

Annexation AN16-006
Legal Description
7.63 ± Acres in Orange Township

Proposed 2 Parcels 7.63 ac +/- Annexation of Land From Orange Township, Delaware County to the City of Columbus

Parcel I

3.092 Acre Boundary Description

Situated in the State of Ohio, County of Delaware, Township of Orange, Farm Lot Number 3, Section 3, Township 3, Range 18, United States Military District, and being all of a 3.092 acre parcel conveyed to Two Polaris Company, LLC in a Deed of Record, in Record Volume 605, Page 931, and said 3.092 acre parcel being all of Lot Number 6608, as said Lot is numbered and delineated on the plat of Giltz Subdivision, of record in Plat Cabinet 3, slides 343-343A, with all record references cited herein being of the Delaware County Recorder's Office, City of Delaware, Ohio, and said Lot Number 6607 being further described as follows for annexation purposes:

Beginning for reference at a point at the southwesterly corner of said Lot Number 6607 and the southeasterly corner of a 0.560 acre outparcel for right-of-way purposes, as said Lot and Outparcel are delineated on the Record of Plat of said Giltz Subdivision, also being on the northerly line of a 36.115 acre (original area) parcel conveyed to NP Limited Partnership in Deed Book 268, Page 2248, said point also being on the northerly City of Columbus Corporation Line (Ord. No. 3310-90, Miscellaneous Volume 8, Page 383);

Thence S 85° 59'50" E, along the southerly line of said Lot Number 6607, the northerly line of said 36.115 acre parcel and said northerly City of Columbus Corporation Line, a distance of 474.60 to a point at the southeasterly corner of said Lot Number 6607 and the southwesterly corner of said Lot Number 6608, and being the true point of beginning of the parcel described herein;

Thence along the westerly line of said Lot Number 6608 and the easterly line of said Lot Number 6607, the following five (5) courses:

N 04° 00'11"E, a distance of 28.76 feet to an angle point in said line; N 31° 14'15"W, a distance of 52.45 feet to an angle point in said line; N 04° 00'14" E, a distance of 76.73 feet to an angle point in said line; N 00° 36'16" W, a distance of 54.47 feet to an angle point in said line;

N 03° 40'49" E, a distance of 314.49 feet to a point at the northwesterly corner of said Lot Number 6608 and the northeasterly corner of said Lot Number 6607, said point also being on a southerly line of said 0.560 acre outparcel;

Thence S 85° 59'50" E, along the northerly line of said Lot Number 6608 and a southerly line of said 0.560 acre outparcel, a distance of 60.00 feet to a point at a northeasterly corner of said Lot Number 6608 and a southeasterly corner of said 0.560 acre outparcel, said point also being on the westerly line of Lot Number 195, as said Lot is numbered and delineated on the plat of Shuster Subdivision, of record in Plat Book 7, Page 49, said lot being as conveyed to Jimmy Harmon and Connie Harmon in Record Volume 577, Page 506;

Thence S 03° 40'49" W, along an easterly line of said Lot Number 6608 and the westerly line of said Lot Number 195, a distance of 309.00 feet to a point;

Thence S 85° 59'49" E, along a northerly line of said Lot Number 6608, the southerly lines of said Lot Number 195, Lot Number 196, as conveyed to Jean Lunzar in Parcel No. 31834103003000), and Lot Number 197, as conveyed to Norma Jean Lunzar in Record Volume 908, Page 1235, and as said lots are numbered and delineated on the record Shuster Subdivision Plat, a distance of 508.50 feet to a point at the northeasterly corner of said Lot Number 6608, the southeasterly corner of said Lot Number 197, and the westerly line of Lot Number 266, as said lot is numbered and delineated on the plat of Prestwick Commons Section 4, of record in Plat Cabinet 2, Slides 322-322C, said lot being as conveyed to Ryan W. Richards in Record Volume 647, Page 1805, and said point also being on the easterly lines of said Farm Lot Number 3 and said Section 3, and the westerly lines of Farm Lot Number 15 and Section 4, Township 3, Range 18, and said point also being on the easterly City of Columbus Corporation Line (Ord. No. 20-98, Official Record Book 20, Page 1078).

Thence S 03° 40'49" W, along an easterly line of said Lot Number 6608, the westerly line of said Lot Number 266, the westerly lines of Lot Number 265, as conveyed to Brannon L. Moser and Michelle L. Moser in Record Volume 61, Page 854, and Lot Number 264, as conveyed to Jennifer L. Camphausen and Charles A. Camphausen II in Deed Book 1417, Page 267, and as said lots are numbered and delineated on the record plat of Prestwick Commons Section 4, the westerly line of a 16.198 acre parcel conveyed to Antares Park at Polaris, LLC, in Deed Book 1061, Page 2799, the common Farm Lot and Section lines, and said easterly City of Columbus Corporation Line, a distance of 208.12 feet to a point at the southeasterly corner of said Lot Number 6608 and an angle point in the northeasterly corner of said City of Columbus Corporation Line by Ord. No. 3310-90;

Thence N 85° 59'49" W, along the southerly line of said Lot Number 6608, a northerly line of said 16.198 acre parcel, a northerly line of a 0.672 acre parcel conveyed to N.P. Limited Partnership in Deed Book 1082, Page 2224, the northerly line of said 36.115 acre N.P. Limited Partnership parcel, and said northerly City of Columbus Corporation Line, a distance of 535.00 feet to the true point of beginning, containing 3.092 acres, more or less.

The total length of the annexation perimeter for said Lot Number 6608 is 2147.52 feet, of which 743.12 feet are contiguous with existing City of Columbus Corporation Lines, being 34.60% contiguous. This annexation does not create any islands of township property.

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Parcel II

4.538 Acre Boundary Description

Situated in the State of Ohio, County of Delaware, Township of Orange, Farm Lot Number 3, Section 3, Township 3, Range 18, United States Military District, and being all of a 4.538 acre parcel conveyed to DDM-Polaris, LLC in a Deed of Record, in Deed Book 1090, Page 2189, and said 4.538 acre parcel being all of Lot Number 6607, as said Lot is numbered and delineated on the plat of Giltz Subdivision, of record in Plat Cabinet 3, slides 343-343A, with all record references cited herein being of the Delaware County Recorder's Office, City of Delaware, Ohio, and said Lot Number 6607 being further described as follows for annexation purposes:

Beginning at a point at the southwesterly corner of said Lot Number 6607, the southeasterly corner of a 0.560 acre outparcel for right-of-way purposes, as said Lot and Outparcel are delineated on the Record Plat of said Giltz Subdivision, and also being on the northerly line of a 36.115 acre (original area) parcel conveyed to NP Limited Partnership in Deed Book 268, Page 2248, said point also being on the northerly City of Columbus Corporation Line (Ord. No. 3310-90, Miscellaneous Volume 8, Page 383) and the true point of beginning of the parcel described herein;

Thence along the westerly line of said Lot Number 6607 and the easterly line of said 0.560 acre outparcel, the following two (2) courses;

N 17° 01'13" E, a distance of 179.42 feet to an angle point in said line; N 17° 50'39" E, a distance of 352.53 feet to an angle point;

Thence S 85° 59'50" E, along the northerly line of said Lot Number 6607 and a southerly line of said 0.560 acre outparcel, a distance of 313.43 feet to a point at the northeasterly corner of said Lot Number 6607 and the northwesterly corner of a 3.092 acre parcel conveyed to Two Polaris Company, LLC, in Record Volume 605, Page 931, said 3.092 acre parcel being all of Lot Number 6608, as said Lot is numbered and delineated on the record plat of said Giltz Subdivision;

Thence along the easterly line of said Lot Number 6607 and the westerly line of said Lot Number 6608, the following five (5) courses:

S 03° 40'49" W, a distance of 314.49 feet to an angle point in said line; S 00° 36'16" E, a distance of 54.47 feet to an angle point in said line;

S 04° 00'14" W, a distance of 76.73 feet to an angle point in said line; S 31° 14'15" E, a distance of 52.45 feet to an angle point in said line;

S 04° 00' 11" W, a distance of 28.76 feet to a point at the southeasterly corner of said Lot Number 6607, the southwesterly corner of said Lot Number 6608, the northerly line of said 36.115 acre parcel and said northerly City of Columbus Corporation Line;

Thence N 85° 59'49" W, along the southerly line of said Lot Number 6607, the northerly line of said 36.115 acre parcel and said northerly City of Columbus Corporation Line, a distance of 474.60 feet to the true point of beginning, containing 4.538 acres of land more or less.

The total length of the annexation perimeter for said Lot Number 6607 is 1846.88 feet, of which 474.60 feet are contiguous with existing City of Columbus Corporation Lines, being 25.70% contiguous. This annexation does not create any islands of township property.

This description was prepared by P & L Systems, Inc., in June, 2016. This description was prepared from record information and is for annexation purposes only. An Annexation Plat of the area described above, has been prepared and is a part hereof.