



ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By JRH Date 08/09/2022

EXHIBIT "A"

DESCRIPTION OF A 0.464 ACRE ANNEXATION PARCEL

Situated in the State of Ohio, County of Franklin, Township of Blendon, being in Quarter Township 3, Township 2 North, Range 17 West, United States Military Lands, and being parts of Lots 3 & 4 of the Partition and Subdivision of Cyrus P. Denune's Estate as recorded in Plat Book Volume 10, page 309, (all records herein referenced are to the records of Franklin County, Ohio Recorder's office unless otherwise stated) and being all of that **Parcel 5** as conveyed to **Wayne M. Post, Trustee under the Wayne M. Post Trust Agreement dated the 13th day of September, 2013, his successors and assigns**, by the instrument filed as **Instrument Number 201310310183529** and being known as Franklin County Auditor's Parcel number **110-000545**, and being more particularly described as follows:

BEGINNING for reference at the southwest corner of the said Parcel 5, the northwest corner of that 4.911 acre tract as conveyed to Pingree 2000 Real Estate Holdings, LLC by the instrument filed as Instrument Number 201209070132843 and being known as Franklin County Auditor's Parcel number 010-158422, being the northeast corner of a 0.113 acre right-of-way parcel know as 92-WD as conveyed to State of Ohio by the instrument filed in Deed Book volume 3248, page 132, at the southeast corner of a 0.94 acre right-of-way parcel known as 93-WD as conveyed to State of Ohio by the instrument filed as Deed Book volume 3349, page 168, being on the easterly right-of-way line of Westerville Road (R/W varies – Public), being on the southerly line of the said Lot 3, on the northerly line of Lot 2 of the said Partition and Subdivision of Cyrus P. Denune's Estate, and being at an angle point in the existing corporation line separating Blendon Township to the north and west and City of Columbus to the south and east as shown in Annexation Case 65-96 and City of Columbus Ordinance No. 957-97, and being the **TRUE POINT OF BEGINNING** of the parcel herein described:

Thence along the said easterly right-of-way line of Westerville Road, the easterly line of the said 93-WD parcel, crossing through the said Lot 3, and along the westerly line of the said Parcel 5, **North 28 degrees 15 minutes 54 seconds East for a distance of 59.29 feet** to an angle point;

Thence continuing along the last said line, **North 59 degrees 59 minutes 33 seconds East for a distance of 124.37 feet** to a point on the existing corporation line separating Blendon Township to the south and City of Columbus to the north as shown in Annexation Case No. 244 and City of Columbus Ordinance No. 1054-67, on the northerly line of the said Lot 3 at an angle point in the said easterly right-of-way line of Westerville Road, at the northeast corner of the said 93-WD parcel, the northwest corner of the said Parcel 5, at the southeast corner of a 1.043 acre right-of-way parcel known as 94-WD as conveyed to State of Ohio by the instrument filed as Deed Book volume 3339, page 696, and at the southwest corner of that 2.0 acre tract as conveyed to David M. Pastorek by the instrument filed as Instrument Number 201509160130070 and being known as Franklin County Auditor's Parcel number 600-187655;

Thence along the existing corporation line, the northerly line of the said Parcel 5, the northerly line of the said Lot 3, and the southerly line of the said 2.0 acre tract, **South 86 degrees 06 minutes 37 seconds East for a distance of 85.10 feet** to an angle point in the existing corporation boundary where Annexation Case No. 244 meets Annexation Case No. 65-96, at the northeast corner of the said Parcel 5, the northeast corner of the said Lot 3, the northwest corner of the said Lot 4, and a northwest corner of the said 4.911 acre tract;

Thence along the existing corporation line as depicted in Annexation Case No. 65-96, the easterly line of the said Parcel 5, through the said Lot 4, a westerly line of the said 4.911 acre tract, **South 04 degrees 07 minutes 07 seconds West for a distance of 122.54 feet** to and angle point in the existing corporation line, the southeast corner of the said Parcel 5, and a northwest corner of the said 4.911 acre tract;

Thence continuing along the existing corporation line, along the southerly line of the said Parcel 5, along the southerly line of the said Lot 3, and along a northerly line of the said 4.911 acre tract, **North 86 degrees 19 minutes 54 seconds West for a distance of 212.31 feet to the TRUE POINT OF BEGINNING** for this description

The above description contains a total area of **0.464 acres** (0.000 acres of which are within the present road occupied), being all of Franklin County Auditor's Parcel number **110-000545**.

Bearings described herein are based **North 28 degrees 15 minutes 54 seconds East** for the centerline of right-of-way of Westerville Road as extracted from Franklin County Auditor's GIS data.

This description and exhibit were prepared by Andrew T. Jordan, Registered Professional Surveyor Number 8759, and is based on Franklin County Auditor GIS data and is not to be utilized for the transfer of real property.

Compass Infrastructure Group



Andrew T. Jordan
Registered Professional Surveyor No. 8759



8-9-2022
Date