

1.796 Acre Exhibit

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

RECEIVED

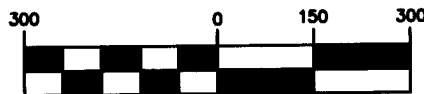
APR 08 2021

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

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.

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

GRAPHIC SCALE



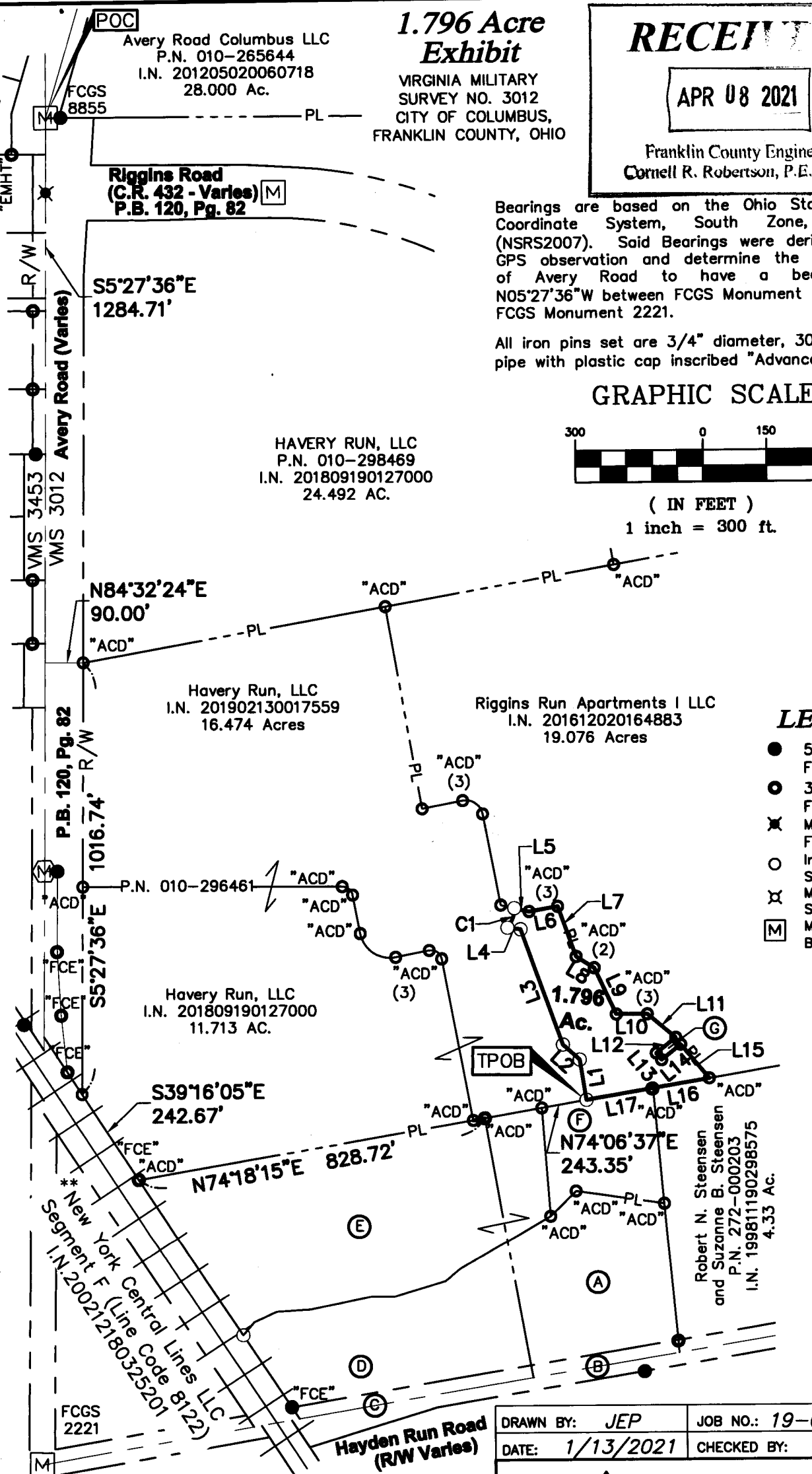
(IN FEET)

1 inch = 300 ft.

LEGEND

- 5/8" Rebar Found
- 3/4" Pipe Found
- ✕ MagNail Found
- Iron Pin Set
- ✕ MagNail Set
- Ⓜ Monument Box


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This Survey is based on existing records from Franklin County, and from actual field survey work.

ADVANCED CIVIL DESIGN, INC.
Jonathan E. Phelps
Reg. No. 8241
Date: 1/13/2021

DRAWN BY: JEP JOB NO.: 19-0009-768
DATE: 1/13/2021 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

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

** 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.

LINE TABLE		
LINE	DISTANCE	BEARING
L1	96.57'	N15°08'01"W
L2	52.57'	N53°52'59"W
L3	289.09'	N25°46'01"W
L4	31.52'	N88°33'39"W
L5	35.65'	S82°54'22"E
L6	68.21'	N74°01'09"E
L7	125.39'	S25°56'13"E
L8	49.98'	S63°58'59"E
L9	121.06'	S30°55'56"E
L10	73.00'	N84°01'43"E
L11	87.00'	S55°55'52"E
L12	59.00'	S45°22'49"W
L13	20.00'	S44°37'11"E
L14	58.00'	N45°22'49"E
L15	104.22'	S45°55'52"E
L16	134.91'	S74°23'31"W
L17	158.64'	S74°06'37"W


CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	39°55'58"	71.00'	49.48'	N13°47'26"E	48.49'

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Sheet 2 of 2

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