

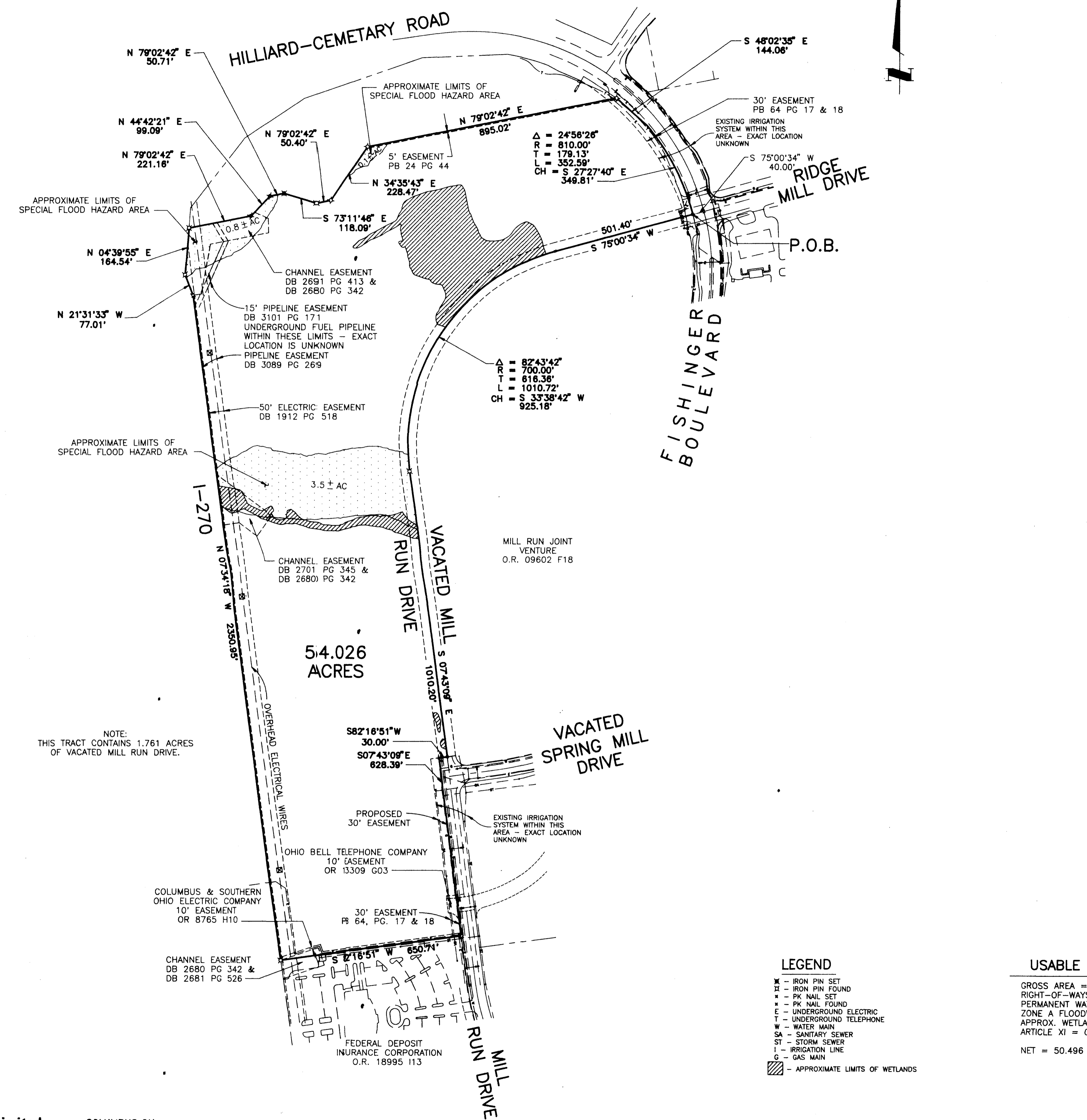
MILL RUN SUBDIVISION
DESCRIPTION OF 54.026 ACRES

Situated in the State of Ohio, County of Franklin, City of Hilliard, and being part of Parcel "F" of Mill Run Subdivision Street and Easement Dedication Plat, of record in Plat Book 64, Pages 17 and 18, of the Franklin County Recorder's Office, and also being part of Vacated Mill Run Drive Right-of-Way as delineated on Mill Run Subdivision Vacation of Mill Run Drive and Easements, of record in Plat Book 68, Page 84, 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 Ridge Mill Drive and Fishinger Boulevard as delineated on the first 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 S 75°00'34" W, with the centerline of the said Vacated Mill Run Drive, 501.40 feet;
- thence with a curve to the left and with the said centerline, having a delta of 82°43'42", a radius of 700.00 feet, and a chord of S 33°38'42" W, 925.18 feet;
- thence S 07°43'09" E, with the said centerline, 1010.20 feet;
- thence S 82°16'51" W, 30.00 feet;
- thence S 07°43'09" E, with the westerly right-of-way line of Mill Run Drive, 628.39 feet to a point on the northerly line of a 7.497 acre tract of land conveyed to Federal Deposit Insurance Corporation by deed of record in Official Record 18995 I13, of the Franklin County Recorder's Office;
- thence S 82°16'51" W, with the said northerly property line, 650.71 feet to a point on the easterly limited access line of Interstate 270;
- thence N 07°34'18" W, with the said easterly limited access line, 2350.95 feet to an angle point in the said easterly limited access line;
- thence N 21°31'33" W, with the said easterly limited access line, 77.01 feet to an angle point in the said easterly limited access line;
- thence N 04°39'55" E, with the said easterly limited access line, 164.54 feet to a point on the southerly line of a tract of land conveyed to the Mill Run Owner's Association, by deed of record in Official Record 11956 F14 and 9602 E03, of the Franklin County Recorder's Office;
- thence N 79°02'42" E, with the said southerly line, 221.16 feet;
- thence N 44°42'21" E, with the said southerly line, 99.09 feet;
- thence N 79°02'42" E, with the said southerly line, 50.71 feet;
- thence S 73°11'46" E, with the said southerly line, 118.09 feet;
- thence N 79°02'42" E, with the said southerly line, 50.40 feet;
- thence N 34°35'43" E, with the said southerly line, 228.47 feet;
- thence N 79°02'42" E, with the said southerly line, 895.02 feet to a point on the westerly right-of-way line of Fishinger Boulevard;
- thence S 48°02'35" E, with the said westerly right-of-way line, 144.06 feet;
- thence with a curve to the right and the said westerly right-of-way-line, having a delta of 24°56'26", a radius of 810.00 feet; and a chord of S 27°27'40" E, 349.81 feet to the point of beginning, containing 54.026 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.



NOTE:
THIS TRACT CONTAINS 1.761 ACRES
OF VACATED MILL RUN DRIVE.

- 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

USABLE ACRES

GROSS AREA = 54.026
RIGHT-OF-WAYS WITHIN = 0
PERMANENT WATER = 0
ZONE A FLOODWAY = 0
APPROX. WETLANDS = 3.53
ARTICLE XI = 0
NET = 50.496

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.

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

SUI-13940, SUP2

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

SCALE: 1" = 200'	
SURVEY OF A 54.026 ACRE TRACT	
SHEET NO. 3	OF 8