

# 2.084 Acre Exhibit

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

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".

## GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.

HAVERY RUN, LLC  
P.N. 010-298469  
I.N. 201809190127000  
24.492 AC.

Riggins Run Apartments I LLC  
I.N. 201612020164883  
19.076 Acres

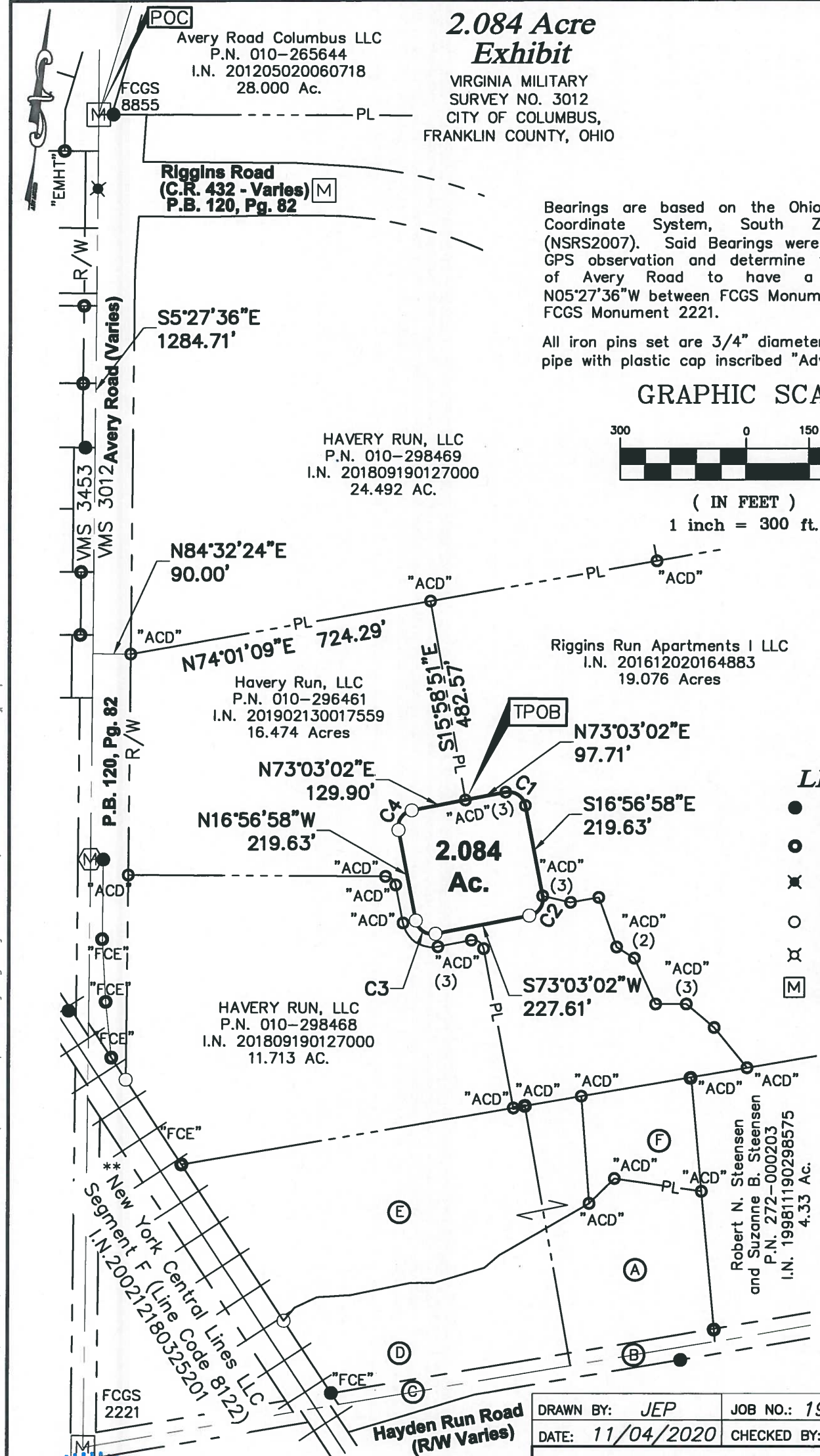
Havery Run, LLC  
P.N. 010-296461  
I.N. 201902130017559  
16.474 Acres

HAVERY RUN, LLC  
P.N. 010-298468  
I.N. 201809190127000  
11.713 AC.


Robert N. Steensen  
and Suzanne B. Steensen  
P.N. 272-000203  
I.N. 199811190298575  
4.33 Ac.

## LEGEND

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



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



**ADVANCED**  
CIVIL DESIGN  
ENGINEERS SURVEYORS

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

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

ADVANCED CIVIL DESIGN, INC.  
*Jonathan E. Phelps* 11/4/2020  
Jonathan E. Phelps Date  
Reg. No. 8241

STATE OF OHIO  
**JONATHAN E. PHELPS**  
8241  
REGISTERED PROFESSIONAL SURVEYOR

Z:\16-0002-768\DWG\PRODUCTION DRAWINGS\SURVEY\0002-768 2.084 Ac Lot Split\_North Split to City.dwg Layout1 Nov 04, 2020 - 11:00:06am jhelps

## 2.084 Acre Exhibit

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.

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	90°00'00"	40.00'	62.83'	S61°56'58"E	56.57'
C2	90°00'00"	40.00'	62.83'	S28°03'02"W	56.57'
C3	90°00'00"	40.00'	62.83'	N61°56'58"W	56.57'
C4	90°00'00"	40.00'	62.83'	N28°03'02"E	56.57'

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**LEGAL DESCRIPTION**  
**2.084 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 16.474 acre tract as conveyed to Havery Run, LLC in Instrument Number 201902130017559 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 a 3/4" pipe previously set in 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 south line of said 24.492 acre tract and the north line of said 16.474 acre tract, **N 74° 01' 09" E, 724.29 feet** to a 3/4" pipe previously set at the northeast corner of said 16.474 acre tract, the northwest corner of a 19.076 acre tract as conveyed to Riggins Run Apartments I LLC in Instrument Number 201612020164883, and being in the south line of said 24.492 acre tract;

Thence with a east line of said 16.474 acre tract and the west line of said 19.076 acre tract, **S 15° 58' 51" E, 482.57 feet** to a 3/4" pipe previously set at an angle point in the west line of said 19.076 acre tract and an angle point in the east line of said 16.474 acre tract and being the **TRUE POINT OF BEGINNING** for the land herein described as follows;

Thence with the west line of said 19.076 acre tract and the east line of said 16.474 acre tract the following three (3) courses:

1. **N 73° 03' 02" E, 97.71 feet** to a 3/4" pipe previously set;
2. Along a curve to the right having a central angle of **90° 00' 00"**, a radius of **40.00 feet**, an arc length of **62.83 feet**, and chord bearing and distance of **S 61° 56' 58" E, 56.57 feet** to a 3/4" pipe previously set;
3. **S16° 56' 58" E, 219.63 feet** to a 3/4" pipe previously set;

Thence across said 16.474 acre tract the following six (6) courses:

1. Along a curve to the right having a central angle of **90° 00' 00"**, a radius of **40.00 feet**, an arc length of **62.83 feet**, and chord bearing and distance of **S 28° 03' 02" W, 56.57 feet** to an iron pin set;
2. **S 73° 03' 02" W, 227.61 feet** to an iron pin set;

3. Along a curve to the right having a central angle of **90° 00' 00"**, a radius of **40.00 feet**, an arc length of **62.83 feet**, and chord bearing and distance of **N 61° 56' 58" W, 56.57 feet** to an iron pin set;
4. **N 16° 56' 58" W, 219.63 feet** to an iron pin set;
5. Along a curve to the right having a central angle of **90° 00' 00"**, a radius of **40.00 feet**, an arc length of **62.83 feet**, and chord bearing and distance of **N 28° 03' 02" E, 56.57 feet** to an iron pin set;
6. **N 73° 03' 02" E, 129.90 feet** to the **TRUE POINT OF BEGINNING**, containing **2.084 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.

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* 11/4/2020  
Jonathan E. Phelps, PS  
Reg. No. 8241

