

LEGAL DESCRIPTION

105.021 Acres

Situated in the State of Ohio, County of Franklin, Township of Washington, being a part of Virginia Military Survey Number 6953, and being all of the 20.240-acre tract of land as conveyed to Cosgray Road II, LLC, of record in Instrument Number 201511200164663, all of a 24.450-acre tract of land as conveyed to Cosgray Road, LLC, of record in Instrument Number 199805220124911, and all of a 60.422-acre tract of land as conveyed to Floyd Miller and Joyce E. Miller, of record in Instrument Number 200411030253231, all document references are to the records of the Recorder's Office of Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the northeasterly corner of Reserve "E" of a plat entitled Hayden Farms, Section 5, of record in Plat Cabinet 112, Page 6;

Thence South 83°58'22" West, with the northerly line of said Hayden Farms, Section 5, a distance of 672.11 feet to the northwesterly corner of lot 336 of said Hayden Farms, Section 5;

Thence South 5°45'29" East, with the westerly line of said Hayden Farms, Section 5, South 5°45'29" East, a distance of 222.49 feet to the northwesterly corner of lot 252 of Hayden Farms, Section 4, of record in Plat Book 110, Page 21;

Thence South 84°17'13" West, with the northerly lines of said Hayden Farms, Section 4, Hayden Farms, Section 2, of record in Plat Book 107, Page 2, and Hayden Farms, Section 1, of record in Plat Book 106, Page 44, a distance of 2182.81 feet to a point in the easterly right-of-way line of Cosgray Road (public right-of-way width varies) as depicted in "FRA-32/FRA-39 Hayden Run Road/Cosgray Road" right-of-way plans;

Thence with said easterly right-of-way lines the following courses:

North 5°52'16" West, a distance of 103.66 feet to an angle point thereof;

North 10°36'23" West, a distance of 545.11 feet to an angle point thereof;

North 5°52'16" West, a distance of 38.56 feet to an angle point thereof;

South 84°07'44" West, a distance of 9.61 feet to an angle point thereof;

North 5°52'16" West, a distance of 110.36 feet to the southerly line of an 11.001 acre tract of land as conveyed to Floyd and Joyce Miller, of record in Instrument Number 200411030253231;

Thence North 84°06'05" East, with the southerly line of said 11.001 acre tract, a distance of 1061.43 feet to the southeasterly corner thereof;

Thence North 5°54'35" West, with the easterly line of said 11.001 acre tract, a distance of 439.50 feet to the southeasterly corner of a 5.010 acre tract of land as conveyed to Ryan and Nicole Valentine, of record in Instrument Number 202103150046330;

Thence North 5°43'42" West, with the easterly line of said 5.01-acre tract and the easterly line of a 5.010 acre tract of land conveyed to Jeffrey R. Fisher, of record in Volume 30801 H05, a distance of 400.00 feet to the northeasterly corner of said Fisher's 5.01-acre tract;

Thence South 84°06'52" West, with the northerly line of said Fisher's 5.01-acre tract, a distance of 1060.97 feet to a point in easterly right of way of Cosgray Road;

Thence North 5°52'16" West, with said right of way of Cosgray Road, a distance of 894.94 feet to a point in the southerly line of a 1.00 acre tract of land conveyed to Adams Real Estate Investment Co., of record in Instrument Number 201411140152445;

Thence North 84°14'32" East, with the southerly line of said 1.00 acre tract, and with the southerly lines of a 1.346 acre tract of land as conveyed to David J. Crone and Martha E. Crone, of record in Instrument Number 201507060089747, a 1.329 acre tract of land as conveyed to Tamara Sue Davenport, of record in Instrument Number 201802210024442, a 1.331 acre tract of land as conveyed to Dan B. Morris, of record in Instrument Number 200812230183313, a 1.333 acre tract of land as conveyed to Mark Andrews and Christina Andrews, of record in Instrument Number 202108310155122, a 1.337 acre tract of land as conveyed to Becky J. Kinnaird, of record in Instrument Number 202001140006214, a 1.337 acre tract of land as conveyed to Hammad Ahmad Abu, of record in Instrument Number 202209220135264, a 4.973 acre tract of land as conveyed to Hugh Ferrell II, Sharon Lynn Ferrell and Shelia Gay Lemaster, of record in Instrument Number 200511290250942, a distance of 1387.06 feet to the southeasterly corner of said 4.973-acre tract in the westerly railroad right-of-way line of a 17.010-acre tract of land conveyed to New York Central Lines, LLC, of record in Instrument Number 200212180325201;

Thence South 39°16'32" East, with said westerly railroad right-of-way line, a distance of 2766.15 feet to the **POINT OF BEGINNING** and containing 105.021 acres of land, more or less;

The bearings are based on the Ohio State Plane South Coordinate System, NAD83 (2011).

This description is not intended for transfer and does not meet Franklin County Transfer and Conveyance Standards.