



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

**5.2± Acre Annexation Description
from the Township of Mifflin
to the City of Columbus**

By JA Date 1/13/21

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Situated in the State of Ohio, County of Franklin, Township of Mifflin, Quarter Township 3, Township 1, Range 17, United States Military Lands, being a 5.2± acre tract, said 5.2± acre tract being part of two Original 2.707 acre tracts of land described as Parcel 1 and Parcel 2 and conveyed to Tucker Bear Capital LLC of record in Instrument Number 202010120156737, and being more particularly described as follows:

Beginning at a point at the current northeasterly corner of said Parcel 2, at the southeasterly corner of a 12.861 acre tract of land conveyed to Tucker Bear Capital LLC of record in Instrument Number 201907310095236, at the southwesterly corner of a 0.666 acre tract of land described as Parcel 28WD and conveyed to Franklin County Commissioners of record in Instrument Number 200406300152470, at the northwesterly corner of a 0.133 acre tract of land described as Parcel 27WD and conveyed to Franklin County Commissioners of record in Instrument Number 200407090159978, being in the westerly right-of-way line of Stelzer Road, being at the northwesterly corner of a City of Columbus Corporation Line (Case No. 08-08, Ord. No. 1189-2008, I.N. 200808280130859) and being in the southerly line of a City of Columbus Corporation Line (Case No. 22-06, Ord. No. 0043-2007, I.N. 200705150084538 & I.N. 200705150084542 (Plat));

Thence **S 03° 33' 01" W**, along the easterly line of said Parcel 1 and Parcel 2, along the westerly line of said Parcel 27WD, along the westerly line of a 0.133 acre tract of land described as Parcel 26WD and conveyed to Franklin County Commissioners of record in Instrument Number 200407210169344, along said westerly right-of-way and along said City of Columbus Corporation Line (Case No. 08-08, Ord. No. 1189-2008, I.N. 200808280130859), **202.89± feet** to the southeasterly corner of said Parcel 1, to the southwesterly corner of said Parcel 26WD, to the northwesterly corner of a 0.133 acre tract of land described as 25WD and conveyed to Franklin County Commissioners of record in Instrument Number 200406300152468 and to a northeasterly corner of a 5.114 acre of land conveyed to Educational Service Center of Central Ohio of record in Instrument Number 201001290011699;

Thence **N 86° 37' 47" W**, along the southerly line of said Parcel 1 and along the northerly line of said 5.114 acre tract, **1120.94± feet** to a common corner thereof, being in the easterly line of a 11.689 acre tract of land conveyed to Avistone Citygate H LLC et al of record in Instrument Number 201711200164330 and being in a City of Columbus Corporation Line (Case No. 199, Ord. No. 1066-64, MR 137-331);

Thence **N 03° 35' 40" E**, along the westerly line of said Parcel 1 and said Parcel 2, along the easterly line of said 11.689 acre tract and along said City of Columbus Corporation Line (Case No. 199, Ord. No. 1066-64, MR 137-331), **200.39± feet** to a common corner of said Parcel 2 and said 12.861 acre tract;

Thence **S 86° 45' 27" E**, along the northerly line of said Parcel 2, along the southerly line of said 12.861 acre tract and along said City of Columbus Corporation Line (Case No. 22-06, Ord. No. 0043-2007, I.N. 200705150084538 & I.N. 200705150084542 (Plat)), **1120.85± feet** to the **True Point of Beginning**, and containing **5.2± acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on December 4, 2020 and is based on existing records from the Franklin County Auditor's and Recorder's Office. A drawing of the above description is attached hereto and made a part thereof.

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

The total length of the annexation perimeter is 2,645.1± feet, of which 1524.1± feet are contiguous with existing City of Columbus Corporation lines, being 57.6±% contiguous.

This annexation does not create any islands of township property.

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

ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock
Professional Surveyor No. 7661
Date: 1/13/21

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