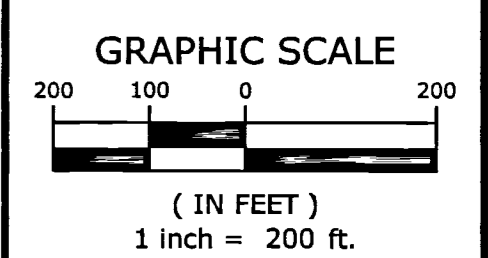
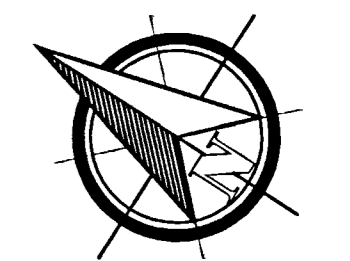
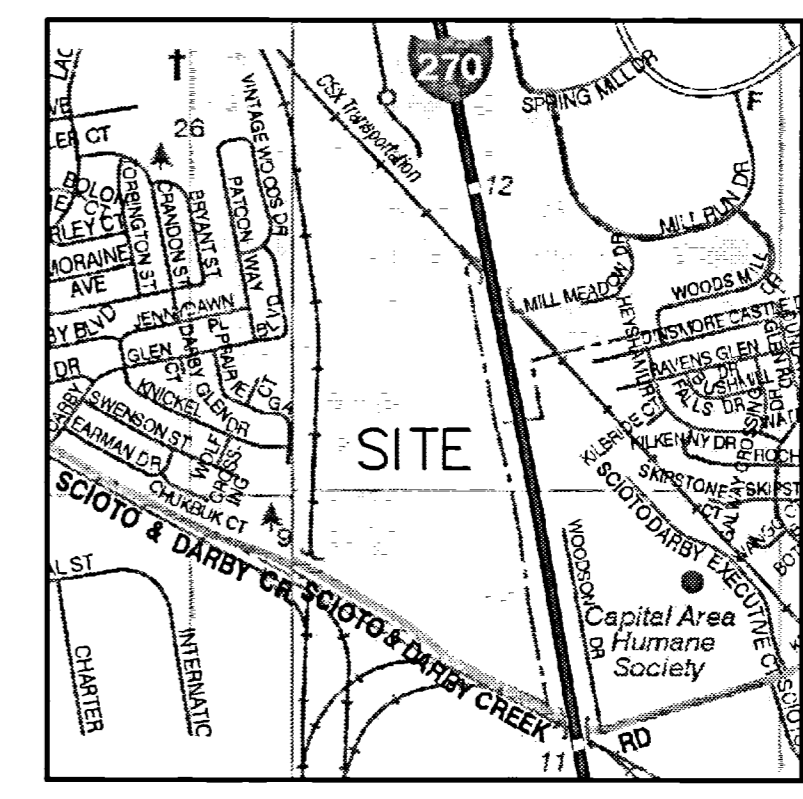


STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF HILLIARD AND CITY OF COLUMBUS
 VIRGINIA MILITARY SURVEY Nos. 287 & 3001

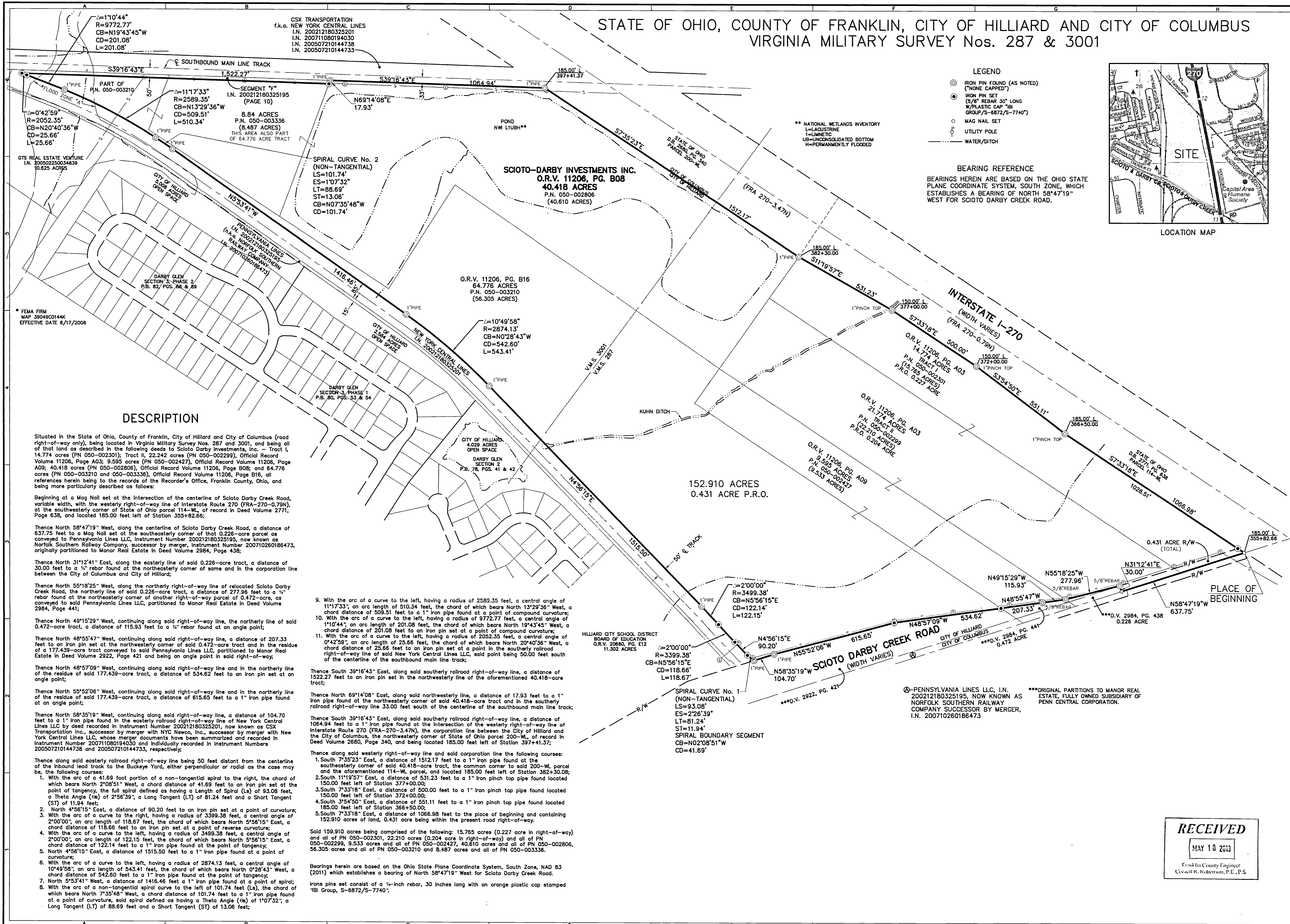


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LOCATION MAP

- LEGEND**
- IRON PIN FOUND (AS NOTED) (NONE CAPPED)
 - IRON PIN SET (5/8" REBAR 30" LONG W/PLASTIC CAP "BI" GROUP/S-6872/S-7740")
 - ⊕ MAG NAIL SET
 - ⊕ UTILITY POLE
 - WATER/DITCH
- BEARING REFERENCE**
- BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, WHICH ESTABLISHES A BEARING OF NORTH 58°47'19" WEST FOR SCIOTO DARBY CREEK ROAD.



DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Hilliard and City of Columbus (road right-of-way only), being located in Virginia Military Survey Nos. 287 and 3001, and being all of that land as described in the following deeds to Scoto Darby Investments, Inc. - Tract I, 14.774 acres (PN 050-002301); Tract II, 22.242 acres (PN 050-002299), Official Record Volume 11206, Page A03; 9.595 acres (PN 050-002427), Official Record Volume 11206, Page A09; 40.418 acres (PN 050-002808), Official Record Volume 11206, Page B08; and 64.776 acres (PN 050-003210 and 050-003336), Official Record Volume 11206, Page B16, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a Mag Nail set at the intersection of the centerline of Scoto Darby Creek Road, variable width, with the westerly right-of-way line of Interstate Route 270 (FRA-270-0.79N), at the southwesterly corner of State of Ohio parcel 114-WL, of record in Deed Volume 2771, Page 638, and located 185.00 feet left of Station 355+82.66;

Thence North 58°47'19" West, along the centerline of Scoto Darby Creek Road, a distance of 637.75 feet to a Mag Nail set at the southeasterly corner of the 0.226-acre parcel as conveyed to Pennsylvania Lines LLC, Instrument Number 200212180325195, now known as Norfolk Southern Railway Company, successor by merger, Instrument Number 200710260186473, originally partitioned to Manor Real Estate in Deed Volume 2984, Page 438;

Thence North 31°12'41" East, along the easterly line of said 0.226-acre tract, a distance of 30.00 feet to a 1" iron pin set at the northeasterly corner of same and in the corporation line between the City of Columbus and City of Hilliard;

Thence North 55°18'25" West, along the northerly right-of-way line of relocated Scoto Darby Creek Road, the northerly line of said 0.226-acre tract, a distance of 277.96 feet to a 1/2" rebar found at the northwesterly corner of another right-of-way parcel of 0.472-acre, as conveyed to said Pennsylvania Lines LLC, partitioned to Manor Real Estate in Deed Volume 2984, Page 441;

Thence North 49°15'29" West, continuing along said right-of-way line, the northerly line of said 0.472-acre tract, a distance of 115.93 feet to a 1/2" rebar found at an angle point;

Thence North 48°55'47" West, continuing along said right-of-way line, a distance of 207.33 feet to an iron pin set at the northwesterly corner of said 0.472-acre tract, the residue of a 177.439-acre tract conveyed to said Pennsylvania Lines LLC, partitioned to Manor Real Estate in Deed Volume 2922, Page 421 and being an angle point in said right-of-way;

Thence North 48°57'09" West, continuing along said right-of-way line and in the northerly line of the residue of said 177.439-acre tract, a distance of 534.62 feet to an iron pin set at an angle point;

Thence North 55°52'06" West, continuing along said right-of-way line and in the northerly line of the residue of said 177.439-acre tract, a distance of 615.85 feet to a 1" iron pipe found at an angle point;

Thence North 58°35'19" West, continuing along said right-of-way line, a distance of 104.70 feet to a 1" iron pipe found in the easterly railroad right-of-way line of New York Central Lines LLC by deed recorded in Instrument Number 200212180325201, now known as CSX Transportation Inc., successor by merger with NYC Newco, Inc., successor by merger with New York Central Lines LLC, whose merger documents have been summarized and recorded in Instrument Number 200711080194030 and individually recorded in Instrument Numbers 200507210144738 and 200507210144733, respectively;

Thence along said easterly railroad right-of-way line being 50 feet distant from the centerline of the inbound lead track to the Buckeye Yard, either perpendicular or radial as the case may be, the following courses:

1. With the arc of a 41.89 foot portion of a non-tangential spiral to the right, the chord of which bears North 2°08'51" West, a chord distance of 41.89 feet to an iron pin set at the point of tangency, the full spiral defined as having a Length of Spiral (LS) of 93.08 feet, a Theta Angle (θ) of 2°56'39", a Long Tangent (LT) of 81.24 feet and a Short Tangent (ST) of 11.94 feet;
2. North 4°56'15" East, a distance of 90.20 feet to an iron pin set at a point of curvature;
3. With the arc of a curve to the right, having a radius of 3399.38 feet, a central angle of 2°00'00", an arc length of 118.67 feet, the chord of which bears North 5°56'15" East, a chord distance of 118.66 feet to an iron pin set at a point of reverse curvature;
4. With the arc of a curve to the left, having a radius of 3499.38 feet, a central angle of 2°00'00", an arc length of 122.15 feet, the chord of which bears North 5°56'15" East, a chord distance of 122.14 feet to a 1" iron pipe found at the point of tangency;
5. North 4°56'15" East, a distance of 1515.50 feet to a 1" iron pipe found at a point of curvature;
6. With the arc of a curve to the left, having a radius of 2874.13 feet, a central angle of 10°49'58", an arc length of 543.41 feet, the chord of which bears North 0°28'43" West, a chord distance of 542.60 feet to a 1" iron pipe found at the point of tangency;
7. North 5°53'41" West, a distance of 1416.46 feet to a 1" iron pipe found at a point of spiral;
8. With the arc of a non-tangential spiral curve to the left of 101.74 feet (LS), the chord of which bears North 7°35'48" West, a chord distance of 101.74 feet to a 1" iron pipe found at a point of curvature, said spiral defined as having a Theta Angle (θ) of 1°07'32", a Long Tangent (LT) of 88.69 feet and a Short Tangent (ST) of 13.06 feet;

9. With the arc of a curve to the left, having a radius of 2589.35 feet, a central angle of 1°11'7.33", an arc length of 510.34 feet, the chord of which bears North 13°29'36" West, a chord distance of 509.51 feet to a 1" iron pipe found at a point of compound curvature;
10. With the arc of a curve to the left, having a radius of 9772.77 feet, a central angle of 1°10'44", an arc length of 201.08 feet, the chord of which bears North 19°43'45" West, a chord distance of 201.08 feet to an iron pin set at a point of compound curvature;
11. With the arc of a curve to the left, having a radius of 2052.35 feet, a central angle of 0°42'59", an arc length of 25.66 feet, the chord of which bears North 20°40'36" West, a chord distance of 25.66 feet to an iron pin set at a point in the southerly railroad right-of-way line of said New York Central Lines LLC, said point being 50.00 feet south of the centerline of the southbound main line track;

Thence South 39°16'43" East, along said southerly railroad right-of-way line, a distance of 1522.27 feet to an iron pin set in the northwesterly line of the aforementioned 40.418-acre tract;

Thence North 69°14'08" East, along said northwesterly line, a distance of 17.93 feet to a 1" iron pin found at the northwesterly corner of said 40.418-acre tract and in the southerly railroad right-of-way line 33.00 feet south of the centerline of the southbound main line track;

Thence South 39°16'43" East, along said southerly railroad right-of-way line, a distance of 1064.94 feet to a 1" iron pipe found at the intersection of the westerly right-of-way line of Interstate Route 270 (FRA-270-3.47N), the corporation line between the City of Hilliard and the City of Columbus, the northwesterly corner of State of Ohio parcel 200-WL, of record in Deed Volume 2860, Page 340, and being located 185.00 feet left of Station 397+41.37;

Thence along said westerly right-of-way line and said corporation line the following courses:

1. South 7°35'23" East, a distance of 1512.17 feet to a 1" iron pipe found at the southeasterly corner of said 40.418-acre tract, the common corner to said 200-WL parcel and the aforementioned 114-WL parcel, and located 185.00 feet left of Station 382+30.08;
2. South 11°19'57" East, a distance of 531.23 feet to a 1" iron pin top pipe found located 150.00 feet left of Station 377+00.00;
3. South 7°33'18" East, a distance of 500.00 feet to a 1" iron pin top pipe found located 150.00 feet left of Station 372+00.00;
4. South 3°54'50" East, a distance of 551.11 feet to a 1" iron pin top pipe found located 185.00 feet left of Station 366+50.00;
5. South 7°33'18" East, a distance of 1066.98 feet to the place of beginning and containing 152.910 acres of land, 0.431 acre being within the present road right-of-way.

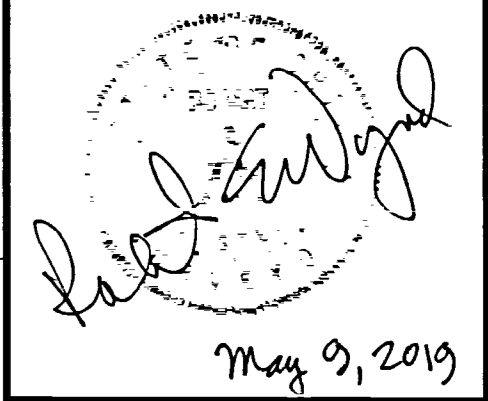
Said 159.910 acres being comprised of the following: 15.765 acres (0.227 acre in right-of-way) and all of PN 050-002301, 22.210 acres (0.204 acre in right-of-way) and all of PN 050-002299, 9.533 acres and all of PN 050-002427, 40.610 acres and all of PN 050-002806, 56.305 acres and all of PN 050-003210 and 8.487 acres and all of PN 050-003336.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011) which establishes a bearing of North 58°47'19" West for Scoto Darby Creek Road.
 Iron pins set consist of a 1/2-inch rebar, 30 inches long with an orange plastic cap stamped "BI Group, S-6872/S-7740".

SUBMISSION:

REVISION:

STAMP:



SCIOTO-DARBY INVESTMENTS, INC.
 SCIOTO DARBY CREEK ROAD
 HILLIARD, OHIO

FIELD	DRAFT	CHECK
JE	DC	BW

IBI GROUP NO.: 120766

DATE: APRIL 2019

SCALE:
 HORIZONTAL: 1"=200'
 VERTICAL: 1"=200'

SHEET TITLE:

BOUNDARY SURVEY

SHEET NO.:

