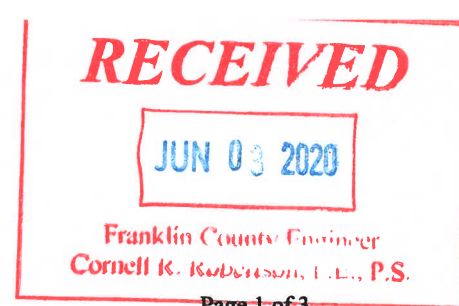


By FAA/LH Date 6/3/2020



**ANNEXATION OF 17.3± ACRES**

Situated in the State of Ohio, County of Franklin, Township of Prairie, Part of VMS 7326 and 1484, Original Prairie Township, being part of a parcel conveyed to LJKJ Rome Hilliard, LLC, Ruth Ann Hoffman and Roy Lee Hoffman by deed of record in Instrument Number 201212190195037 (Parcel Numbers 240-000203-00 and 240-003105-00), and part of the right of way of Hilliard - Rome Road (County Road 3) parcel 104-WD and Hilliard - Rome Road East (Township Road 28) parcel 104A-WD as conveyed to the State of Ohio by deed Volume 2990, Page 249 and as conveyed to The Franklin County Commissioners by Instrument Number 201506290086814, of said county records and bounded and described as follows:

**COMMENCING** at the intersection of the centerline of Fisher Road (C-22 R/W Varies) and Hilliard Rome Road East (T-28 R/W Varies), thence on the centerline of said Hilliard - Rome Road East, **South 13 degrees 56 minutes 55 seconds West**, a distance of **33.41 feet** to the point at the northwest corner of a parcel conveyed to said State of Ohio by deed Volume 2990, Page 249(104A-WD), being the **POINT OF BEGINNING** of the parcel herein described;

- 1) Thence on the north line of said State of Ohio parcel, **South 78 degrees 04 minutes 07 seconds East** a distance of **123.36 feet** to a point on the north line of a parcel conveyed to LJKJ Rome Hilliard, LLC and Ruth Ann Hoffman and Roy Lee Hoffman by Instrument Number 201505270069265 and east right of way of said aid Hilliard - Rome Road East;;
- 2) Thence on the east right of way line of said Hilliard - Rome Road East and the east line of said State of Ohio parcel, **North 85 degrees 37 minutes 31 seconds West**, a distance of **51.89 feet** to a point;
- 3) Thence on said east right of way line of said Hilliard - Rome Road East, **South 47 degrees 30 minutes 48 seconds West**, a distance of **76.17 feet** to a point;
- 4) Thence on the east right of way line of said Hilliard - Rome Road East and the corporation line of said City of Columbus, Ohio, **South 13 degrees 56 minutes 55 seconds West**, a distance of **589.75 feet** to a point, passing the south corporation line of said City of Columbus, annexed by Ordinance Number 0242-2016, at 531.06 feet;
- 5) Thence southwesterly on a non-tangent curve deflecting to the right having an arc distance of **194.42 feet**, having a central angle of **14 degrees 07 minutes 32 seconds**, a radius of **788.60 feet**, and a chord that bears **South 31 degrees 58 minutes 17 seconds West** for a chord distance of **193.93 feet** to a point on the west right of way line of said Hilliard - Rome Road East;
- 6) Thence on the said west right of way line of said Hilliard - Rome Road East, **South 13 degrees 56 minutes 55 seconds West**, a distance of **88.35 feet** to a point;
- 7) Thence southwesterly on the **said** west right of way line of said Hilliard - Rome Road East; on a tangent curve deflecting to the left having an arc distance of **266.19 feet**, having a central angle of **12 degrees 58 minutes 12 seconds**, a radius of **1175.92 feet**, and a chord that bears **South 7 degrees 27 minutes 49 seconds West** for a chord distance of **265.62 feet** to a point on the west line of said LJKJ Rome Hilliard, LLC and Ruth Ann Hoffman and Roy Lee Hoffman (Instrument Number 201212190195037);
- 8) Thence on the west line of said of said LJKJ Rome Hilliard, LLC line and Ruth Ann Hoffman and Roy Lee Hoffman, **South 13 degrees 56 minutes 55 seconds West**, a distance of **100.47 feet** to a point on the west right of way line of said Hilliard - Rome Road East;
- 9) Thence on the west right of way line of said Hilliard - Rome Road East, **South 25 degrees 37 minutes 19 seconds West**, a distance of **25.40** to a point;
- 10) Thence on the west right of way line of said Hilliard Rome Road East, **South 58 degrees 33 minutes 17 seconds West**, a distance of **39.90 feet** to a point of intersection of the west right of way line of said Hilliard Rome Road East and the easterly right of way line of said Hilliard Rome Road;

11) Thence, **South 56 degrees 53 minutes 34 seconds West**, a distance of **115.82 feet** to a point on the westerly right of way line of said Hilliard - Rome Road and the east line of a parcel conveyed to City of Columbus by instrument number 201809170125521;

12) Thence on the westerly right of way line of said Hilliard - Rome Road and the east line of said City of Columbus, **North 33 degrees 06 minutes 26 seconds West**, a distance of **99.02 feet** to a point;

13) Thence on the westerly right of way line of said Hilliard - Rome Road and the east lines of said City of Columbus and a parcel conveyed to Menard, Inc. by Instrument Number 201712130175358, **North 40 degrees 25 minutes 43 seconds West**, a distance of **400.89 feet** to a point;

14) Thence on the westerly right of way line of said Hilliard - Rome Road, **North 31 degrees 37 minutes 04 seconds West**, a distance of **209.72 feet** to a point;

15) Thence on the westerly right of way line of said Hilliard - Rome Road, **North 21 degrees 36 minutes 55 seconds West**, a distance of **314.09 feet** to a point;

16) Thence on the westerly right of way line of said Hilliard - Rome Road, **North 14 degrees 30 minutes 50 seconds West**, a distance of **105.49 feet** to a point;

17) Thence **South 86 degrees 57 minutes 14 seconds East**, a distance of **134.35 feet** to a point on the northerly right of way line of said Hilliard Rome Road and the southwest corner of a parcel conveyed to the City of Columbus in Instrument Number 201908220107143;

18) Thence **South 86 degrees 18 minutes 27 seconds East**, along the south line of said City of Columbus and the south line of a parcel conveyed to Naline Investments, LLC in Instrument Number 200805050068932 a distance of **212.33 feet** to a point at the southeast corner of said Naline Investments, LLC;

19) Thence **North 3 degrees 46 minutes 52 seconds East**, along the east line of said Naline Investments, LLC and the east line of a parcel conveyed to Campbell Oil Company in Instrument Number 201101270014095 a distance of **449.63 feet** to a point on the south line of said Fisher Road;

20) Thence **South 86 degrees 14 minutes 29 seconds East**, on the south line of said Fisher Road a distance of **220.46 feet** to a point at the northwest corner of a parcel conveyed to the City of Columbus in Volume 3334, Page 411;

21) Thence **South 3 degrees 45 minutes 31 seconds West**, on the west line of said City of Columbus a distance of **210.00 feet** to a point;

22) Thence **South 86 degrees 14 minutes 29 seconds East**, on the south line of said City of Columbus a distance of **220.00 feet** to a point;

23) Thence **North 3 degrees 45 minutes 31 seconds East**, on the east line of said City of Columbus a distance of **210.00 feet** to a point on the south right of way line of said Fisher Road;

24) Thence on the southerly right of way line of said Fisher Road, **South 86 degrees 14 minutes 29 seconds East**, a distance of **170.82 feet** to the east right of way line of said Hilliard - Rome Road East;

25) Thence **South 76 degrees 02 minutes 15 seconds East**, a distance of **30.00 feet** to the centerline of said Hilliard - Rome Road East;

26) Thence on the centerline of said Hilliard - Rome Road East **North 13 degrees 56 minutes 55 seconds East**, a distance of **22.79 feet** to the **Point of Beginning**, containing 17.3± acres, and being part of Franklin County Auditor's Parcel Numbers 240-000203-00 and 240-003105-00.

Total Perimeter of annexation area is 4,681 feet, of which 3,792 feet is contiguous with the City of Columbus by Ordinance Numbers 743-66, 991-96, 83-98, 024-2016, and 1337-2016 giving 81%

perimeter contiguity. This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.

The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011) as determined by GNSS measurements tied to the Ohio Department of Transportation's VRS system.

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from an actual field survey, in December 2019.



Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.  
dba GPD Group

*Steven L. Mullaney* 6/1/2020  
Steven L. Mullaney, P.S.  
Ohio Professional Surveyor No. 7900