

MILL RUN SUBDIVISION
DESCRIPTION OF 4.092 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Parcel "B" of Mill Run Subdivision Street and Easement Dedication Plat, of record in Plat Book 64, Pages 39 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 E09, and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Fishinger Boulevard and Ridge Mill Drive, as delineated on said plat; thence N 28°20'07" W, along the centerline of Ridge Mill Drive, 103.53 feet; thence with a curve to the right and with the said centerline, having a delta of 20°09'49", a radius of 1000.00 feet, and a chord of N 18°15'12" W, 350.11 feet; thence N 08°10'18" W, with the said centerline, 317.66 feet; thence N 81°49'42" E, 30.00 feet to a point on the easterly right-of-way line of Ridge Mill Drive, the northwesterly corner of a 0.654 acre tract conveyed to Jeffrey A. and Richard L. Roby by deed of record in Official Record 19867 I11, and the true point of beginning of the tract described herein;

thence N 08°10'18" W, with the said easterly right-of-way line, 333.39 feet to a point on a southerly property line of a 0.279 acre tract conveyed to Columbus OB/GYN Partners, by deed of record in Official Record 16601 J06, Franklin County Recorder's Office;

thence N 81°49'42" E, with the said southerly property line, 92.50 feet;

thence S 08°10'18" E, with the said southerly property line, 27.08 feet;

thence N 81°49'42" E, with the said southerly property line, 71.56 feet;

thence N 08°10'18" W, along an easterly property line of the said 0.279 acre tract, 95.08 feet to a point on a southerly property line of a 2.704 acre tract conveyed to Ridge Mill Investor Limited Partnership No. 1, by deed of record in Official Record 15503 A18, Franklin County Recorder's Office;

thence N 81°49'42" E, with the said southerly property line, 21.94 feet;

thence N 08°10'18" W, with the said southerly property line, 62.00 feet;

thence N 81°49'42" E, with the said southerly property line, 90.61 feet;

thence S 08°10'18" E, with the said southerly property line, 56.00 feet;

thence N 81°49'42" E, with the said southerly property line, 183.40 feet to a point on the westerly right-of-way line of Smiley Road;

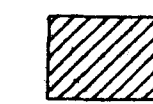
thence S 08°10'18" E, with the said westerly right-of-way line, 407.39 feet to a point on the northerly property line of a 0.930 acre tract conveyed to Cardinal Title Holding Company, by deed of record in Official Record 14673 H18, Franklin County Recorder's Office;

thence S 81°49'42" W, with the said northerly property line of the 0.930 acre tract and the northerly property line of the said 0.654 acre tract, 460.00 feet to the point of beginning, containing 4.092 acres, more or less.

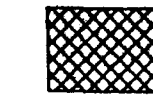
This description was prepared by Burgess & Niple, Limited, by S. Patrick Mills, Professional Surveyor No. 7158, from available records and an actual field survey on October 30, 1992. Bearings used herein are based upon the said Mill Run Subdivision Plat.

LEGEND

- X - IRON PIN SET
- II - 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



EASEMENTS TO
LA PETITE ACADEMY, INC.
O.R. 13055 B11

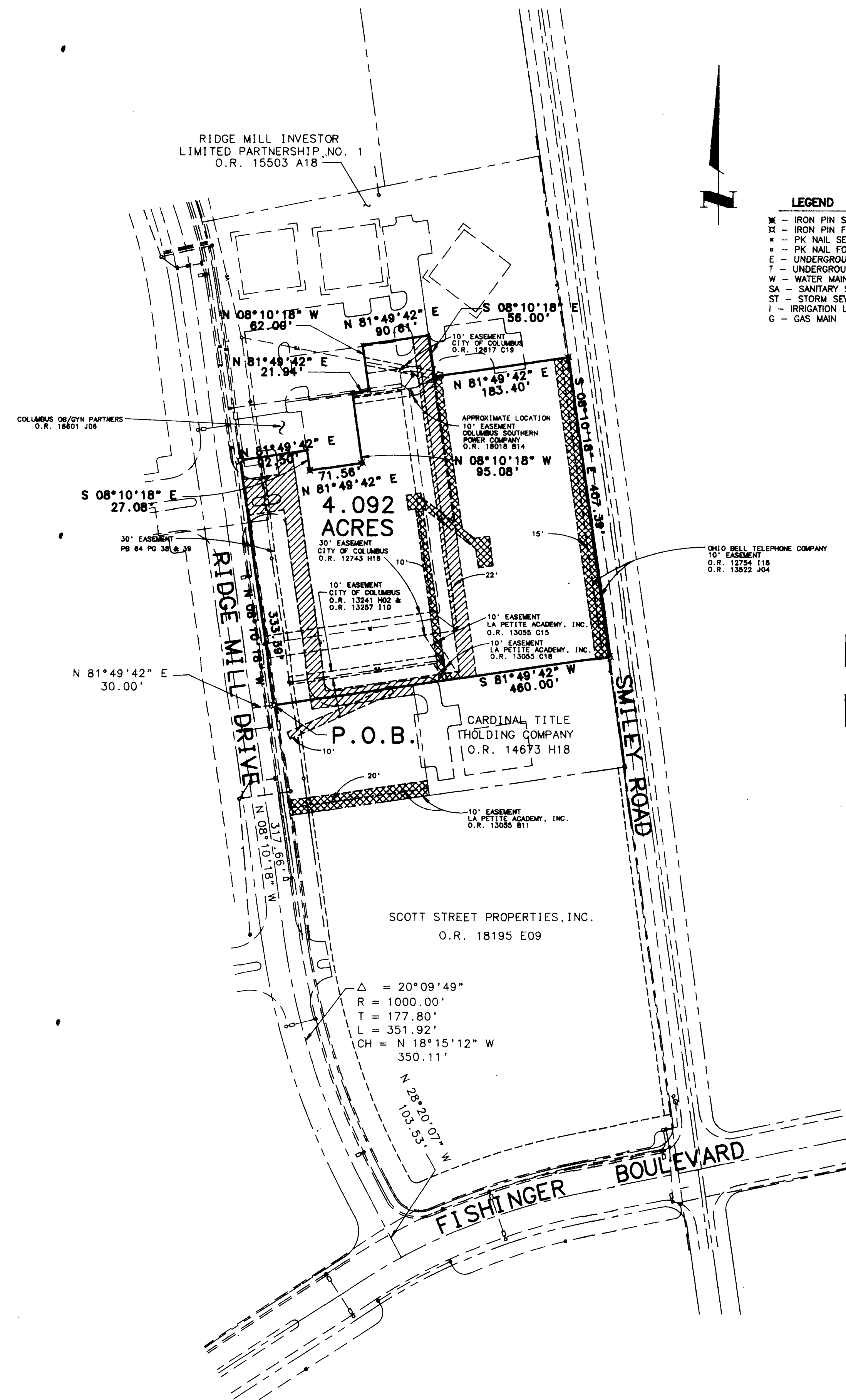


EASEMENT TO
COLUMBUS SOUTHERN POWER COMPANY
O.R. 13630 B02

USABLE ACRES

GROSS AREA = 4.092
RIGHT-OF-WAYS WITHIN = 0.50
PERMANENT WATER = 0
ZONE A FLOODWAY = 0
APPROX. WETLANDS = 0
ARTICLE XI = 0

NET = 3.592



SCOTT STREET PROPERTIES, INC.
O.R. 18195 E09

Δ = 20°09'49"
R = 1000.00'
T = 177.80'
L = 351.92'
CH = N 18°15'12" W
350.11'

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

AN IRRIGATION SYSTEM EXISTS WITHIN THE RIGHT-OF-WAYS AND ADJACENT EASEMENTS THAT ARE ADJACENT TO THIS TRACT, THE EXACT LOCATION IS UNKNOWN.

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 B14.

THIS PARCEL HEREON IS SUBJECT TO A CROSS EASEMENT AGREEMENT AS RECORDED IN O.R. 13055 B11

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
4.092 ACRE TRACT

SCALE:	1" = 100'
SHEET NO.	7
OF	8