS NO REASON TO BELIEVE THAT SUCH UTILITIES ARE ACTUALLY LOCATED IN A PLACE OTHER THAN AS SHOWN ON THE DRAWING OR THAT THE RECORDS FURNISHED TO THE UNDERSIGNED BY THE SUPPLIER OF SUCH UTILITIES ARE NOT CURRENT OR ACCURATE.
12. THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA OR DELINEATED AS A FLOOD HAZARD AREA ON THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE AREA, EXCEPT AS SHOWN ON THE DRAWING.
13. THE SURVEY OF THE PROPERTY AND DRAWING REFLECTING SAME WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING IN OCTOBER 1986, MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN, AND INCLUDES ITEMS 1-5, 7-12, 13 AND 15 IN TABLE 3 CONTAINED THEREIN, EXCEPT AS NOTED HEREIN.
14. THE PROPERTY IS LOCATED IN FRANKLIN COUNTY, OHIO AND IS WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF HILLIARD AS DELINEATED ON THE DRAWING.

- LEGEND**
- ✕ - IRON PIN SET
  - ⊕ - IRON PIN FOUND
  - ⊙ - PK NAIL SET
  - ⊙ - PK NAIL FOUND
  - E - UNDERGROUND ELECTRIC
  - T - UNDERGROUND TELEPHONE
  - W - WATER MAIN
  - SA - SANITARY SEWER
  - ST - STORM SEWER
  - I - IRRIGATION LINE
  - G - GAS MAIN
  - ▨ - APPROXIMATE LIMITS OF WETLANDS

MILL RUN OWNERS ASSOCIATION  
O.R. 09602 E03

8.367  
ACRES

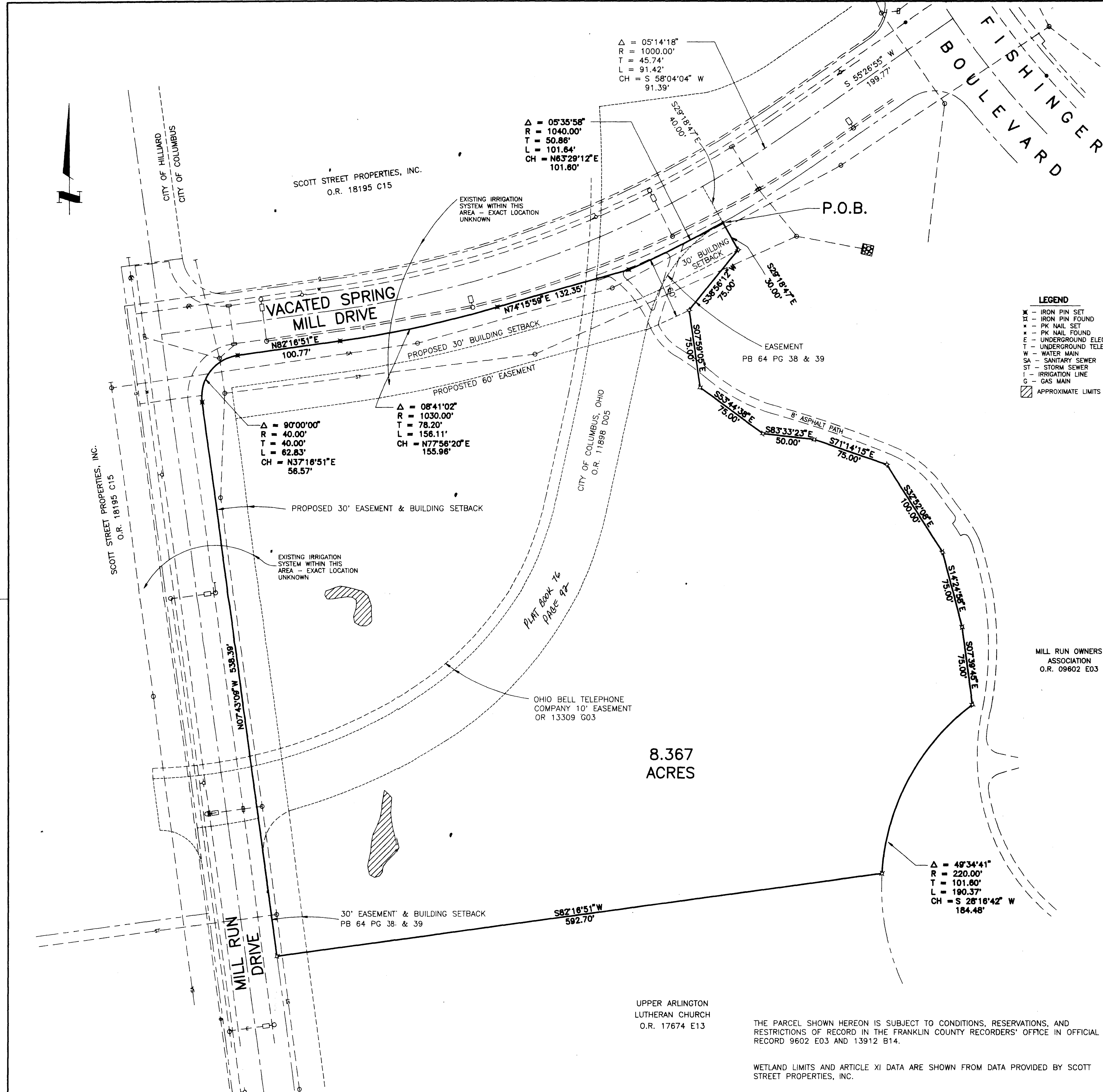
UPPER ARLINGTON LUTHERAN CHURCH  
O.R. 17674 E13

THE PARCEL SHOWN HEREON IS SUBJECT TO CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF RECORD IN THE FRANKLIN COUNTY RECORDERS' OFFICE IN OFFICIAL RECORD 9602 E03 AND 13912 E14.

WETLAND LIMITS AND ARTICLE XI DATA ARE SHOWN FROM DATA PROVIDED BY SCOTT STREET PROPERTIES, INC.

*S. Patrick Mills*  
S. PATRICK MILLS, PROFESSIONAL SURVEYOR NO. 7158

Dec 20, 1992  
DATE



Burgess & Niple, Limited COLUMBUS, OH

NO.	REVISIONS	DATE	BY	CHK.

BURGESS & NIPLE  
ENGINEERS  
ARCHITECTS

SCOTT STREET PROPERTIES, INC.  
MILL RUN SUBDIVISION

JOB NO.	13940
DESIGNED BY:	SPM
DRAWN BY:	DR
CHECKED BY:	SPM
APPROVED BY:	MGB
DATE:	DEC. 20, 1992

SURVEY OF  
A 8.367 ACRE TRACT

SCALE:	1" = 50'
SHEET NO.	1
OF	1

SU13940 SUR-UA 1-50