

LEGAL DESCRIPTION
ANNEXATION AN12-003
7.181 ± Acres in Orange Township
The Estate of Richard D. Baggs Jr. and The Estate of Ora Baggs

Situated in the State of Ohio, County of Delaware, Township of Orange, Farm Lot 16, Quarter Township 4, Township 3, Range 18, U.S.M.D., and being: part that 7.473 acre tract conveyed to Richard D. Baggs and Ora O. Baggs of record in Deed Book 306, Page 264, known as 3780 E. Powell Road (APN 31844104005000), and described as follows:

Beginning at a 5/8" iron rod found marking the southwest corner of said 7.473 acre tract, in the east line of Hickory Ridge as recorded in Plat Book 20, Page 178, said corner being N 10° 01' 03" W, along said east line, 135.94 feet from the southeast corner of said subdivision;

Thence N 10° 01' 03" W, along the west line of said 7.473 acre tract, 280.00 feet to the northwest corner thereof;

Thence S 87° 10' 57" E, along a north line of said 7.473 acre tract, 133.58 feet to a corner thereof;

Thence S 63° 46' 28" E, along a north line of said 7.473 acre tract, 847.73 feet to a 3/4" iron pipe found marking a corner thereof;

Thence N 55° 27' 11" E, along a north line of said 7.473 acre tract, 185.08 feet to the west right-of-way line for C.R. 14: East Powell Road;

Thence S 47° 21' 44" E, across said 7.473 acre tract and along said west right-of-way line, being 30.00 feet from the centerline thereof, 69.26 feet;

Thence across said 7.473 acre tract and along said west right-of-way line, being 30.00 feet from the centerline thereof, with a curve to the right, having a central angle of 23° 34' 06", a radius of 606.62 feet and an arc length of 249.53 feet, a chord bearing and chord distance of S 26° 51' 56" E, 247.78 feet to a south line of said 7.473 acre tract;

Thence S 78° 15' 32" W, along a south line of said 7.473 acre tract, the same being an existing City of Columbus Corporation Line (Ord. No. 3310-90, Annx No. 919, Case No. 39-90, Res. No. 914-90), 360.81 feet to a 5/8" iron rod found marking a corner thereof;

Thence N 67° 02' 54" W, along a south line of said 7.473 acre tract, the same being an existing City of Columbus Corporation Line (Ord. No. 3310-90, Annx No. 919, Case No. 39-90, Res. No. 914-90), 876.68 feet to the *Point of Beginning*.

Containing 7.181 acres of land, more or less. The above description was written by John C. Dodgion, P.S. 8069 on February 23, 2012. A drawing of the above description has been prepared and is a part hereof.

The total length of the annexation perimeter is about 3003 feet, of which about 1238 feet are contiguous with an existing City of Columbus Corporation Line, being about 41% contiguous. This annexation does not create any islands of township property

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

ADVANCED CIVIL DESIGN, INC.