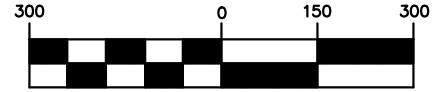


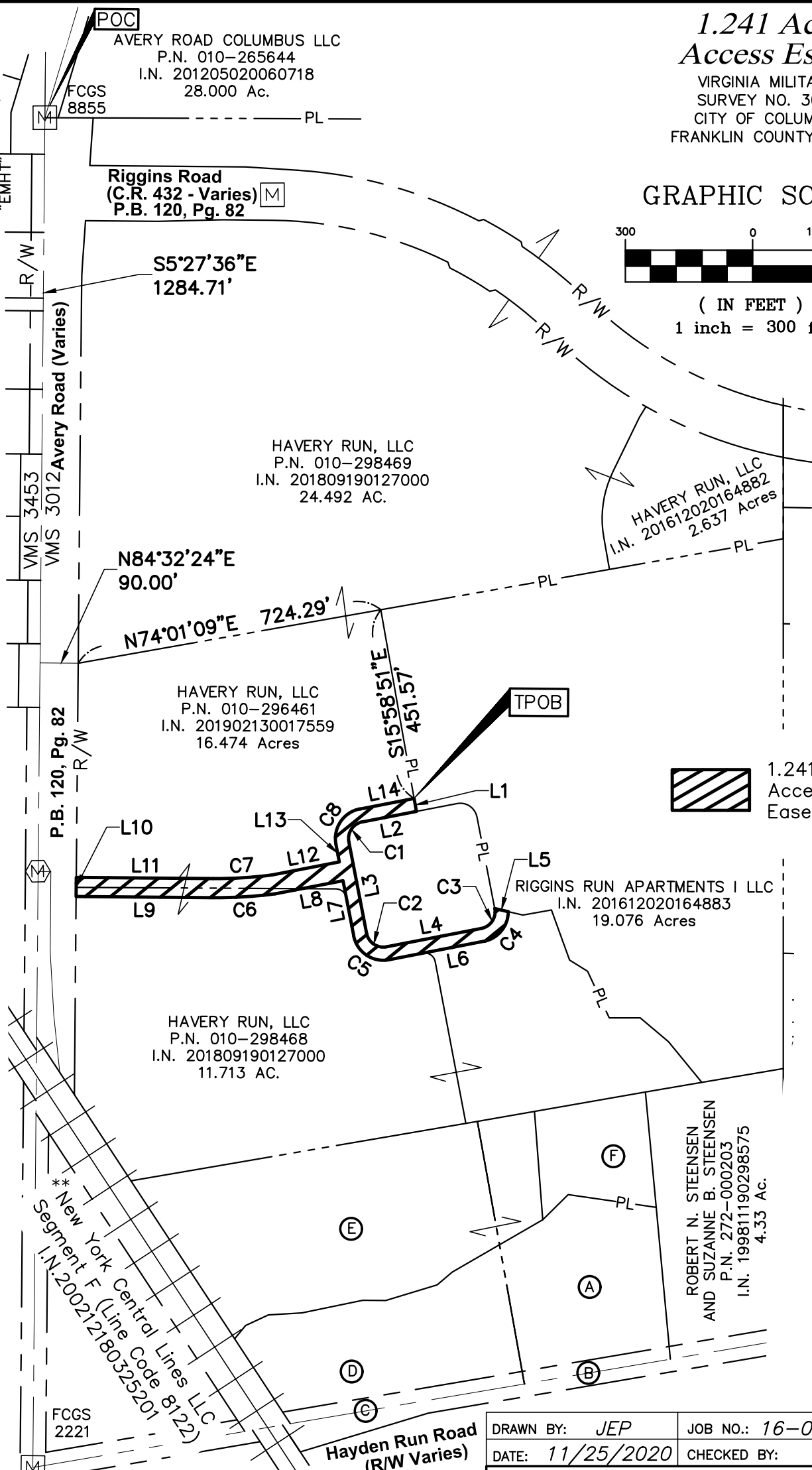
1.241 Acre Access Esmt.

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

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



 1.241 Acre
Access
Easement

This Survey is based on existing records from Franklin County, and from actual field survey work.
ADVANCED CIVIL DESIGN, INC.

Jonathan E. Phelps Date
Reg. No. 8241

DRAWN BY: JEP JOB NO.: 16-0002-768
DATE: 11/25/2020 CHECKED BY: JEP



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

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

1.241 Acre Access Easement

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

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	90°00'00"	40.00'	62.83'	S28°03'02"W	56.57'
C2	90°00'00"	40.00'	62.83'	S61°56'58"E	56.57'
C3	90°00'00"	40.00'	62.83'	N28°03'02"E	56.57'
C4	79°13'35"	71.00'	98.18'	S33°26'14"W	90.54'
C5	90°00'00"	71.00'	111.53'	N61°56'58"W	100.41'
C6	8°04'20"	1043.12'	146.96'	S80°30'14"W	146.84'
C7	7°59'46"	998.12'	139.30'	N80°32'31"E	139.18'
C8	90°00'00"	71.00'	111.53'	N28°03'02"E	100.41'

**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.

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.

LINE TABLE		
LINE	DISTANCE	BEARING
L1	31.00'	S15°58'51"E
L2	129.90'	S73°03'02"W
L3	219.63'	S16°56'58"E
L4	227.61'	N73°03'02"E
L5	32.57'	S82°54'22"E
L6	227.61'	S73°03'02"W
L7	132.46'	N16°56'58"W
L8	163.16'	S73°03'02"W
L9	322.32'	S84°32'24"W
L10	45.00'	N05°27'36"W
L11	322.32'	N84°32'24"E
L12	161.80'	N73°03'02"E
L13	42.17'	N16°56'58"W
L14	130.42'	N73°03'02"E

OWNERSHIP INFORMATION

- Ⓐ TIM A. WHITE
P.N. 010-293806
I.N. 200409140214881
5.402 Ac. (REMAINDER)
- Ⓑ Franklin County
Commissioners
I.N. 200504250076428
0.241 Acres (4-WD2)
- Ⓒ Franklin County
Commissioners
I.N. 200504250076428
0.390 Acres (4-WD1)
- Ⓓ WHITE ACRES, LLC
P.N. 010-293805
I.N. 201504150048407
9.992 AC. (REMAINDER)
- Ⓔ HAVERY RUN, LLC
P.N. 010-298470
P.N. 010-298471
I.N. 201809190127001
7.028 AC.
- Ⓕ HAVERY RUN, LLC
P.N. 010-296462
I.N. 201612020164882
17.961 AC. (REMAINDER)

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