

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

APPROXIMATE LIMITS OF SPECIAL
FLOOD HAZARD AREA

MILL RUN SUBDIVISION
DESCRIPTION OF 30.676 ACRES

Situated in the State of Ohio, County of Franklin, City of Hilliard and the City of Columbus, and being part of Parcel "D" of Mill Run Subdivision Street and Easement Dedication Plat, of record in Plat Book 64, Pages 17 and 18, and 38 and 39, of the Franklin County Recorder's Office, also being part of the Vacated Mill Run Drive right-of-way as delineated on the Mill Run Subdivision Vacation of Mill Run Drive and Easements, of record in Plat Book 68, Page 84, 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 Ridge Mill Drive and Fishinger Boulevard, as delineated on said plat;

thence S 75°00'34" W, 40.00 feet to a point on the westerly right-of-way line of Fishinger Boulevard, and the true point of beginning of the tract described herein;

thence with a curve to the right and with the said westerly right-of-way line, having a delta of 05°12'57", a radius of 810.00 feet, and a chord of S 12°22'58" E, 73.71 feet;

thence S 07°39'16" W, with the said westerly right-of-way line, 43.70 feet;

thence with a curve to the right and with the said westerly right-of-way line, having a delta of 06°51'55", a radius of 798.00 feet, and a chord of S 03°20'51" E, 95.56 feet;

thence S 09°03'10" E, with the said westerly right-of-way line, 61.30 feet;

thence with a curve to the right and with the said westerly right-of-way line, having a delta of 26°40'10", a radius of 810.00 feet, and a chord of S 17°42'19" W, 373.63 feet;

thence S 31°02'23" W, with the said westerly right-of-way line, 115.06 feet;

thence with a curve to the left and with the said westerly right-of-way line, having a delta of 16°49'18", a radius of 890.00 feet, and a chord of S 22°37'44" W, 260.36 feet;

thence S 29°49'43" W, with the said westerly right-of-way line, 41.33 feet;

thence with a curve to the left and with the said westerly right-of-way line, having a delta of 06°35'27", a radius of 902.00 feet, and a chord of S 08°23'37" W, 103.70 feet;

thence S 08°08'29" E, with the said westerly right-of-way line, 61.07 feet;

thence with a curve to the left and with the said westerly right-of-way line, having a delta of 31°30'11", a radius of 890.00 feet, and a chord of S 14°28'59" E, 483.21 feet;

thence with a curve to the right having a delta of 85°41'00", a radius of 40.00 feet, and a chord of S 12°36'25" W, 54.40 feet;

thence S 55°26'55" W, 122.41 feet;

thence with a curve to the right, having a delta of 26°49'56", a radius of 970.00 feet, and a chord of S 68°51'53" W, 450.12 feet;

thence S 82°16'51" W, 100.77 feet;

thence with a curve to the right, having a delta of 90°00'00", a radius of 40.00 feet, and a chord of N 52°43'09" W, 56.57 feet;

thence S 82°16'51" W, 30.00 feet to a point on the centerline of the Vacated Mill Run Drive;

thence N 07°43'09" W, with the said centerline, 1010.20 feet;

thence with a curve to the right and with the said centerline, having a delta of 82°43'42", a radius of 700.00 feet, and a chord of N 33°38'42" E, 925.18 feet;

thence N 75°00'34" E, with said centerline, 501.40 feet to the point of beginning, containing 30.676 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 Plats.

USABLE ACRES

GROSS AREA = 30.676
RIGHT-OF-WAYS WITHIN = 0
PERMANENT WATER = 0
ZONE A FLOODWAY = 0
APPROX. WETLANDS = 2.84
ARTICLE XI = 0
NET = 27.836

NOTE:
THIS TRACT CONTAINS 1.731 ACRES
OF VACATED MILL RUN DRIVE.

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

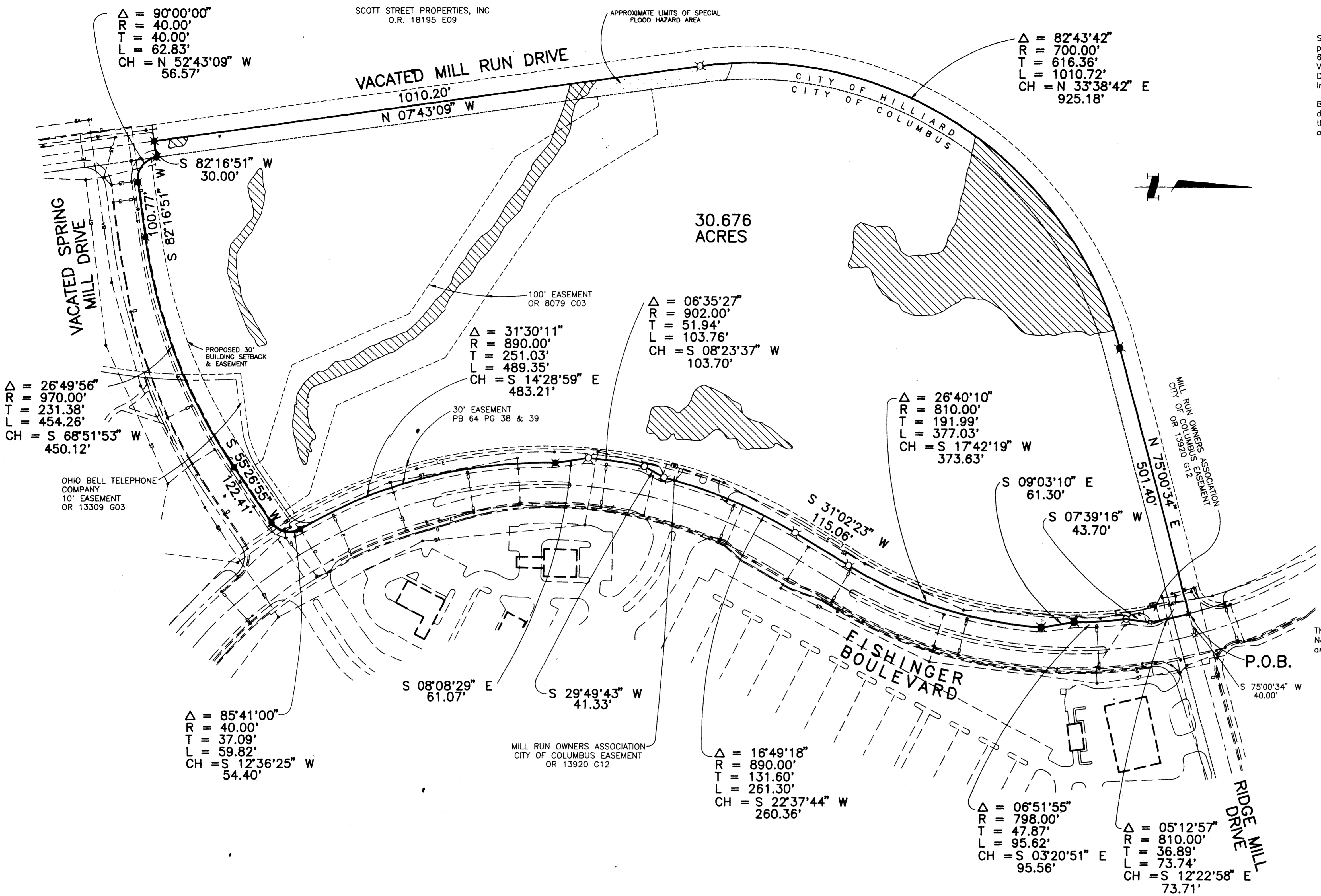
THE AREAS SHOWN WITHIN THE SPECIAL FLOOD HAZARD AREAS ARE DERIVED FROM THE FLOOD INSURANCE RATE MAP FOR THE CITY OF HILLIARD, OHIO.

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.

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

LEGEND

- ✕ - IRON PIN SET OR TO BE SET
- II - IRON PIN FOUND
- - PK NAIL SET
- ▲ - PK NAIL FOUND
- ⊕ - UNDERGROUND ELECTRIC
- ⊖ - UNDERGROUND TELEPHONE
- W - WATER MAIN
- SA - SANITARY SEWER
- ST - STORM SEWER
- I - IRRIGATION LINE
- G - GAS MAIN
- ▨ - APPROXIMATE LIMITS OF WETLANDS



SUI3940 SUR3

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:	MMD
CHECKED BY:	SPM
APPROVED BY:	MGB
DATE:	DEC. 20, 1992

**SURVEY OF
A 30.676 ACRE TRACT**

SCALE:	1" = 100'
SHEET NO.	4
OF	8