

# BOUNDARY EXHIBIT #5105 Hayden Run Drive 58.205 AC. (by survey)

City of Hilliard, Franklin County, Ohio  
Virginia Military Survey No. 2418

## LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Hilliard, Virginia Military Survey No. 2418, and being part of a remainder tract of that Orig. 205.147 Ac. as conveyed to Truman LP in Official Record 32808A03 and described as follows:

Beginning for Reference at Franklin County Geodetic Survey monument number 9907 found at the centerline intersection of Britton Road and Hayden Run Road (60') as dedicated on the Dedication Plat Britton Parkway, Hayden Run Road & Riggin's County of record in Plat Book 108, Page 28, said monument being N 12°43'20" W, 1979.97 feet from Franklin County Geodetic Survey monument number 5530 along Britton Road;

Thence with the centerline of right-of-way of Britton Road, S 12° 43' 20" E, 254.62 feet to a point in said centerline;

Thence leaving said centerline, N 77° 16' 40" E, 40.00 feet to an iron pin set at a point of curvature in the easterly right-of-way line of said Britton Road and the westerly line of a remainder tract of said original 205.147 acre tract conveyed to Truman LP of record in Official Record 32808, page A03, the True Point of Beginning;

Thence with said easterly right-of-way line and westerly line of said remainder tract, N 12° 43' 20" W, 227.35 feet to an iron pin set;

Thence with the southerly right-of-way line of said Hayden Run Road (60') and a northerly line of said remainder tract, N 73° 15' 50" E, 161.97 feet to an iron pin set at the easterly terminus of said dedicated right-of-way;

Thence with the easterly terminus of said dedicated right-of-way and a westerly line of said remainder tract, N 46° 20' 58" W, 138.45 feet to the True Point of Beginning, containing 58.205 acres, more or less, inclusive of present road right-of-way which occupies 0.798 acres, more or less.

Thence with said centerline and northerly line of said remainder tract, N 73° 15' 50" E, 1159.35 feet to a P.K. nail set at the northeasterly corner of said remainder tract and in the westerly right-of-way line of Interstate 270 (I-270-3.47N), being the common corner of right-of-way parcels 222-WL and 222A-WL as conveyed to the State of Ohio in Deed Book 2681, Pages 403 and 405;

Thence leaving said centerline and with the westerly line of said Interstate 270 and easterly line of said remainder tract and crossing the existing southerly right-of-way line at 30.00', S 14° 33' 42" E, 972.26 feet to an iron pin found at an angle point;

Thence continuing along the westerly line of said Interstate 270 and easterly line of said remainder tract, S 11° 36' 49" E, 997.62 feet to an iron pin found at the southeasterly corner of said remainder tract, in the westerly right-of-way line of said Interstate 270, being the common corner of right-of-way parcels 222-WL and 220-WL as conveyed to the State of Ohio in Deed Book 2681, Page 403 and Deed Book 2692, Page 156 and the northeasterly corner of that 47.391 acre tract of land conveyed to MCI International, Inc. of record in Instrument Number 200912310189021;

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Thence with the southerly line of said remainder tract and the north line of said 47.391 acre tract, S 72° 50' 54" W, 1291.74 feet to an iron pin found at the southwesterly corner of said remainder tract and in the easterly right-of-way line of said Britton Parkway and referencing Franklin County Geodetic Survey monument number 5530 found S 72° 50' 54" W, 80.24 feet from said pipe;

Thence with the westerly line of said remainder tract and the easterly line of said right-of-way line the following six (6) courses and distances;

N 12° 43' 20" W, 1239.37 feet to an iron pin set;

with a curve to the right, having a central angle of 52° 05' 35" and a radius of 100.00 feet, an arc length of 90.92 feet, a chord bearing and chord distance of N 13° 19' 33" E, 87.82 feet to an iron pin set;

with a curve to the right, having a central angle of 13° 54' 26" and a radius of 375.00 feet, an arc length of 91.02 feet, a chord bearing and chord distance of N 46° 19' 38" E, 90.80 feet to an iron pin set;

N 18° 21' 15" W, 215.40 feet to an iron pin set;

N 79° 58' 37" W, 63.57 feet to an iron pin set;

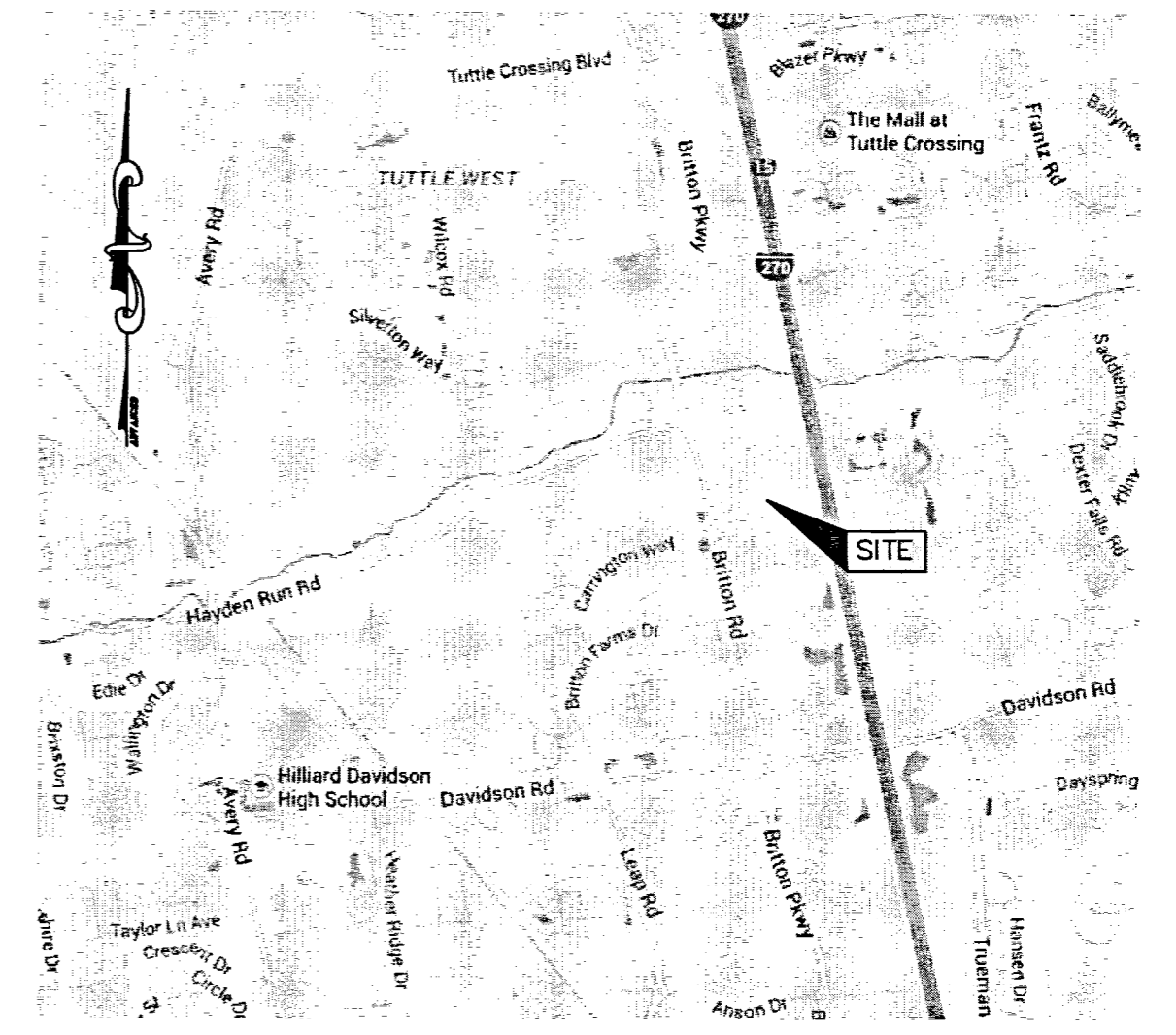
with a curve to the right, having a central angle of 67° 15' 22" and a radius of 125.00 feet, an arc length of 146.73 feet, a chord bearing and chord distance of N 46° 20' 58" W, 138.45 feet to the True Point of Beginning, containing 58.205 acres, more or less, inclusive of present road right-of-way which occupies 0.798 acres, more or less.

This description is based on existing records of the Franklin County Auditor's and Recorder's Offices, and an actual field survey made by Advanced Civil Design, Inc. in January 2015. A drawing of the above description has been prepared and made a part hereof.

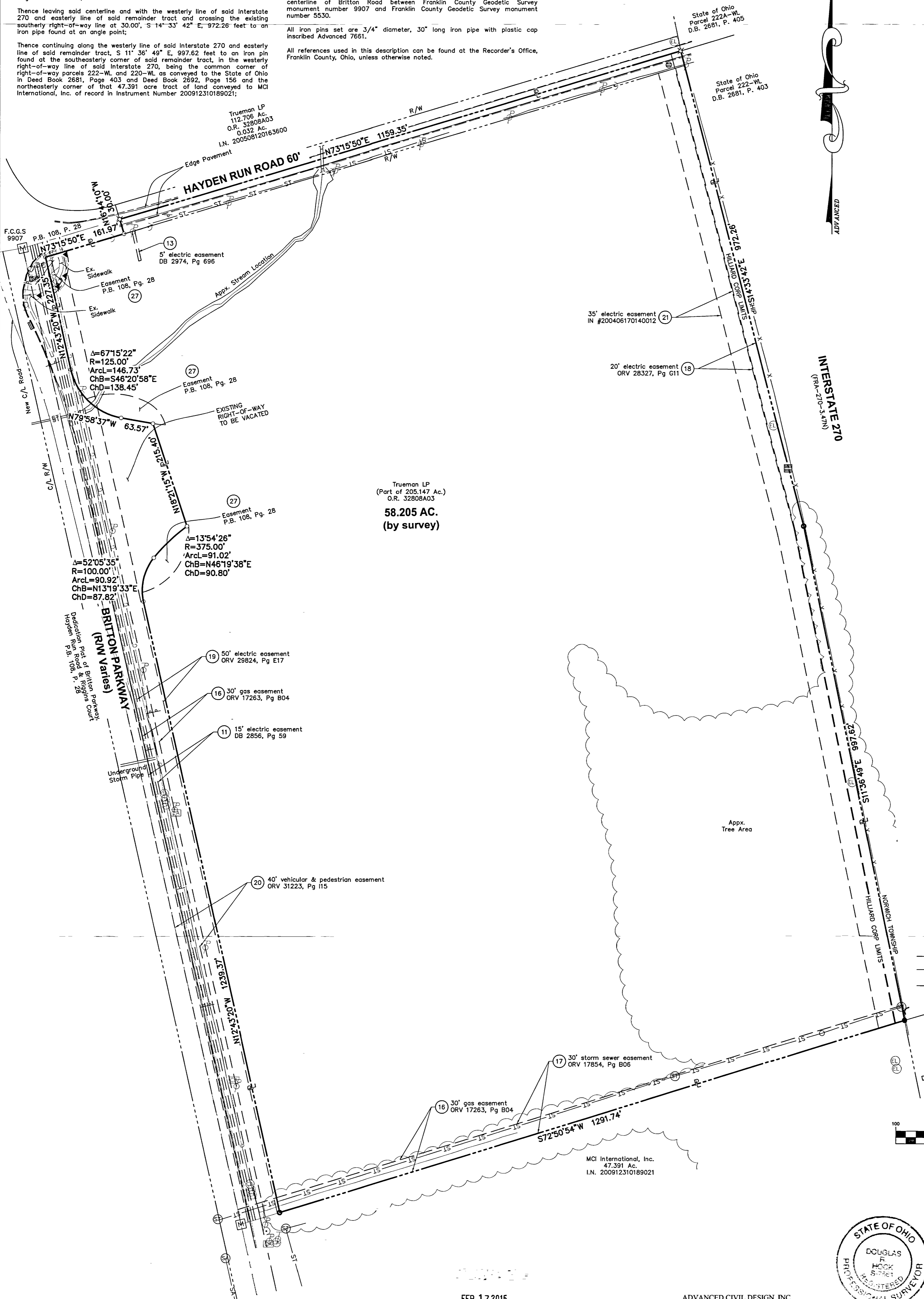
Bearings are based on the Ohio State Plane Coordinate System NAD83, NSRS 2007. A bearing of S 12° 43' 20" E was established by GPS for the centerline of Britton Road between Franklin County Geodetic Survey monument number 9907 and Franklin County Geodetic Survey monument number 5530.

All iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed Advanced 7661.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio, unless otherwise noted.

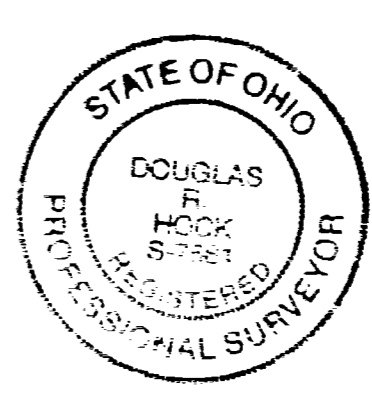
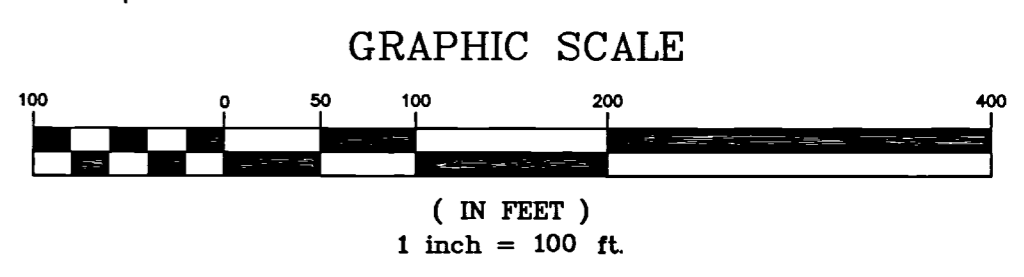


LOCATION MAP  
No Scale



## LEGEND

- |                                |                        |
|--------------------------------|------------------------|
| ● Iron Pin Found               | ○ Traverse PK Nail Set |
| ✕ Pk Nail Found                | ✕ Pk Nail Set          |
| ▲ Rr Spike Found               | ▲ Rr Spike Set         |
| ○ Iron Pipe Found              | ○ Iron Pin Set         |
| ⊠ Monument Box                 | ⊠ Monument             |
| ⊠ Concrete Post                | ⊠ Electric Manhole     |
| ⊠ Tacked Hub / Trav Pt         | ⊠ Electric Transformer |
| ⊠ Post Sign / Lamp             | ⊠ Comm Manhole         |
| ⊠ Sign                         | ⊠ Tel Pedestal         |
| ⊠ Double Sign                  | ⊠ Pole Elec            |
| ⊠ Billboard / OH Sign          | ⊠ Pole Elec Tel        |
| ⊠ Deciduous Tree               | ⊠ Pole Elec Tel Light  |
| ⊠ Pine Tree                    | ⊠ Pole Tel             |
| ⊠ Shrub                        | ⊠ Pole Tel Light       |
| ⊠ Sanitary Manhole             | ⊠ Pole Light           |
| ⊠ Sanitary Cleanout            | ⊠ Pole Signal          |
| ⊠ Storm Manhole                | ⊠ Traffic Box          |
| ⊠ Catch Basin                  | ⊠ Guy Pole             |
| ⊠ Curb Inlet W / Grate         | ⊠ Guy Wire             |
| ⊠ Gas Valve                    | ⊠ Ground Light         |
| ⊠ Gas Meter                    | ⊠ Water Valve          |
| ⊠ Underground Line Marker      | ⊠ Mailbox              |
| ⊠ Sprinkler Valve Box          | ⊠ Water Fountain       |
| ⊠ Record bearing/distance      | ⊠ Yard Drain           |
| ⊠ Communications Box           |                        |
| —ST— Underground Storm line    |                        |
| —SA— Underground Sanitary line |                        |
| —G— Underground Gas line       |                        |



City of Hilliard, Franklin County, Ohio  
Virginia Military Survey No. 2418  
**Boundary Exhibit**

PLAN PREPARED BY:  
CHECKED BY:

**ADVANCED CIVIL DESIGN**  
ENGINEERS & SURVEYORS

422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: 1" = 100'  
DATE: 02/13/2015

SHEET 1 / 1

FEB 17 2015

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661  
Date: 2/13/15

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