

21-0210-65\DWG\PRODUCTION DRAWINGS\SURVEY\8.5b\14_0210-65_0.635 acre RW Drop Trabue Split 60' Off CL.dwg Layout1 Oct 11, 2024 - 3:44:19pm jphelps

PRELIMINARY APPROVAL
 BRAD FOSTER, P.E., P.S.
 fasante
 10/14/2024 7:36:59 AM
PENDING ORIGINALS
 *Submitted via digital format

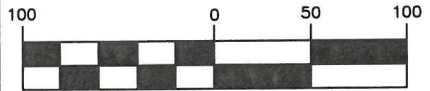


Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

EXHIBIT-A (P. 516)



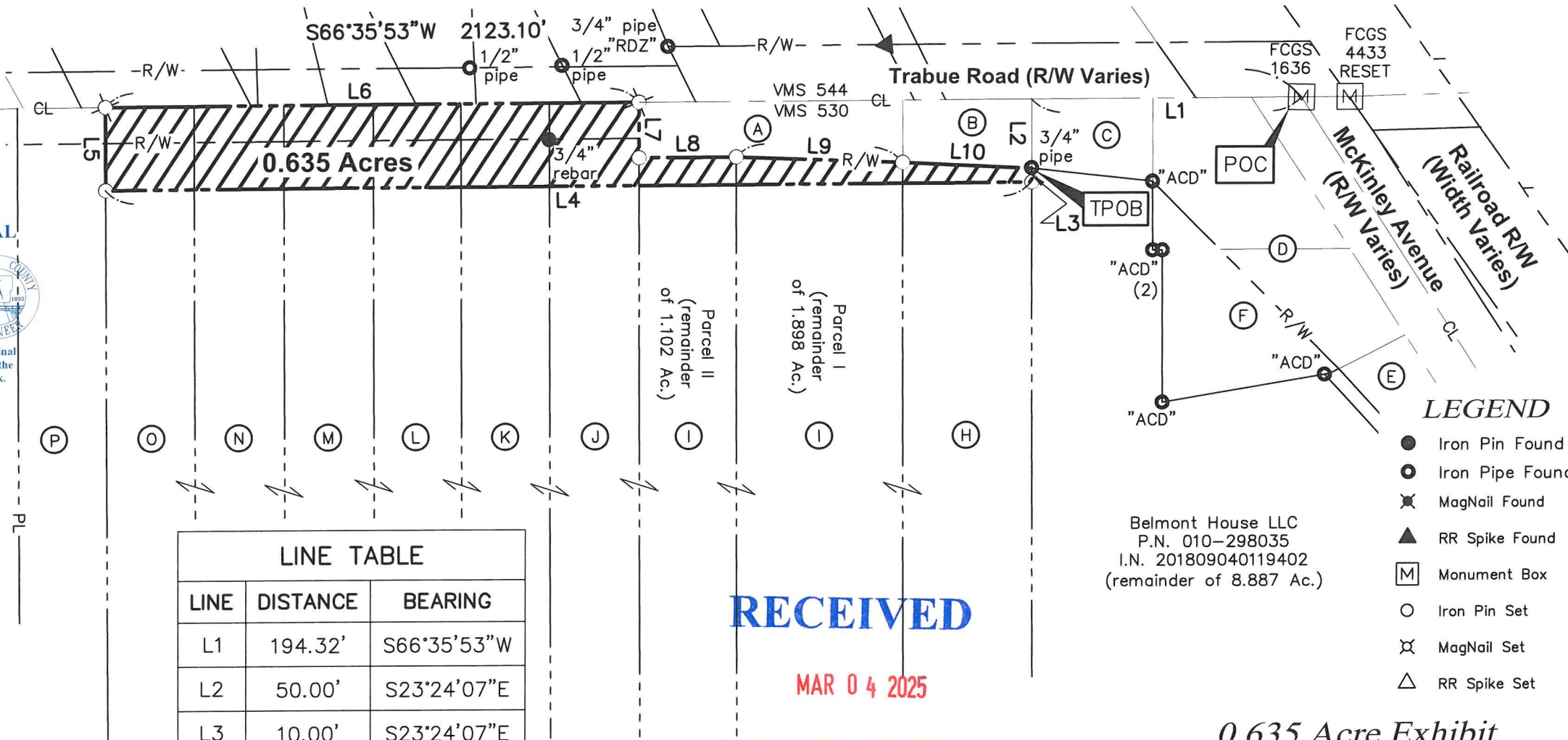
GRAPHIC SCALE



(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 TABLE		
LINE	DISTANCE	BEARING
L1	194.32'	S66°35'53"W
L2	50.00'	S23°24'07"E
L3	10.00'	S23°24'07"E
L4	665.57'	S66°35'53"W
L5	60.00'	N23°24'07"W
L6	383.03'	N66°35'53"E
L7	40.00'	S23°24'07"E
L8	70.00'	N66°35'53"E
L9	120.02'	N68°59'07"E
L10	92.76'	N69°41'16"E



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 MAR 04 2025

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



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
 Reg. No. 8241

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

LEGEND

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

0.635 Acre Exhibit

VIRGINIA MILITARY DISTRICT 530
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

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



Sheet 1 of 2

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

ENGINEERS SURVEYORS

21-0210-65\DWG\PRODUCTION DRAWINGS\SURVEY\8.5by14_0210-65 0.635 acre RW Drop Trabue Split 60' Off CL.dwg Layout2 Oct 11, 2024 - 3:44:43pm jphelps

EXHIBIT-A (P. 6/6)

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

RECEIVED

MAR 04 2025

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

0.635 Acre Exhibit

VIRGINIA MILITARY DISTRICT 530
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

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

PARCEL ACREAGE BREAKDOWN			
	Parcel Number	Acreage	(PRO)
H	425-287910	0.027 Acres	
I	425-287911	0.080 Acres	
J	425-287909	0.088 Acres	0.038 Acres
K	425-287907	0.088 Acres	0.038 Acres
L	425-287906	0.088 Acres	0.038 Acres
M	425-287908	0.088 Acres	0.038 Acres
N	425-287905	0.088 Acres	0.038 Acres
O	425-287912	0.088 Acres	0.038 Acres
Total Acreage		0.635 Acres	0.228 Acres

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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