

# BOUNDARY SURVEY OF 3.407 ACRES

CITY OF COLUMBUS  
FRANKLIN CO., OHIO

VMS 6336

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN,  
CITY OF COLUMBUS, BEING A PART OF VIRGINIA MILITARY  
SURVEY NO. 6336, AND BEING A PART OF A 3.407 ACRE  
TRACT AS DESCRIBED IN A DEED TO HAYDEN  
DEVELOPMENT LLC IN INSTR. NO. 202004130048718,  
FRANKLIN COUNTY RECORDERS OFFICE;

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE  
PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID  
BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS  
REFERENCED TO SAID COORDINATE SYSTEM BY GPS  
OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS  
IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL  
REFERENCE STATION NETWORK. THE PORTION OF THE  
CENTERLINE OF HAYDEN RUN RD., HAVING A BEARING OF  
S 49°24'33" E AND MONUMENTED AS SHOWN HEREON,  
IS DESIGNATED THE "BASIS OF BEARING" FOR  
THIS PLAT.

6.797 ACRES  
TRACT II PARCEL I  
PID 010-290478

THE FALLS AT HAYDEN RUN  
CONDOMINIUM FIFTEENTH AMENDMENT  
C.P.B. 216, PG. 1  
INSTR. NO. 201004130044260

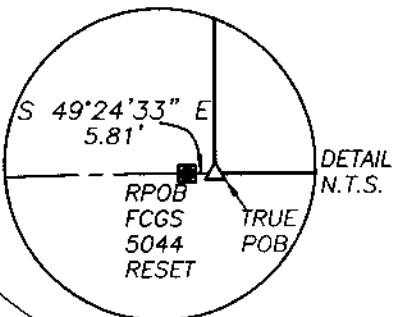
Paddock Owner, LTD  
1.315 ACRES  
TRACT II - PARCEL II  
INSTR. NO.  
201309060151303  
PID 010-273426

**RECEIVED**

MAY 2 2020

Franklin County Engineer  
Curtis R. Roberson, P.E., P.S.

HAYDENS CROSSING NORTH  
MASTER ASSOCIATION  
1.291 ACRES  
INSTR. NO. 201012150170485  
PID 010-267726



HAYDENS RUN BLVD.  
DEDICATION PHASE 1  
P.B 112, PG. 32

40' HIGHWAY  
EASEMENT  
O.R. 11162 H11

S 49°24'33" E  
250.00'

3/4" IPF  
@40.02'

N 49°24'33" W  
250.00'

BASIS OF BEARING

**HAYDEN RUN RD.**  
WIDTH VARIABLE

FRANKLIN COUNTY  
COMMISSIONERS  
PARCEL 18-WD  
0.2161 ACRES  
O.R. 18833 D-15  
O.R. 11162H11

SEE  
DETAIL  
ABOVE

TOTAL AREA MEAS.  
148,369 SQ. FT.  
3.406 ACRES  
AREA LESS R/W  
135,869 SQ. FT.  
3.119 ACRES

HAYDEN DEVELOPMENT LLC  
3.407 ACRES DEED  
INSTR. NO. 202004130048718  
PID 010-289814

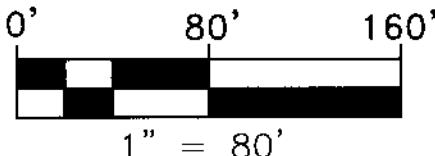
NEW R/W  
12,500 SQ. FT.  
0.287 ACRES  
0.230 ACRES P.R.O.

HP HAYDEN RUN  
ENTERPRISES LLC  
2.862 ACRES  
INSTR. NO. 202001160007393  
PID 560-300180

## LEGEND

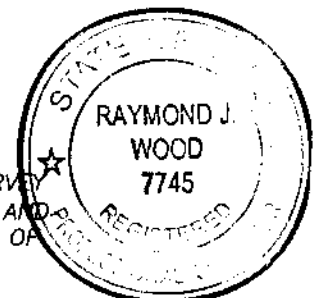
- Centerline
- Monument Box
- Iron Pin Set
- Iron Pin Found
- MAG Nail Set
- D.B. Deed Book
- O.R. Official Record
- INSTR. NO. Instrument Number
- IPF Iron Pin Found
- IPF Iron Pipe Found
- RRSF Railroad Spike Found
- MNS MAG Nail Set

ALL MONUMENTS FOUND ARE NOTED  
WITH SIZE, CONDITION, AND GRADE.  
ALL IRON PINS SET ARE 5/8" IN  
DIAMETER, 30" LONG, W/ CAP  
STAMPED "J & J SURVEYING"



THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY  
MADE BY J & J SURVEYING SERVICES, INC. ON 5/24/19, AND  
REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF  
OUR KNOWLEDGE.

*Raymond J. Wood* 4/15/20  
RAYMOND J. WOOD REG. SURV. 7745 DATE



JOB# 18-51