

**PRIME** Construction  
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Survey  
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ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
CORNELL R. ROBERTSON, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By JPH Date 08/08/22

**0.48 ACRE LEGAL DESCRIPTION  
OF LAND LOCATED IN FRANKLIN TOWNSHIP, FRANKLIN COUNTY, OHIO  
TO BE ANNEXED TO THE CITY OF COLUMBUS  
EXPEDITED TYPE II ANNEXATION UNDER ORC 709.021 AND 709.023**

Situated in the State of Ohio, County of Franklin, Township of Mifflin and being in Quarter Township 3, Township 1, Range 17, United States Military Lands, and being a portion of the 0.634 acre (Deed) parcel (APN 190-000391-00) as conveyed to QSI, Properties, LLC in Instrument Number 202206060084440, with all record references herein cited being of the Franklin Recorder's Office, Columbus, Ohio, and being more particularly described as follows for annexation purposes:

Beginning for reference at a point at the intersection of the centerline of Johnstown Road (County Road Number 377-60 feet in width) and the centerline (north) of Cassady Avenue (County Road Number 96-variable width), and at the southeasterly corner of said 0.634 acre parcel;

Thence North 04°03'00" East, along said centerline of Cassady Avenue and the easterly line of said 0.634 acre parcel, a distance of approximately 3.2 feet to a point;

Thence North 85°57'00" West, leaving said centerline of Cassady Avenue and said easterly line of the 0.634 acre parcel, and crossing a portion of said Cassady Avenue and said 0.634 acre parcel, a distance of approximately 40.0 feet to a point at the intersection of a northerly line of the City of Columbus Corporation Line (Ordinance Number 1046-59, Miscellaneous Record Volume 117, Page 475) and an easterly line of the City of Columbus Corporation Line (Ordinance Number 3183-90, Official Record Volume 16576, Page F07), and at the true point of beginning of the annexation area herein described;

Thence South 50°15'00" West, continuing across a portion of said Cassady Avenue and said 0.634 acre parcel, and along the northerly right-of-way line of said Johnstown Road and said northerly line of the City of Columbus Corporation Line (Ordinance Number 1046-59, Miscellaneous Record Volume 117, Page 475), a distance of approximately 131.2 feet to a point on the westerly line of said 0.634 acre parcel, and on the easterly line of the 1.467 acre (Deed) parcel (APN 190-004923-00) as conveyed to Neal T. Hartfield Limited in Instrument Number 200108300201163;

Thence North 39°45'00" West, leaving said northerly right-of-way line of Johnstown Road and said northerly line of the City of Columbus Corporation Line (Ordinance Number 1046-59, Miscellaneous Record Volume 117, Page 475), and along the westerly line of said 0.634 acre parcel and said easterly line of the 1.467 acre parcel, a distance of approximately 211.1 feet to a point at the northwesterly corner of said 0.634 acre parcel and the northeasterly corner of said 1.467 acre parcel, and on the southerly line of the 0.934 acre parcel as conveyed to Strategic Property Concepts 3, LLC in Instrument Number 201808130108287, and said point also being on a southerly line of the City of Columbus Corporation Line (Ordinance Number 1607-72, Miscellaneous Record Volume 158, Page 88);

Thence South 85°03'22" East, along the northerly line of said 0.634 acre parcel and a portion of said southerly line of the 0.934 acre parcel, and along said southerly line of the City of Columbus Corporation Line (Ordinance Number 1607-72, Miscellaneous Record Volume 158, Page 88), and crossing a portion of said Cassady Avenue, a distance of approximately 240.9 feet to a point on said westerly line of the City of Columbus Corporation Line (Ordinance Number 3183-90, Official Record Volume 16576, Page F07);

Thence South 04°03'00" West, leaving said northerly line of said 0.634 acre parcel, and crossing a portion of said 0.634 acre parcel and said Cassady Avenue along said westerly line of the City of Columbus Corporation Line (Ordinance Number 3183-90, Official Record Volume 16576, Page F07), a distance of approximately 57.8 feet to the true point of beginning of the annexation area herein described, containing 0.48 acres, more or less.

PAGE 2-0.48 ACRE LEGAL DESCRIPTION

The bearing system, as described herein, is based upon the centerline of Johnstown Road, being South 50°15'00" West, as indicated in the description of the 0.634 acre (Deed) parcel as conveyed to QSI Properties, LLC in Instrument Number 202206060084440, Franklin County Recorder's Office, Columbus, Ohio

The total length of the annexation perimeter for this annexation area is 641 feet, of which 430 feet are contiguous with the existing City of Columbus Corporation Lines, being 67% contiguous. This annexation does not create any islands of township property.

This description was prepared by PRIME Construction Management and Survey, Inc. in August of 2022 from record information, and is for annexation purposes only. An Annexation Plat of the area described herein has been prepared, and is to be made a part hereof.



PRIME Construction Management and Survey, Inc.

*Dwight A. Tillis*  
Signature

9/8/22  
Date