

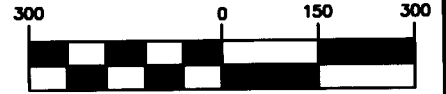
14.478 Acre

Avery Road Columbus LLC
P.N. 010-265644
I.N. 201205020060718
28.000 Ac.

VIRGINIA MILITARY SURVEY NO. 3012
CITY OF COLUMBUS,
FRANKLIN COUNTY, OHIO

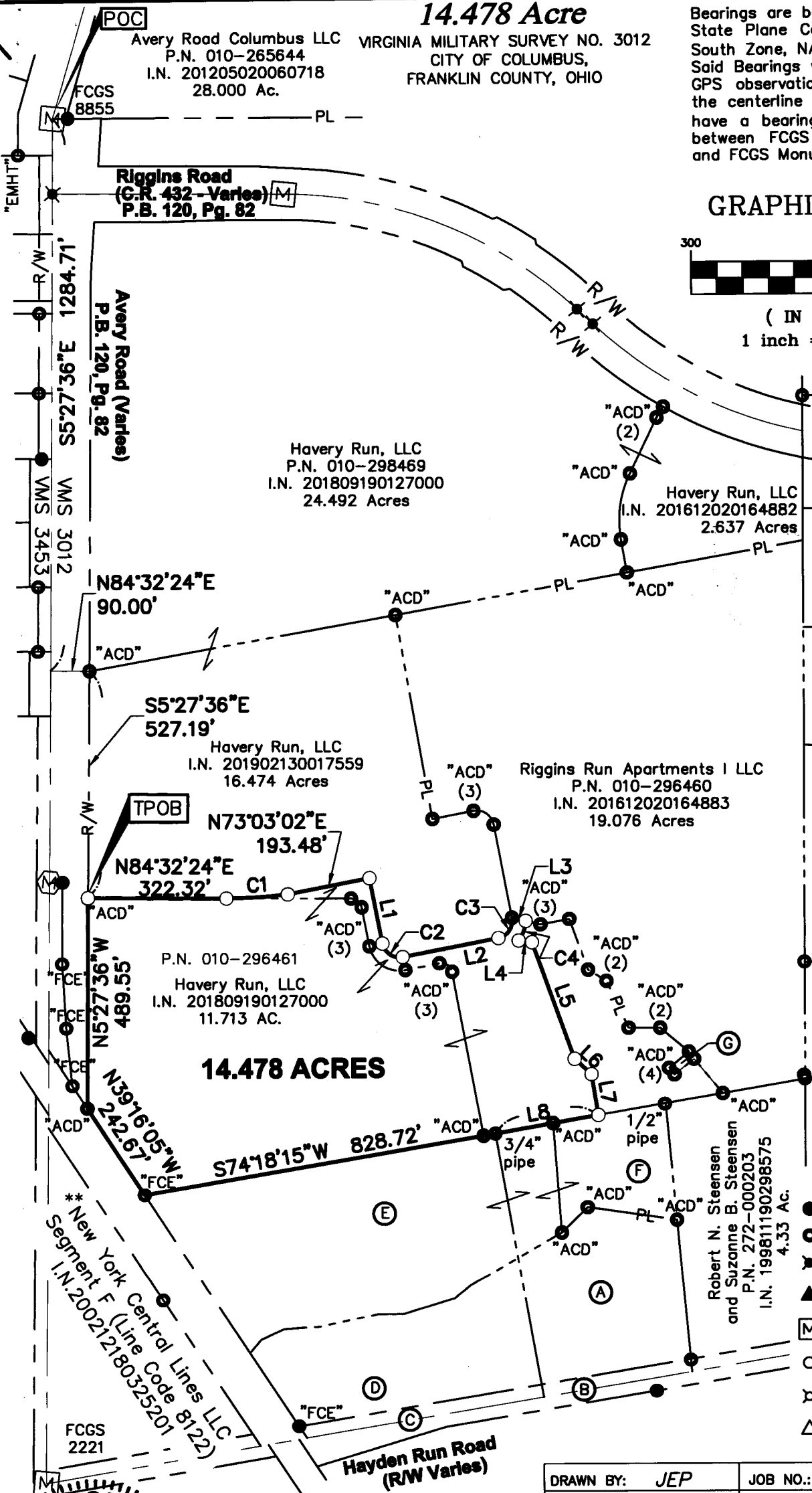
Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007). Said Bearings were derived from GPS observation and determine the centerline of Avery Road to have a bearing of N05°27'36"W between FCGS Monument 8855 and FCGS Monument 2221.

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

Z:\16-0002-768\DWG\PRODUCTION DRAWINGS\SURVEY\19-09-768 14.478 Ac SPLIT2 EXHIBIT.dwg Layout1 Jan 20, 2021 10:23:16am jphelps



LEGEND

- Iron Pin Found
- Iron Pipe Found
- ✕ MagNail Found
- ▲ RR Spike Found
- Ⓜ Monument Box
- Iron Pin Set
- ✕ MagNail Set
- △ RR Spike Set

STATE OF OHIO
JONATHAN E. PHELPS
8241
REGISTERED
PROFESSIONAL SURVEYOR

This Survey is based on existing records from Franklin County, and from actual field survey work.
ADVANCED CIVIL DESIGN, INC.
Jonathan E. Phelps 1/18/2021
Jonathan E. Phelps Date
Reg. No. 8241

DRAWN BY: JEP	JOB NO.: 19-0009-768
DATE: 1/18/2021	CHECKED BY: JEP



ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

Sheet 1 of 2

781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

14.478 Acre

VIRGINIA MILITARY SURVEY NO. 3012
CITY OF COLUMBUS,
FRANKLIN COUNTY, OHIO

RECEIVED

MAY 18 2021

Franklin County Engineer
Cornell K. ROBERTSON, E.L., P.S.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	8°02'05"	1020.62'	143.13'	N80°31'21"E	143.01'
C2	90°00'00"	40.00'	62.83'	S61°56'58"E	56.57'
C3	90°00'00"	40.00'	62.83'	N28°03'02"E	56.57'
C4	39°55'58"	71.00'	49.48'	S13°47'26"W	48.49'


LINE TABLE		
LINE	DISTANCE	BEARING
L1	154.96'	S16°56'58"E
L2	227.61'	N73°03'02"E
L3	32.57'	S82°54'22"E
L4	31.52'	S88°33'39"E
L5	289.09'	S25°46'01"E
L6	52.57'	S53°52'59"E
L7	96.57'	S15°08'01"E
L8	243.35'	S74°06'37"W

Now known as CSX Transportation Inc., successor by merger with NYC NEWCO, Inc., successors by merger with New York Central Lines LLC, whose merger documents have been summarized and recorded as Instrument Number 200711080194030 and individually recorded in Instrument Numbers 200507210144738 and 200507210144733.

Ownership Information

- (A) Tim A. White
P.N. 010-293806
I.N. 200409140214881
5.402 Ac.(remain.)
- (B) Franklin County
Commissioners
I.N. 200504250076428
0.241 Acres (4-WD2)
- (C) Franklin County
Commissioners
I.N. 200504250076428
0.390 Acres (4-WD1)
- (D) WHITE ACRES, LLC
P.N. 010-293805
I.N. 201504150048407
9.992 AC. (REMAINDER)
- (E) HAVERY RUN, LLC
P.N. 010-298470
P.N. 010-298471
I.N. 201809190127001
7.028 AC.
- (F) HAVERY RUN, LLC
P.N. 010-296462
I.N. 201612020164882
17.961 AC. (REMAINDER)
- (G) RIGGINS RUN
APARTMENTS I LLC
I.N. 201702160023134
0.029 AC.

DRAWN BY: JEP	JOB NO.: 19-0009-768
DATE: 1/18/2021	CHECKED BY: JEP



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

Sheet 2 of 2

781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

z:\16-0002-768\DWG\PRODUCTION DRAWINGS\SURVEY\19-09-768 14.478 Ac SPLIT2 EXHIBIT.dwg Layout2 Jan 20, 2021 - 10:23:34am jphelps