



## DESCRIPTION OF A 7.195 ACRE TRACT

Being part of Quarter Township 4, Township 1, Range 17, United States Military Lands, City of Columbus, Franklin County, State of Ohio and being a portion of Lots 1 through 19, both inclusive, delineated on the plat of Roseland Gardens Subdivision, recorded in Plat Book 19, Page 15, a portion of a 0.942-acre tract of land conveyed by deed of record to the Columbus Regional Airport Authority in Instrument No. 2007123102211206 and as appropriated in easement as part of Seventeenth Avenue as defined in the "Alteration by widening and establishment of a portion of East Seventeenth Avenue" Franklin County, Ohio Road Record 16, Page 233, and being all of Roseland Avenue and portions of Marellen Avenue, Doresther Avenue, Rosewood Avenue and the Park as dedicated in fee in said Roseland Gardens Subdivision and being more particularly described as follows;

**Commencing** at a survey nail set at the intersection of the centerline of Seventeenth Avenue with the centerline of Steltzer Road (County Road 177);

Thence along the centerline of Steltzer Road South  $04^{\circ} 27' 12''$  West for a distance of 64.85 feet to a survey nail set;

Thence South  $85^{\circ} 41' 48''$  East for a distance of 65.00 feet to an iron pin set in the easterly existing right of way line of Steltzer Road, in the southerly right of way line of Seventeenth Avenue and at the **Point of Beginning**;

Thence across Seventeenth Avenue, parallel to and 65.00 feet distant from the centerline of Steltzer Road **North  $04^{\circ} 27' 12''$  East** for a distance of **104.85 feet** to an iron pin set in the northerly line of Seventeenth Avenue;

Thence along the northerly line of Seventeenth Avenue **South  $85^{\circ} 41' 48''$  East** for a distance of **2834.57 feet** to an iron pin set in the easterly line of the Roseland Gardens Subdivision (Plat Book 19, Page 15);

Thence across Seventeenth Avenue and along the easterly line of said Roseland Gardens Subdivision **South  $03^{\circ} 48' 12''$  West** for a distance of **123.20 feet** to an iron pin set in the southerly line of Seventeenth Avenue and the southerly line of the original Roseland Avenue (dedicated in Plat Book 19, Page 15 and redesignated as Seventeenth Avenue by Road Record 16, Page 233);

Thence continuing along the southerly line of Seventeenth Avenue and the original Roseland Avenue **North  $85^{\circ} 41' 48''$  West** for a distance of **1557.44 feet** to a survey nail set;

Thence continuing along the southerly line of Seventeenth Avenue, the original Roseland Avenue and a curve to the right having a radius of 778.83 feet, a delta of  $13^{\circ} 59' 13''$ , an arc distance of 190.13 feet and a chord bearing **North  $80^{\circ} 05' 24''$  West** for a chord distance of **189.65 feet** to an iron pin set;

Thence continuing along the southerly line of Seventeenth Avenue, the original Roseland Avenue and a curve to the left having a radius of 728.80 feet, a delta of  $11^{\circ} 01' 16''$ , an arc distance of 140.19 feet and a chord bearing **North  $78^{\circ} 35' 17''$  West** for a chord distance of **9.97 feet** to an iron pin set;

Thence continuing along the southerly line of Seventeenth Avenue and the original Roseland Avenue **North  $85^{\circ} 41' 48''$  West** for a distance of **747.84 feet** to an iron pin set;

Thence continuing along the southerly line of Seventeenth Avenue, the original Roseland Avenue and a curve to the left having a radius of 20.00 feet, a delta of  $82^{\circ} 49' 09''$ , an arc distance of 28.91 feet and a chord bearing **South  $52^{\circ} 53' 37''$  West** for a chord distance of **26.46 feet** to an iron pin set;

Thence continuing along the southerly line of Seventeenth Avenue and the original Roseland Avenue **North  $85^{\circ} 41' 48''$  West** for a distance of **183.15 feet** to the **Point of Beginning** and containing **7.195 Acres**, more or less, of which 3.612-acres, more or less, are within dedicated right-of-way and 3.583-acres, more or less, are within right-of-way easement and subject to all legal easements, agreements, and rights-of-way of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed by Korda/Nemeth Engineering, Inc. in June 2023.

The bearings in this description are based on ODOT RTN State Plane Grid Coordinates, Ohio South Zone, NAD 83 with the 2007 NSRS adjustment with the centerline of Steltzer Road being N 04° 27' 12" E.

Iron pins set are 5/8"x30" rebar topped by a yellow plastic identification cap, stamped "Korda/Nemeth Engineering".



Daniel L. Quick, P.S.7803



June 28, 2023  
Date

