

RECEIVED

APR 22 2022

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

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

By GMA/JDH Date 4-22-2022

**Proposed 23.3+/- Acre Annexation
from Blendon Township
to the City of Columbus**

-1-

Situated in the State of Ohio, County of Franklin, Township of Blendon, Township 2, Quarter Township 4, Range 17 of the United States Military Survey and containing 23.3+/- acres of land, more or less, said 23.3+/- acres being part of a tract of land conveyed to Capitol City Baptist Church in Deed Book 3641, Pg. 64, being part of a 0.820 acre tract of land conveyed to the State of Ohio of record in Official Record 29244, Page G15 and described as Parcel 22 WV, being all of a 0.515 acre tract of land conveyed to the State of Ohio of record in Official Record 29244 and described as Parcel 23 WV, Page G15, being part of a 5.970 acre tract of land conveyed to the State of Ohio of record in Deed Book 2919, Page 89 and described as Parcel 114 WL, being all of a 0.896 acre tract of land conveyed to the State of Ohio of record in Deed Book 2993, Page 204 and described as Parcel 115 WL, being all of a 0.892 acre tract of land conveyed to the State of Ohio of record in Deed Book 2993, Page 204 and described as Parcel 115 WD, being part of a 2.556 acre tract of land conveyed to the State of Ohio of record in Deed Book 2926, Page 346 and described as Parcel 116 WL and a part of a 0.415 acre tract of land conveyed to the State of Ohio of record in Deed Book 2993, Page 196 and described as Parcel 117 WL and being part of a 0.670 acre tract of land conveyed to the State of Ohio of record in Deed Book 2993, Page 196 and described as Parcel 117 WD, said 23.3+/- acres more particularly described as follows:

Beginning, at the northeasterly corner of a 0.513 acre tract conveyed to the State of Ohio of record in Official Record 29244, Pg. 101 as Parcel 23-WV, in the southerly line of Lot 88 of Woodstream Section 2 as dedicated in Plat Book 72, Pg. 67, being in the easterly right-of-way line of Sunbury Road (R/W Varies), being in the easterly line of said 0.820 acre tract and being at an angle point of the City of Columbus Corporation Line (Case No. COC 460, Recorded in 63-73, Miscellaneous No. 162-627) and (Case No. 26-90, Recorded in O.R. 16084 C07, Ordinance No. 2533-90);

Thence **S 86°33'23" E**, with the southerly line of said Woodstream Section 2 and along a southerly line of said City of Columbus Corporation Line (Case No. COC 460, Recorded in 63-73, Miscellaneous Number 162-627, Ord. 659-74), **915.65 feet +/-** to an angle point thereof and being a westerly corner of a "Public Open Space" as dedicated on said plat;

Thence, with the common lines of the City of Columbus Corporation Line (Case No. COC 460, Recorded in 63-73, Miscellaneous No. 162-627) and the "Public Open Space" as dedicated on said plat, the following two (2) courses:

1. **S 87°01'07" E, 324.94 feet +/-** to an angle point;
2. **S 04°07'12" W, 331.26 feet +/-** to an angle point thereof and being in or near Big Walnut Creek and to a northerly line of a City of Columbus Corporation Line (Case No. 31-69, Recorded in 149-454, Ordinance No. 188-70);

Thence **S 86°45'46" W**, across said Capitol City Baptist Church tract and continuing along said City of Columbus Corporation Line, **330.51 feet +/-** to a angle point in the southwesterly line of said Capitol City Baptist Church tract ;

Thence, continuing in or along the Big Walnut Creek and along said City of Columbus Corporation Line (Case No. 31-69, Recorded in 149-454, Ordinance No. 188-70) the following three (3) courses:

1. With a curve to the right having a central angle of **05°44'16"**, a radius of **2129.22 feet +/-**, an arc length of **213.23 feet +/-**, and a chord bearing and distance of **S 54°15'33" W, 213.14 +/- feet** to an angle point;
2. **S 07°45'55" W, 2.22 feet +/-** to a point;
3. **S 51°44'58" W, 2.78 feet +/-** to the northeasterly corner of the remainder of an originally recorded 5.00 acre tract of land conveyed to Patrick I. Caudy in Instrument No. 200912170182346 as Parcel 1 and the northeasterly corner of the City of Columbus Corporation Line (Case No. 7-77, Recording in 168-771, Ordinance No. 1594-77);

Thence **N 86°22'22" W**, with the northerly line of said remainder of Parcel 1 and the northerly line of said City of Columbus Corporation Line (Case No. 7-77, Recording in 168-771, Ordinance No. 1594-77), **1366.46 +/- feet** to an angle point in said City of Columbus Corporation Line and being in the old southeasterly right-of-way line of said Sunbury Road (30' perpendicular and parallel to the centerline);

Thence **S 47°24'52" W**, across said 2.556 acre tract, along said City of Columbus, Corporation Line and along the old southeasterly right-of-way line of said Sunbury Road (30' perpendicular and parallel to the centerline), **94.30 +/- feet** to a westerly line of said 2.556 acre tract and being an angle point in a new City of Columbus Corporation Line (Case No. 33-88, Ord. No. 1775-88, Rec. in O.R. 12117H07);

**Proposed 23.3+/- Acre Annexation
from Blendon Township
to the City of Columbus**

-2-

Thence **N 15°14'44" W**, along the westerly line of said 2.556 acre tract, along the westerly line of said 0.415 acre tract, across the right-of-way of said Sunbury Road, along the easterly line of said 0.670 acre tract, said 0.670 acre tract being the right-of-way for Watt Road (R/W-Varies) and along said City of Columbus Corporation Line, **67.54 +/- feet** to an angle point in said City of Columbus Corporation Line and being in the old northwesterly right-of-way line of said Sunbury Road (30' perpendicular and parallel to the centerline);

Thence **S 47°24'52" W**, across said 0.670 acre tract (across said Watt Road), continuing along said City of Columbus Corporation Line and along the old northwesterly right-of-way line of said Sunbury Road (30' perpendicular and parallel to the centerline), **128.07 +/- feet** to the southwesterly line of said 0.670 acre tract and the southwesterly right-of-way line of said Watt Road (R/W-Varies);

Thence **N 23°07'07" W**, along the southwesterly line of said 0.670 acre tract and the right-of-way line of said Watt Road (R/W-Varies), **25.02 +/- feet** to an angle point in said City of Columbus Corporation Line (Case No. 27-71, Ord. No. 1572-71, Rec. in Misc. Book 154-372) and being the current northwesterly right-of-way line of said Sunbury Road (50' perpendicular and parallel to the centerline);

Thence across said 0.670 acre tract, across the right-of-way of said Watt Road (R/W-Varies) across said 0.415 acre tract, across said 5.970 acre tract and along said right-of-way, with a curve to the left, having a central angle of **01°34'09"**, a radius of **19,688.51 feet +/-**, an arc length of **539.22 feet +/-**, and a chord bearing and distance of **N 47°55'56" E, 539.22 +/- feet** to a point in the easterly line of said 5.970 acre tract and being the southwesterly corner of said 0.820 acre tract and being at an angle point in said City of Columbus Corporation Line (Case No. 26-90, Ord. No. 2533-90, Rec. in Official Record 16084, Page C07);

Thence **N 46°53'27" E**, along the northwesterly line of said 0.820 acre tract and along said northwesterly right-of-way line, **470.60 +/- feet** to an angle point in said City of Columbus Corporation Line;

Thence **S 86°33'23" E**, along said City of Columbus Corporation Line and across said 0.820 acre tract and right-of-way of said Sunbury Road, **139.38 feet +/-** to the **Point of Beginning**. Containing **23.3+/- acres**.

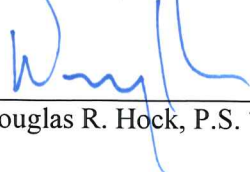
The above description was prepared by Advanced Civil Design Inc. on March 31, 2022 and is based on existing Franklin County Auditor records and Franklin County Recorder's records.

The total length of the annexation perimeter is 4,964± feet, of which 4,425± feet are contiguous with existing City of Columbus Corporation lines, being 89±% contiguous.

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

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

ADVANCED CIVIL DESIGN, INC.

 4/21/22
Douglas R. Hock, P.S. 7661 Date:

