

# 1.796 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



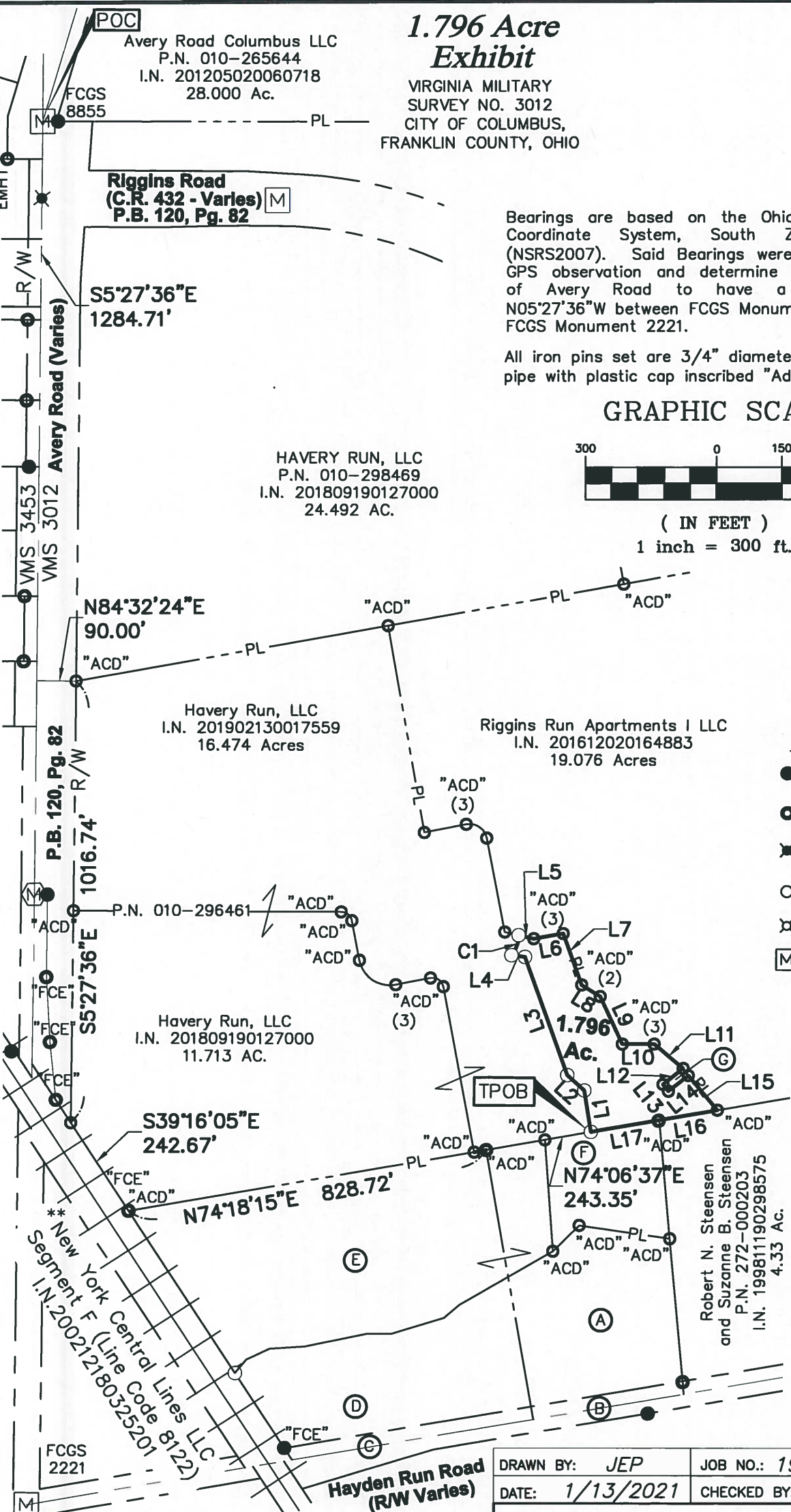
( IN FEET )

1 inch = 300 ft.

## LEGEND


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

Z:\16-0002-768\DWG\PRODUCTION DRAWINGS\SURVEY\0002-768 1.796 Ac Lot Split\_Middle Split\_to City.dwg Layout1 Jan 14, 2021 - 4:38:42pm jphelps



This Survey is based on existing records from Franklin County, and from actual field survey work.  
ADVANCED CIVIL DESIGN, INC.  
Jonathan E. Phelps Date 11/13/2021  
Reg. No. 8241

DRAWN BY: JEP	JOB NO.: 19-0009-768
DATE: 1/13/2021	CHECKED BY: JEP



**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS

**Sheet 1 of 2**

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

# 1.796 Acre Exhibit

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

\*\* 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.

**Ownership Information**

- (A) Tim A. White  
P.N. 010-293806  
I.N. 200409140214881  
5.402 Ac.(remain.)
- (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)
- (G) RIGGINS RUN  
APARTMENTS I LLC  
I.N. 201702160023134  
0.029 AC.

LINE TABLE		
LINE	DISTANCE	BEARING
L1	96.57'	N15°08'01"W
L2	52.57'	N53°52'59"W
L3	289.09'	N25°46'01"W
L4	31.52'	N88°33'39"W
L5	35.65'	S82°54'22"E
L6	68.21'	N74°01'09"E
L7	125.39'	S25°56'13"E
L8	49.98'	S63°58'59"E
L9	121.06'	S30°55'56"E
L10	73.00'	N84°01'43"E
L11	87.00'	S55°55'52"E
L12	59.00'	S45°22'49"W
L13	20.00'	S44°37'11"E
L14	58.00'	N45°22'49"E
L15	104.22'	S45°55'52"E
L16	134.91'	S74°23'31"W
L17	158.64'	S74°06'37"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	39°55'58"	71.00'	49.48'	N13°47'26"E	48.49'

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*Sheet 2 of 2*

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**LEGAL DESCRIPTION**  
**1.796 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 at the southwest corner of a 24.492 acre tract as conveyed to Havery Run, LLC in Instrument Number 201809190127000, the northwest corner of said 16.474 acre tract, and being in the easterly right of way line of Avery Road;

Thence with the west line of said 16.474 acre tract, the west line of an 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 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 and the southwest corner of said 11.713 acre tract;

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 an iron pin previously set at the southwest corner of said 11.713 acre tract and the northwest corner of a 7.028 acre tract as conveyed to Havery Run, LLC in Instrument Number 201809190127001;

Thence with the north line of said 7.028 acre tract, the south line of said 11.713 acre tract, and the south line of said 16.484 acre tract, **N 74° 18' 15" E, 828.72 feet** to an iron pin previously set at an angle point in the north line of said 7.028 acre tract and an angle point in the south line of said 16.474 acre tract;

Thence with the north line of said 7.028 acre tract, the south line of said 16.474 acre tract, the north line of the remainder of a 17.961 acre tract as conveyed to Havery Run, LLC in Instrument Number 201612020164882, **N 74° 06' 37" E, 243.35 feet** to an iron pin set at the **TRUE POINT OF BEGINNING** for the land herein described as follows;

Thence across said 16.474 acre tract in the following five (5) courses:

1. **N 15° 08' 01" W, 96.57 feet** to an iron pin set;

2. **N 53° 52' 59" W, 52.57 feet** to an iron pin set;
3. **N 25° 46' 01" W, 289.09 feet** to an iron pin set;
4. **N 88° 33' 39" W, 31.52 feet** to an iron pin set;
5. Along a curve to the left having a central angle of **39° 55' 58"**, a radius of **71.00 feet**, an arc length of **49.48 feet**, and chord bearing and distance of **N 13° 47' 26" E, 48.49 feet** to an iron pin set on the east line of said 16.474 acre tract and the west line of a 19.076 acre tract as conveyed to Riggins Run Apartments I LLC in Instrument Number 201612020164883;

Thence with the east line of said 16.474 acre tract and the west line of said 19.076 acre tract the following seven (7) courses:

1. **S 82° 54' 22" E, 35.65 feet** to a 3/4" pipe previously set;
2. **N 74° 01' 09" E, 68.21 feet** to a 3/4" pipe previously set;
3. **S 25° 56' 13" E, 125.39 feet** to a 3/4" pipe previously set;
4. **S 63° 58' 59" E, 49.98 feet** to a 3/4" pipe previously set;
5. **S 30° 55' 56" E, 121.06 feet** to a 3/4" pipe previously set;
6. **N 84° 01' 43" E, 73.00 feet** to a 3/4" pipe previously set;
7. **S 55° 55' 52" E, 87.00 feet** to a 3/4" pipe previously set at the northeast corner of a 0.029 acre tract as conveyed to Riggins Run Apartments I LLC in Instrument Number 201702160023134;

Thence with the east line of said 16.474 acre tract and the north line of said 0.029 acre tract, **S 45° 22' 49" W, 59.00 feet** to a 3/4" pipe previously set at the northwest corner of said 0.029 acre tract;

Thence with the east line of said 16.474 acre tract and the west line of said 0.029 acre tract, **S 44° 37' 11" E, 20.00 feet** to a 3/4" pipe previously set at an angle point in the east line of said 16.474 acre tract and an angle point in the west line of said 0.029 acre tract;

Thence with the east line of said 16.474 acre tract and the west line of said 0.029 acre tract, **N 45° 22' 49" E, 58.00 feet** to a 3/4" pipe previously set at an angle point in the east line of said 16.474 acre tract and an angle point in the west line of said 0.029 acre tract;

Thence with the east line of said 16.474 acre tract and the west line of said 0.029 acre tract, **S 45° 55' 52" E, 104.22 feet** to a 3/4" pipe previously set at the southeast corner of said 16.747 acre tract, the southwest corner of said 0.029 acre tract, the southwest corner of said 19.076 acre tract and being in the north line of a 4.33 acre tract as conveyed to Robert N. Steensen and Suzanna B. Steensen in Instrument Number 199811190298575;

Thence with the north line of said 4.33 acre tract and the south line of said 16.474 acre tract, **S 74° 23' 31" W, 134.91 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 said 4.33 acre tract;



Thence with the north line of the remainder of said 17.961 acre tract and the south line of said 16.474 acre tract, **S 74° 06' 37" W, 158.64 feet** to the **TRUE POINT OF BEGINNING**, containing **1.796 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* 1/14/2021

Jonathan E. Phelps, PS  
Reg. No. 8241

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