

**PARCEL 114-WD2**  
**JOYCE AVENUE IMPROVEMENTS**  
**IN THE NAME AND FOR THE USE OF THE CITY OF COLUMBUS**

Situated in the State of Ohio, County of Franklin, City of Columbus and being in Quarter Township 4, Township 1, Range 18 of the United States Military Lands and being part of a tract of land conveyed to Beverly J. Allison and Beverly J. Allison, Trustee by deeds of record in Instrument Number 199811040283206 and Instrument Number 200208290214639, all references to the Recorder's Office, Franklin County, Ohio, also containing part of lots 44-46, all of lots 47-65, and alleys and roads vacated by City of Columbus Ordinance 403-55 of Duxberry Park Subdivision in Plat Book 20, Page 21 and being a parcel of land located on the left side of the centerline of construction for Joyce Avenue and the south side of the centerline of 25th Avenue, made for the City of Columbus by Dynotec, Inc., and recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, and being further bounded and described as follows:

*Commencing for reference* at an iron pin set at the intersection of the westerly right of way line of Joyce Avenue (60' RW) and the southerly right of way line of 25th Avenue (50' RW), said point being in the easterly line of the said lot 44, the southeasterly corner of a right of way fee take by the City of Columbus of record in Instrument Number 19990707171753, and being 30.00 feet left of station 103+38.37 on Joyce Avenue;

Thence along the southerly line of the said 25<sup>th</sup> Avenue and the southerly line of the said City of Columbus right of way fee take, N 35°46'56" W a distance of 13.18 feet to an iron pin set being 40.00 feet left of station 103+46.94 and being the **True Point of Beginning**;

Thence crossing the said Allison tract and the said lots 44-46, S 13°35'41" W a distance of 115.28 feet to an iron pin set in the southerly line of the said lot 46 and being 40.00 feet left of station 102+31.66;

Thence crossing the said Allison tract and along the southerly line of the said lot 46 and the southerly line of an alley vacated by City of Columbus Ordinance 403-55, N 85°47'24" W a distance of 970.05 feet to an iron pin set in the easterly line of a parcel conveyed to Consolidated Utilities, Railroad Corp. of record in Instrument Number 201010070132388 and being 997.06 feet left of station 100+73.48;

Thence along the easterly line of the said Consolidated Utilities, Railroad Corp. property, N 14°29'48" E a distance of 131.30 feet to an iron pin found in the southerly right of way line of the said 25<sup>th</sup> Avenue and being 995.00 feet left of station 102+04.77;

Thence along the southerly right of way line of the said 25<sup>th</sup> Avenue, S 85°09'34" E a distance of 961.37 feet to an iron pin set at the northwesterly corner of the said right of way fee take by the City of Columbus and being 44.83 feet left of station 103+51.08;

Thence continuing along the southerly right of way line of the said 25<sup>th</sup> Avenue and the southerly line of the said right of way fee take by the City of Columbus, S 35°46'56" E a distance of 6.36 feet to **True Point of Beginning**.

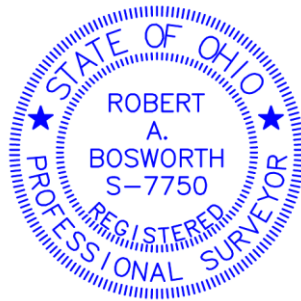
The above described area is contained within the Franklin County Auditor's Parcel Number 010-098693. Within said boundary is 2.755 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 2.755 acres, more or less.

This description and survey was prepared from field observations made in March 2009 and reviewed on April 16, 2014 by Robert A. Bosworth, Registered Surveyor #7750.

All iron pins set are 5/8" rebar (30" long) with a yellow plastic cap stamped "R/W DYNOTEC, INC" and are to be placed at the completion of construction.

The basis of bearings in this description is based on GPS observations using the Ohio CORS Network (Ohio South Zone) to determine a grid bearing in the NAD83 (96CORS adjustment) state plane coordinate system. The Columbus, Mount Vernon, and McConnelville CORS stations were used in determining the grid bearing, and establishing a bearing along the centerline of Joyce Avenue to be N 13°32'54"E (north of 17<sup>th</sup> Avenue).

All station and offset are referenced to the centerline of right-of-way and construction as filed with the City of Columbus and designated as "2906-E".



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Robert A. Bosworth, P.S.  
Reg. Surveyor No. 7750

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Date