

**PARCEL 133-WD  
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 Original Glorious Church Apostolic Faith Inc. by deed of record in Instrument # 200305200150379 (all references to the Recorder's Office, Franklin County, Ohio) also being part of lot 158-159 of Duxberry Park Subdivision in Plat Book 20, Page 21 and being a parcel of land located on the right side of the centerline of construction for Joyce 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 the intersection of the centerline of Joyce Avenue (70' RW) and the centerline of 26th Avenue (50' RW), said point being at station 107+19.44 on Joyce Avenue;

thence N 13°35'41" E along said centerline of Joyce Avenue a distance of 316.20 feet to a point, said point being at station 110+35.64 on Joyce Avenue;

Thence S 76°24'19" E a distance of 30.00 feet to an iron pin set on the northwest corner of a tract of land conveyed to Kenechukwu C. Okoli by deed of record in OR 27918 I15, being 30.00 feet right of station 110+35.64 and being the **True Point of Beginning**;

thence N 13°35'41" E along said right of way of Joyce Avenue a distance of 110.45 feet to an iron pin set on the southwest corner of a tract of land conveyed to Church of God Trustees by deed of record in Instrument # 200511070234578, being 30.00 feet right of station 111+46.09;

thence S 76°24'19" E along the south line of the said Church property a distance of 10.00 feet to an iron pin set, being 40.00 feet right of station 111+46.09;

thence S 13°35'41" W across the grantor's tract a distance of 108.66 feet to an iron pin set on the north property line of the said Okoli tract, being 40.00 feet right of station 110+37.43;

thence N 86°32'15" W along the said north property line of the said Okoli tract a distance of 10.16 feet to the **True Point of Beginning**.

The above described area is contained within the Franklin County Auditor's Parcel Numbers 010-098806. Within said boundary is 0.025 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.025 acres, more or less.

This description and survey was prepared from field observations made in March 2009 and reviewed on June 18, 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 McConnelsville 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 stations and offsets 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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