

8.486 Acre Exhibit

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

LINE TABLE		
LINE	DISTANCE	BEARING
L1	273.09'	S11°18'46"E
L2	209.52'	N87°42'58"W
L3	84.28'	S39°26'43"W
L4	246.46'	S54°00'39"W
L5	46.83'	S43°39'51"W
L6	126.34'	S67°05'30"W
L7	54.18'	S84°34'23"W
L8	79.33'	S80°33'01"W
L9	59.21'	S59°03'59"W
L10	40.52'	S33°26'16"W

GRAPHIC SCALE



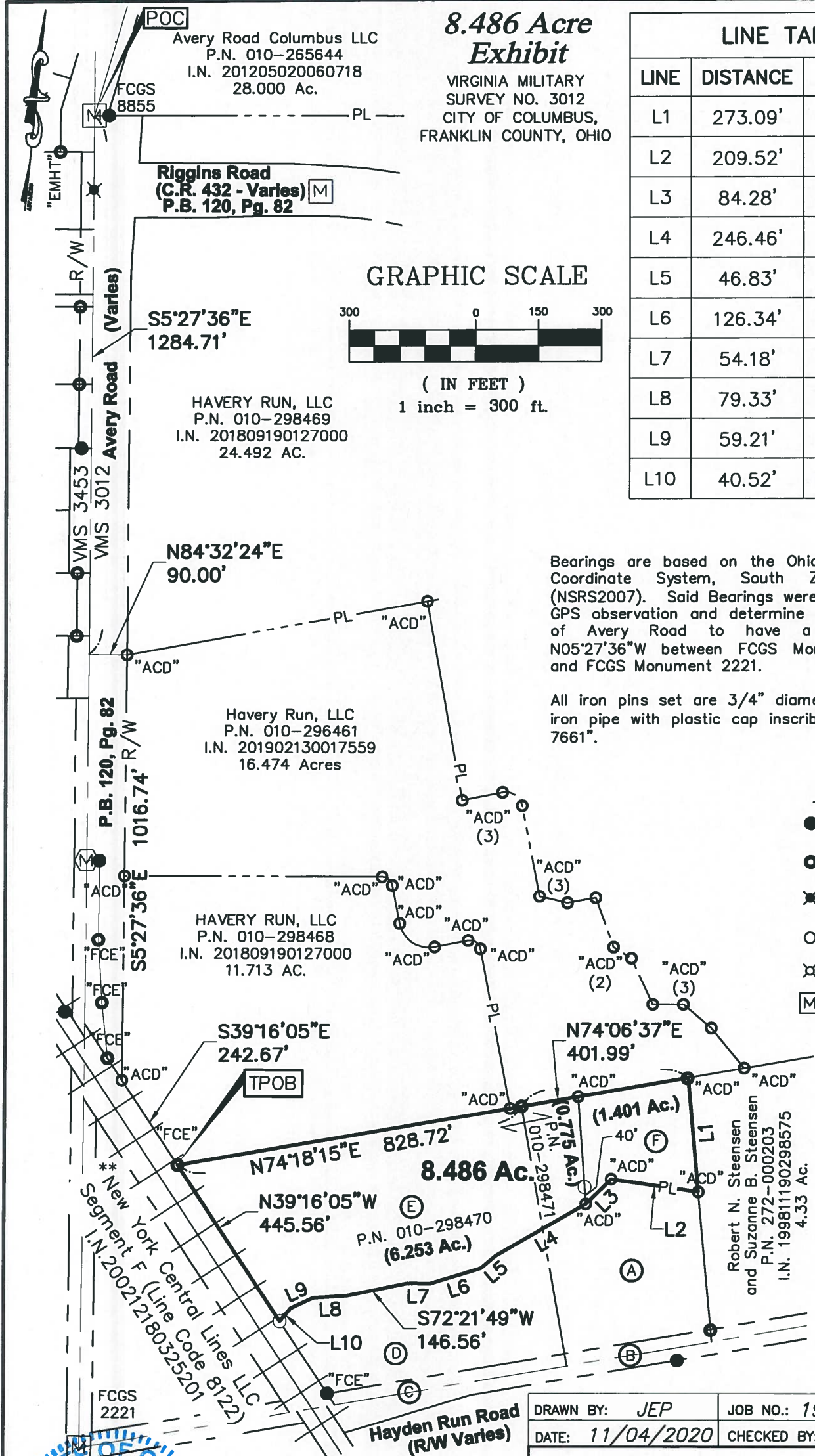
(IN FEET)
1 inch = 300 ft.

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".

LEGEND

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



DRAWN BY: JEP JOB NO.: 19-0009-768
DATE: 11/04/2020 CHECKED BY: JEP



This Survey is based on existing records from Franklin County, and from actual field survey work.
ADVANCED CIVIL DESIGN, INC.
Jonathan E. Phelps Date 11/4/2020
Reg. No. 8241

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

781 Science Blvd. Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
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VIRGINIA MILITARY
SURVEY NO. 3012
CITY OF COLUMBUS,
FRANKLIN COUNTY, OHIO

OWNERSHIP INFORMATION

- (A) TIM A. WHITE
P.N. 010-293806
I.N. 200409140214881
5.402 Ac. (REMAINDER)
- (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)

**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.

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LEGAL DESCRIPTION
8.486 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military District 3012, also being all of a 7.028 acre tract as conveyed to Havery Run, LLC in Instrument Number 201809190127001, and the remainder of a 17.961 acre tract as conveyed to Havery Run, LLC in Instrument Number 201612020164882 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 an iron pin previously set at the southwest corner of a 24.492 acre tract as conveyed to Havery Run, LLC in Instrument Number 201809190127000, the northwest corner of a 16.474 acre tract as conveyed to Havery Run, LLC in Instrument Number 201902130017559, and being in the easterly right of way line of Avery Road as created in Plat Book 120, Page 82;

Thence with the easterly right of way line of Avery Road as created in Plat Book 120, Page 82, the west line of said 16.474 acre tract, and the west line of an 11.713 acre tract as conveyed to Havery Run, LLC in Instrument Number 201809190127000, **S 05° 27' 36" E, 1016.74 feet** to an iron pin previously set at an angle point in the west line of said 11.713 acre tract, the southeast corner of Avery Road as dedicated in Plat Book 120, page 82 and being in 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 a west line of said 11.713 acre tract and the easterly railroad right of way of said Segment "F", **S 39° 16' 05" E, 242.67 feet** to 3/4" pipe capped "Franklin County Engineer" at the northwest corner of said 7.028 acre tract, the southwest corner of said 11.713 acre tract and being the **TRUE POINT OF BEGINNING** for the land herein described as follows;

Thence with the north line of said 7.028 acre tract, the south line of said 11.713 acre tract and a portion of the south line of said 16.474 acre tract, **N 74° 18' 15" E, 828.72 feet;**

Thence with the north line of said 7.028 acre tract, the south line of said 16.474 acre tract, and the north line of the remainder of a 17.961 acre tract as conveyed to Havery Run, LLC, **N 74° 06' 37" E, 401.99 feet** to an iron pin previously set at the northeast corner of the remainder of said 17.961 acre tract and the northwest corner of a 4.33

acre tract as conveyed to Robert N. Steensen and Suzanne B. Steensen in Instrument Number 199811190298575;

Thence with the east line of the remainder of said 17.961 acre tract and the west line of said 4.33 acre tract, **S 11° 18' 46" E, 273.09 feet** to an iron pin previously set at the southeast corner of the remainder of said 17.961 acre tract and being the northeast corner of the remainder of a 5.402 acre tract as conveyed to Tim A. White in Instrument Number 200409140214881;

Thence with the south line of the remainder of said 17.961 acre tract and the north line of the remainder of said 5.402 acre tract, **N 87° 42' 58" W, 209.52 feet**;

Thence with the south line of the remainder of said 17.961 acre tract and the north line of the remainder of said 5.402 acre tract, **S 39° 26' 43" W, 84.28 feet** to the southwest corner of the remainder of said 17.961 acre tract and the southeast corner of said 7.028 acre tract;

Thence with the south line of said 7.028 acre tract, the north line of the remainder of said 5.402 acre tract and the north line of the remainder of a 9.992 acre tract as conveyed to White Acres, LLC in Instrument number 201504150048407, **S 54° 00' 39" W, 246.46 feet**;

Thence with the north line of the remainder of said 9.992 acre tract and the south line of said 7.028 acre tract along the centerline of Hayden Run Ditch the following seven (7) courses:

1. **S 43° 39' 51" W, 46.83 feet**
2. **S 67° 05' 30" W, 126.34 feet**
3. **S 84° 34' 23" W, 54.18 feet**
4. **S 72° 21' 49" W, 146.56 feet**
5. **S 80° 33' 01" W, 79.33 feet**
6. **S 59° 03' 59" W, 59.21 feet**
7. **S 33° 26' 16" W, 40.52 feet** to an iron pin set in the northwest corner of the remainder of said 9.992 acre tract, the southwest corner of said 7.028 acre tract and being in the east line of the easterly railroad right of way line of said Segment "F";

Thence with the west line of of said 7.028 acre tract and the easterly railroad right of way of said Segment "F", **N 39° 16' 05" W, 445.56 feet** to the **TRUE POINT OF BEGINNING**, containing **8.486 acres**, more or less, 6.253 acres out of auditor's parcel number 010-298470, 0.775 acres out of auditor's parcel number 010-298471, and 1.401 acres out of auditor's parcel number 010-296462.

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.

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

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



ADVANCED CIVIL DESIGN INC.

Jonathan E. Phelps 11/9/2020

Jonathan E. Phelps, PS
Reg. No. 8241

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