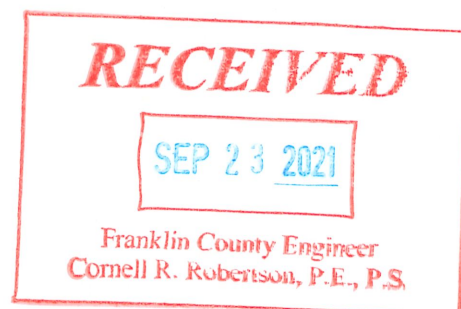


By CR Date 9/23/2021

BOUNDARY ADJUSTMENT
±0.50 ACRES



FROM: CITY OF COLUMBUS

TO: CITY OF GRANDVIEW HEIGHTS

Situate in the State of Ohio, County of Franklin, City of Columbus, and being in Fractional Section 1, Township 1, Range 23, Congress Lands, and being within the right-of-way of West Third Avenue (60') as delineated in the Grandview Croughton and Denmead Suburban Subdivision of record in Plat Book 4, Page 318 and as delineated in Urlin Grandview Heights Subdivision, of record in Plat Book 4, Page 332, also being within Fairview Avenue right-of-way (60'), being part of the east half of Reserve A of said Urlin Grandview Heights Subdivision, as conveyed to the Board of County Commissioners in Deed Book 546, Page 504, also being part of the 30-foot reserve as shown in said Plat Book 4, Page 318, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the southwesterly corner of Lot 21 of said Plat Book 4, Page 318, being the portion of which as conveyed to 1558-1564 West Third Avenue LLC in Instrument Number 201005180061295, also being the intersection of the easterly right-of-way line of said Fairview Avenue and the northerly right-of-way line of said West Third Avenue;

Thence along the northerly right-of-way line of said West Third Avenue and the southerly line of said Lot 21, South 86°24'17" East, 10.0 feet to a point;

Thence across said West Third Avenue right-of-way, South 03°35'43" West, 60.0 feet to a point on the southerly right-of-way line of said West Third Avenue, being on the northerly line of Lot 28 of said Plat Book 4, Page 318, also being on the northerly line of Lot 1 of C.S. Barrett's Subdivision of Part of Lot 27 and 28 of Croughton & Denmead's Grandview Suburban Subdivision, of record in Plat Book 10, Page 295, being on the northerly line of the portion of said Lot 1 as conveyed to 1358 Fairview LLC in Instrument Number 202011120178876;

Thence along the northerly line of said Lot 1 and said Lot 28, across said Fairview Avenue right-of-way, along the southerly right-of-way line of said West Third Avenue, and along the northerly lines of Lots 197 through 202, inclusive, of said Urlin Grandview Heights Subdivision, as conveyed to the Board of Education of Grandview Heights Village School District in Deed Book 694, Page 234 (Lot 197), Deed Book 698, Page 203 (Lot 198), Deed Book 706, Page 255 (Lot 199), Deed Book 698, Page 65 (Lot 200), Deed Book 697, Page 535 (Lot 201), and Deed Book 687, Page 600 (Lot 202), now known as Board of Education of the Grandview Heights City School District by Affidavit of Facts Relating to Real Property of Record in Instrument Number 202003240041129, and along the existing City of Grandview Heights corporation line per Ordinance Number 95-24 (City of Grandview Heights) and Ordinance Number 2014-95 (City of Columbus) of record in Official Record Volume 31534, Page F13, and along the existing City of Grandview Heights / City of Columbus corporation line as per Ordinance Number 32774-1921 (City of Columbus), of record in Miscellaneous Book 16, Page 311, North 86°24'17" West, 350.0 feet to a point;

Thence across said West Third Avenue right-of-way along said existing City of Grandview Heights / City of Columbus corporation line, North 03°35'43" East, 60.0 feet to a point on the northerly right-of-way line of said West Third Avenue, also being on the southeasterly corner of Lot 208 and the southwesterly corner of Lot 207 of said Urlin Grandview Heights Subdivision, as conveyed to Board of Education of the Grandview Heights City School District (no recording found);

Thence along the northerly right-of-way line of said West Third Avenue, and along the southerly line of Lots 203 through 207, inclusive and the west half of said Reserve A, all of said Urlin Grandview Heights Subdivision and along said City of Grandview Heights/ City of Columbus corporation line, South 86°24'17" East, 280.0 feet to the intersection of the westerly right-of-way line of said Fairview Avenue and the northerly right-of-way line of said West Third Avenue, being the southeasterly corner of the west half of said Reserve A;

Thence along the westerly right-of-way line of said Fairview Avenue and the easterly line of the remainder of said Reserve A and said City of Grandview Heights/ City of Columbus corporation line, North 03°40'27" East, 10.0 feet to a point;

Thence across said Board of County Commissioners tract and across said Fairview Avenue right-of-way, South 86°24'17" East, 60.0 feet to a point on the easterly right-of-way line of said Fairview Avenue, being on the westerly line of said Lot 21;

Thence along the easterly right-of-way line of said Fairview Avenue and the westerly line of said Lot 21, South 03°40'27" West, 10.0 feet to the **POINT OF TRUE BEGINNING**, containing 0.50 Acres, more or less.

Total perimeter of annexation is 840.0 feet, of which 690.4 feet is contiguous with the City of Grandview Heights by Ordinance Number 95-24, and Ordinance Number 32,774 (City of Columbus), giving 82% perimeter contiguity.

The bearings referenced herein were transferred from a field traverse originating and is based on the Ohio State Plane Coordinate System, South Zone as per NAD83, 2011 adjustment. A bearing of North 03°40'27" East, was held for the centerline of Fairview Avenue.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342. This description and exhibit are intended for annexation purposes only and is not to be used for transfer of property.



Matthew Lee Sloat

Matthew Lee Sloat, PS 8342

9/22/21

Date