

RECEIVED

JAN 13 2021

Franklin County Engineer
Cornell R. Robertson, P.S.

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By AA Date 1/13/21

**7.7± Acre Annexation Description
from the Township of Mifflin
to the City of Columbus**

-1-

Situated in the State of Ohio, County of Franklin, Township of Mifflin, Quarter Township 3, Township 1, Range 17, United States Military Lands, being a 7.7± acre tract, said 7.7± acre tract being part of an Original 2.707 acre tract of land (APN: 191-002667) conveyed to Tucker Bear Capital LLC of record in Instrument Number 202011060176332, being part of a second Original 2.707 acre tract of land (APN: 191-002668) conveyed to Tucker Bear Capital LLC of record in Instrument Number 202010220164982 and part of a third Original 2.707 acre tract of land (APN: 191-002678) conveyed to Tucker Bear Capital LLC of record in Instrument Number 202010190161557, and being more particularly described as follows:

Beginning at a point in the northerly line of said first Original 2.707 acre tract (APN: 191-002667), being the southeasterly corner of an Original 5 acre tract of land conveyed to Trustees Agler Rd Parcel #3 of record in Instrument Number 201008190106494, being the southwesterly corner of an Original 4.07 acre tract of land conveyed to Niam Stelzer Road LLC of record in Instrument Number 201704190052755 and being at a corner of a City of Columbus Corporation Line (Case No. 199, Ord. No. 1066-64, MR 137-331);

Thence **S 86° 34' 49" E**, along the northerly line of said first Original 2.707 acre tract (APN: 191-002667), along the southerly line of said Original 4.07 acre tract, and leaving said City of Columbus Corporation Line, **890.38± feet** to a common corner thereof, to a southwesterly corner of a 0.082 acre tract of land described as Parcel 53WD and conveyed to Franklin County Commissioners of record in Instrument Number 200411180264457, being at the northwesterly corner of a 0.133 acre tract of land described as Parcel 52WD and conveyed to Franklin County Commissioners of record in Instrument Number 200408120188054, being in the westerly right-of-way line of Stelzer Road and being in a City of Columbus Corporation Line (Case No. 22-06, Ord. No. 0043-2007, I.N. 200705150084538 & I.N. 200705150084542 (Plat));

Thence **S 03° 32' 52" W**, along the easterly line of all three Original 2.707 acre tracts, along the westerly line of said Parcel 52WD, along the westerly line of a 0.133 acre tract of land described as Parcel 51WD and conveyed to Franklin County Commissioners of record in Instrument Number 200407210169351, along the westerly line of a 0.133 acre tract of land described as 50WD and conveyed to Franklin County Commissioners of record in Instrument Number 200407230171147, along said right-of-way line and along said City of Columbus Corporation Line, **299.77± feet** to the southeasterly corner of said third Original 2.707 acre tract (APN: 191-002678), to the southwesterly corner of said Parcel 50WD, to the northwesterly corner of a 0.133 acre tract of land described as 49WD and conveyed to Franklin County Commissioners of record in Instrument Number 200407210169321, to the current northeasterly corner of a fourth Original 2.707 acre tract of land (APN: 010-212112) conveyed to Tucker Bear Capital LLC of record in Instrument Number 202010220164984 and being in a City of Columbus Corporation Line (Case NO. 61-87, Ord. No. 923-88, O.R. 11615A01);

Thence **N 86° 43' 15" W**, along the southerly line of said third Original 2.707 acre tract (APN: 191-002678), along the northerly line of said fourth Original 2.707 acre tract (APN: 010-212112) and along said City of Columbus Corporation Line, **1120.58± feet** to a common corner thereof, being in the easterly line of a 10.321 acre tract conveyed to Trustees Agler Rd Parcel #2 of record in Instrument Number 201008230108139 and in a City of Columbus Corporation Line (Case No. 199, Ord. No. 1066-64, MR 137-331);

Thence **N 03° 35' 40" E**, along the westerly line of said first three Original 2.707 acre tracts, along said 10.321 acre tract and along said City of Columbus Corporation Line, **302.52± feet** to a northwesterly corner of said first Original 2.707 acre tract and to the southwesterly corner of said Original 5 acre tract;

Thence **S 86° 34' 40" E**, along the northerly line of said first Original 2.707 acre tract, along the southerly line of said Original 5 acre tract and along said City of Columbus Corporation Line, **229.51± feet** to the **True Point of Beginning**, and containing **7.7± acres**, more or less.

**7.7± Acre Annexation Description
from the Township of Mifflin
to the City of Columbus**

-2-

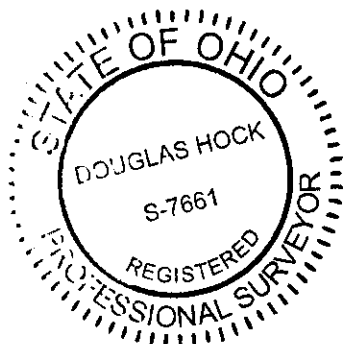
Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on December 4, 2020 and is based on existing records from the Franklin County Auditor's and Recorder's Office. A drawing of the above description is attached hereto and made a part thereof.

This description is to be used for annexation purposes only and not to be used in the transfer of land.

The total length of the annexation perimeter is 2,842.8± feet, of which 1,952.4± feet are contiguous with existing City of Columbus Corporation lines, being 68.7±% contiguous.

This annexation does not create any islands of township property.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



ADVANCED CIVIL DESIGN, INC.


Douglas R. Hock
Professional Surveyor No. 7661

11/13/21

Date: