

STORM EASEMENT
0.925 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military District 3012, also being in a 7.028 acre tract as conveyed to Havery Run, LLC in Instrument Number 201809190127001 as more particularly described as follows;

Commencing at Franklin County Geodetic Survey Monument 8855 found at an angle point in the original centerline of Avery Road, the northwest corner of dedication for a portion of Avery Road as recorded in the Avery Road and Riggins Road Dedication in Plat Book 120, Page 82, and also being in the east line of Virginia Military Survey District 3453 and the west line of Virginia Military Survey District 3012;

Thence with the original centerline of Avery Road, the west line of said Virginia Military District 3012, the east line of Virginia Military District 3453, and the west line of said dedication of Avery Road, **S 05° 27' 36" E, 1284.71 feet**;

Thence perpendicular to said centerline, **N 84° 32' 24" E, 90.00 feet** to the easterly right of way line of Avery Road, the southwest corner of a 24.492 acre tract as conveyed to Havery Run, LLC in Instrument Number 201809190127000, and the northwest corner of a 16.474 acre tract as conveyed to Havery Run, LLC in Instrument Number 201902130017559;

Thence with the west line of said 16.474 acre tract, the west line of a 11.713 acre tract as conveyed to Havery Run, LLC in Instrument Number 201809190127000 and the easterly right of way line of Avery Road, **S 05° 27' 36" E, 1016.74 feet** to an angle point in the west line of said 11.713 acre tract and the easterly railroad right of way line known as Segment "F" (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;

Thence with the east line of said Segment "F" and the west line of said 11.713 acre tract, **S 39° 16' 05" E, 242.67 feet** to the southwest corner of said 11.713 acre tract and the northwest corner of said 7.028 acre tract;

Thence with the north line of said 7.028 acre tract and the south line of said 11.713 acre tract, **N 74° 18' 15" E, 361.58 feet** to the **TRUE POINT OF BEGINNING** for the easement herein described as follows;

Thence with the north line of said 7.028 acre tract and the south line of said 11.713 acre tract, **N 74° 18' 15" E for, 360.00 feet**;

Thence crossing said 7.028 acre tract in the following seven (7) courses:

1. **S 15° 41' 45" E for, 88.00 feet**;
2. **S 67° 38' 59" W for, 223.54 feet**;
3. **S 24° 00' 27" E for, 71.17 feet**;
4. **S 65° 59' 33" W for, 15.00 feet**;
5. **N 24° 00' 27" W for, 71.61 feet**;
6. **S 67° 38' 59" W, 123.90 feet**;

7. **N 15° 41' 45" W for, 130.00 feet** to the **TRUE POINT OF BEGINNING**,
containing **0.925 acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. and based on existing Franklin County records, along with actual field survey work. A drawing of the above description is attached hereto and made a part thereof.

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 references used in this description can be found at the Recorder's Office Franklin County, Ohio.

ADVANCED CIVIL DESIGN INC.

Jonathan E. Phelps, PS
Reg. No. 8241