

RECEIVED

MAR 04 2025

0.088 Acre Exhibit
VIRGINIA MILITARY DISTRICT 530
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

0.088 Acres
(PRO = 0.038 Acres)

FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

FCGS 4434

TPOB

S66°35'53"W 2123.10'

3/4" pipe
1/2" pipe
1/2" RDZ"

VMS 544
VMS 530

Trabue Road (R/W Varies)

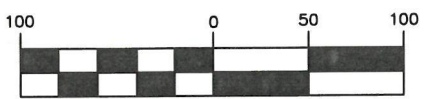
FCGS 4433
RESET
FCGS 1636

McKinley Avenue (R/W Varies)
Railroad R/W (Width Varies)

EXHIBIT - A (B 3/4)



GRAPHIC SCALE



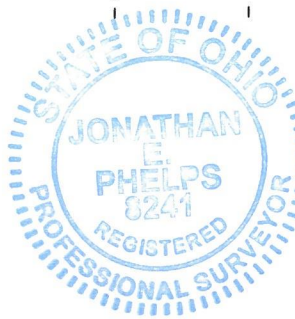
(IN FEET)
1 inch = 100 ft.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007) as derived from GPS observation that determine a portion of the centerline of Trabue Road between FCGS Mon 1636 and FCGS Mon 4434 having a bearing of S 66° 35' 53" W.

LINE	DISTANCE	BEARING
L1	859.89'	S66°35'53"W
L2	60.00'	S23°24'07"E
L3	63.77'	S66°35'53"W
L4	60.00'	N23°24'07"W
L5	63.77'	N66°35'53"E

PRELIMINARY APPROVAL
BRAD FOSTER, P.E., P.S.
fasante
10/14/2024 7:33:32 AM
PENDING ORIGINALS
*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.



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

This Survey is based on existing records from Franklin County, and from actual field survey work performed 5-31-2023.

ADVANCED CIVIL DESIGN, INC.
Jonathan E. Phelps Date 10/14/2024
Reg. No. 8241

Belmont House LLC
P.N. 010-298035
I.N. 201809040119402
(remainder of 8.887 Ac.)

DRAWN BY: JEP JOB NO.: 21-0210-65
DATE: 10/11/2024 CHECKED BY: JEP

Sheet 1 of 2

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

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

LEGEND

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

Z:\21-0210-65\DWG\PRODUCTION DRAWINGS\SURVEY\8.5b\14_0210-65_0.088_acre_RW Drop Trabue Parcel P.dwg Layout2 Oct. 11., 2024 - 3:44:02pm jphelps

EXHIBIT-A (P 4/4)

Ownership Information

- (A) Franklin County Commissioners
I.N. 200204030083711
0.1813 Acres (17-WD)
- (B) Franklin County Commissioners
I.N. 200204030083709
0.1010 Acres (18-WD)
- (C) Franklin County Commissioners
I.N. 200204030083714
0.1108 Acres (19-WD)
- (D) Franklin County Commissioners
I.N. 200207240181458
0.3779 Acres (20-WD)
- (E) Franklin County Commissioners
I.N. 200207100169721
0.2103 Acres (30-WD)
- (F) It's Gonna Be Nice LLC
P.N. 140-000512
I.N. 201804300055909
0.25 Ac. (remainder) &
0.342 Ac. (remainder)
- (G) Hanover Acquisition LLC (25.9735%) and
Hanover Acquisition IIA LLC (74.0265%)
P.N. 010-261453
I.N. 202204080055338, Parcel III
0.022 Acres
- (H) MJK Ventures Trabue LLC (55%);
Cliff Speck Trabue LLC (30%);
MJK Dynasty Trabue LLC (10%);
NIK Dynasty Trabue LLC (5%)
P.N. 425-287910
I.N. 201909160119765
(remainder of 1.5 Acres)
- (I) MJK Ventures Trabue LLC (55%);
Cliff Speck Trabue LLC (30%);
MJK Dynasty Trabue LLC (10%);
NIK Dynasty Trabue LLC (5%)
P.N. 425-287911
I.N. 201803130033145
(remainder of 1.898 Ac.) Parcel I
(remainder of 1.102 Ac.) Parcel II

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ADAM W. FOWLER, P.E., P.S.

Ownership Information

- (J) MJK Ventures Trabue LLC (55%);
Cliff Speck Trabue LLC (30%);
MJK Dynasty Trabue LLC (10%);
NIK Dynasty Trabue LLC (5%)
P.N. 425-287909
I.N. 202106140103147
1 Acre
- (K) MJK Ventures Trabue LLC (55%);
Cliff Speck Trabue LLC (30%);
MJK Dynasty Trabue LLC (10%);
NIK Dynasty Trabue LLC (5%)
P.N. 425-287907
I.N. 202308180084317
1 Acres (Parcel I)
- (L) MJK Ventures Trabue LLC (55%);
Cliff Speck Trabue LLC (30%);
MJK Dynasty Trabue LLC (10%);
NIK Dynasty Trabue LLC (5%)
P.N. 425-287906
I.N. 202308180084317
1 Acres (Parcel II)
- (M) MJK Ventures Trabue LLC (55%);
Cliff Speck Trabue LLC (30%);
MJK Dynasty Trabue LLC (10%);
NIK Dynasty Trabue LLC (5%)
P.N. 425-287908
I.N. 202109150164707
1 Acres
- (N) MJK Ventures Trabue LLC (55%);
Cliff Speck Trabue LLC (30%);
MJK Dynasty Trabue LLC (10%);
NIK Dynasty Trabue LLC (5%)
P.N. 425-287905
I.N. 202011250188327
1 Acres

Ownership Information

- (O) MJK Ventures Trabue LLC (55%);
Cliff Speck Trabue LLC (30%);
MJK Dynasty Trabue LLC (10%);
NIK Dynasty Trabue LLC (5%)
P.N. 425-287912
I.N. 202110060180073
1 Acres
- (P) MJK Ventures Trabue LLC (55%);
Cliff Speck Trabue LLC (30%);
MJK Dynasty Trabue LLC (10%);
NIK Dynasty Trabue LLC (5%)
P.N. 146-298090
I.N. 202206070085491
1 Acre
- (Q) Angelo J. Dallas
P.N. 146-298089
I.N. 200610050200058 &
I.N. 201703300042154
1 Acre

DRAWN BY: JEP	JOB NO.: 21-0210-65
DATE: 10/11/2024	CHECKED BY: JEP



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

Sheet 2 of 2

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