

ACCESS EASEMENT
0.334 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military District 3012, also being a part of a 24.492 acre tract as conveyed to Havery Run, LLC in Instrument Number 201809190127000 and a 2.637 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 the easterly right of way line of Avery Road, the southwest corner of said 24.492 acre tract, and the northwest corner of a 16.474 acre tract as conveyed to Havery Run, LLC in Instrument Number 201902130017559;

Thence with the south line of said 24.492 acre tract , the north line of said 16.474 acre tract, and the north line of a 19.076 acre tract as conveyed to Riggins Run Apartments I LLC in Instrument Number 201612020164883, **N 74° 01' 09" E, 1264.66 feet** to the **TRUE POINT OF BEGINNING** for the easement herein described as follows;

Thence crossing said 24.492 acre tract in the following four (4) courses:

1. **N 15° 58' 51" W, 69.83 feet;**
2. Along a curve to the right having a central angle of **38° 38' 05"**, a radius of **278.00 feet**, an arc length of **187.46 feet**, and chord bearing and distance of **N 03° 20' 12" E, 183.93 feet;**
3. **N 22° 39' 14" E, 124.07 feet;**
4. Along a curve to the right having a central angle of **00° 39' 22"**, a radius of **2609.01 feet**, an arc length of **29.88 feet**, and chord bearing and distance of **N 22° 58' 55" E, 29.88 feet** to the southerly right of way line of Riggins Road as recorded in Plat Book 120 Page 82;

Thence with the southerly right of way line of said Riggins Road, the north line of said 24.492 acre tract, and the north line of said 2.637 acre tract, **S 67° 18' 34" E 35.83 feet;**

Thence crossing said 2.637 acre tract in the following three (3) courses:

1. **S 22° 39' 14" W 153.93 feet;**
2. Along a curve to the left having a central angle of **31° 15' 48"**, a radius of **242.00 feet**, an arc length of **132.05 feet**, and chord bearing and distance of **S 07° 01' 20" W, 130.42 feet;**
3. **S 15° 58' 51" E 100.88 feet** to the south line of said 2.637 acre tract and the north line of said 19.076 acre tract;

Thence with the south line of said 2.637 acre tract, the south line of said 24.492 acre tract, and the north line of said 19.076 acre tract, **S 74° 01' 09" W 38.00 feet** to the **TRUE POINT OF BEGINNING**, containing **0.334 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.

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