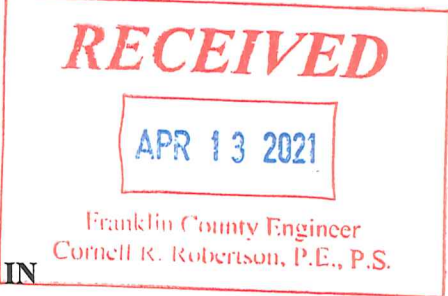


By FAYMS Date 13AP21



DESCRIPTION OF 0.91+/- ACRES LOCATED IN
CLINTON TOWNSHIP TO BE ANNEXED
TO THE CITY OF COLUMBUS

-1-

Situated in the State of Ohio, County of Franklin, Township of Clinton, Quarter Township 3, Township 1, Range 18, United States Military Lands and containing 0.91+/- acres, said 0.91+/- acres being part of Lot 10 as numbered and delineated upon the record plat for John M. Pugh's Subdivision of record in Plat Book 4, Page 324, said Lot 10 as conveyed to Yellow Dog Investments, LLC of record in Instrument No. 200603230054617, also being part of Chesapeake Avenue (50') as dedicated upon said record plat, said 0.91+/- and more particularly described as follows;

Beginning, at a point in the northerly right-of-way line of said Chesapeake Avenue, said point being at the southwesterly corner of Lot 11 and southeasterly corner of Lot 14 of said plat, also being in the westerly line of that tract of land described as Parcel II in the deed to SB Chesapeake LLC of record in Instrument No. 201608110105563, the easterly line of that tract of land described as Parcel III in the deed to SB Chesapeake LLC of record in Instrument No. 201608110105563, at the intersection of existing City of Columbus Corporation Line (Case #37-15, Ord. #0866-2016, Instrument No. 201605160061052) and existing City of Columbus Corporation Line (Case #269, Ord. #487-69, Misc. 147, P. 283);

Thence **S 86° 13' 09" E**, along said northerly right-of-way line, along said southerly line of said Lot 11 and along the southerly line of said existing City of Columbus Corporation Line (Case #37-15, Ord. #0866-2016, Instrument No. 201605160061052), **207.38+/- feet** to the southwesterly corner of said Lot 11, the southeasterly corner of Lot 8 of said plat, said Lot 8 as conveyed to Columbus Fasteners of record in Instrument No. 200406280149140;

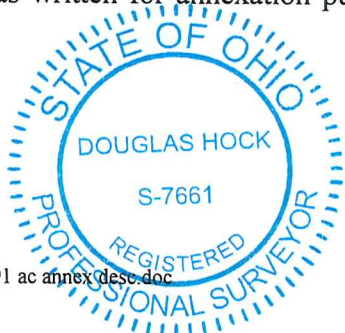
Thence **S 03° 52' 30" W**, across said right-of-way, with the easterly line of said Lot 10 and said Yellow Dog Investments tract, the westerly line of Lot 9 of said plat, said Lot 9 as conveyed to 1177 Chesapeake Avenue of record in Instrument No. 200906260092855, **189.77+/- feet** to a point, said point also being in a northerly line of an existing City of Columbus Corporation Line (Ord. #32774, P.B. 10, P. 316);

Thence **N 86° 49' 02" W**, across said Lot 10, said Yellow Dog Investments tract and along the northerly line of said existing City of Columbus Corporation Line (Ord. #32774, P.B. 10, P. 316), **207.45+/- feet** to the westerly line of said Lot 10 and said Yellow Dog Investments tract, to the easterly line of Lot 15 of said plat, said Lot 15 as conveyed to Green Mountain Investments of record in Instrument No. 199905030109865 (re-recorded in Instrument No. 200001100006819) and being at the intersection of said existing City of Columbus Corporation Line (Ord. #32774, P.B. 10, P. 316) and said existing City of Columbus Corporation Line (Case #269, Ord. #487-69, Misc. 147, P. 283);

Thence **N 03° 53' 27" E**, with the westerly line of said Lot 10 and said Yellow Dog Investments tract, an easterly line of said Lot 15 and Green Mountain Investments tract, and along said existing City of Columbus Corporation Line (Case #269, Ord. #487-69, Misc. 147, P. 283), **191.93+/- feet** to the **True Point of Beginning**. Containing **0.91 acres**, more or less. The above description was written by Advanced Civil Design on March 18, 2021. A drawing of the above description is attached hereto and made a part thereof.

The total length of the annexation perimeter is about 796.5 feet, of which about 606.8 feet are contiguous with existing City of Columbus Corporation Lines, being about 76.2% contiguous. This annexation does not create any islands of township property.

This description was written for annexation purposes only and was not intended to be used in the transfer of lands.



ADVANCED CIVIL DESIGN, INC.


Douglas R. Hock, P.S. 7661

4/12/21
Date: