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FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

PROPOSED ANNEXATION OF 3.0 ± ACRES
FROM FRANKLIN AND NORWICH TOWNSHIPS
TO THE CITY OF COLUMBUS

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE

ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

BY: FDA DATE: 05/19/25

Situated in the State of Ohio, County of Franklin, Township of Franklin and Township of Norwich, being a part of Virginia Military Survey Numbers 530 and 544, and being all of a 2 acre tract of land referred to as "TRACT 3 PARCEL ONE" conveyed to San Remo Townhomes, LLC in Instrument Number 202203040035176, all of a 0.978 acre tract (remainder of a 2.678 acre tract) of land referred to as "TRACT 3 PARCEL TWO" conveyed to San Remo Townhomes, LLC in Instrument Number 202203040035176, and part of a 0.698 acre tract conveyed to THE CITY OF COLUMBUS in Deed Book 3502, Page 183, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

COMMENCING at the northeasterly corner of said 0.698 acre tract, also being the southeasterly corner of a 0.220 acre tract of land conveyed to CITY OF COLUMBUS, OHIO in Instrument Number 202404120035786, also being on the westerly railroad right-of-way line of New York Central Lines LLC, now New York Central Lines LLC (Instrument Number 200212180325201), now known as CSX Transportation Inc., successor by merger (Instrument Number 200507210144733 and Instrument Number 200507210144738) and more fully defined in Instrument Number 200711080194030, also being on a northerly right-of-way line of Trabue Road (variable width), and also being on existing Norwich Township and City of Columbus corporation lines as annexed by City of Columbus in Case Number 34-73, Ordinance Number 1955-73 and recorded in Miscellaneous Record 161, Page 430;

Thence along said westerly railroad right-of-way line, the easterly line of said 0.698 acre tract, said existing Norwich Township and City of Columbus corporation lines, and across the right-of-way of said Trabue Road, South 39°16'29" East, 10.40 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly railroad right-of-way line, in part along the easterly line of said 0.698 acre tract, and in part across the right-of-way of said Trabue Road, South 39°16'29" East, 848.0± feet to the northeasterly corner of a 1.70 acre tract of land conveyed to Cynthia Gudel in Instrument Number 200810060149058;

Thence along the northerly line of said 1.70 acre tract, South 66°39'54" West, 480.7± feet to the southeasterly corner of a 0.722 acre tract of land conveyed to Chett M. Muzzalupo and Jeannette E. Muzzalupo in Instrument Number 201410240141086;

Thence along the easterly line of said 0.722 acre tract, North 23°52'00" West, 87.4± feet to the northeasterly corner of said 0.722 acre tract, also being on the southerly line of a 2.007 acre tract referred to as "Tract 1" conveyed to San Remo Townhomes, LLC in Instrument Number 202203040035176, and also being on existing Franklin Township and City of Columbus corporation lines as annexed in Case Number 36-88, Ordinance Number 2096-88 and recorded in Official Record 12387, Page D12;

Thence in part along said southerly line of said 2.007 acre tract, in part along the southerly line of a 2.040 acre tract referred to as "Tract 2" conveyed to San Remo Townhomes, LLC in Instrument Number 202203040035176, in part along said existing Franklin Township and City of Columbus corporation lines as annexed in Case Number 36-88, and in part along existing Franklin Township and City of Columbus corporation lines as annexed in Case Number 14-78, Ordinance Number 2130-78 in Miscellaneous Record 171, Page 146, North 66°39'54" East, 331.5± feet to the southeasterly corner of said 2.040 acre tract;

Thence in part along the easterly line of said 2.040 acre tract, in part along the easterly line of a 0.039 acre tract of land conveyed to City of Columbus in Instrument Number 200104200084160, in part along the easterly line of a 0.149 acre tract of land conveyed to THE CITY OF COLUMBUS in Official Record 12406, Page B16, in part across said 0.698 acre tract, in part along said existing Franklin Township and City of Columbus corporation lines as annexed in Case Number 14-78, in part along existing Norwich Township and City of Columbus corporation lines as annexed in said Case Number 14-78, and in part across the right-of-way of said Trabue Road, North 39°16'29" West, 757.0± feet to a point on the intersection of the existing City of Columbus corporation lines as annexed in said Case Number 34-73 and Case Number 14-78;

Thence along said existing Norwich Township and City of Columbus corporation lines as annexed in said Case Number 34-73 and across the said 0.698 acre tract, North 66°35'31" East, 125.0± feet to the **TRUE POINT OF BEGINNING**.

The total acreage of the combined boundary described herein contains a net acreage of 3.0± acres, being 1.9± acres out of PID 140-00570-00, 1.0± acres out of PID 140-003938-00, and 0.1± acres out of said 0.698 acre tract. Being 2.9± acres out of Franklin Township and 0.1± acres out of Norwich Township. Containing 0.1± acres of present right-of-way occupied in Franklin Township and 0.1± acres in Norwich Township.

This description and exhibit are intended for annexation purposes only and is not to be used for transfer of property.

Total perimeter of annexation is 2,629.5± feet, of which 1,213.4± feet is contiguous with the City of Columbus by Case Number 14-78 (Ordinance Number 2130-78, City of Columbus, M.S. 171 Pg. 146) and by Case Number 36-88 (Ordinance Number 2096-88, City of Columbus, O.R. 12387 Pg. D12) giving 46.2% border continuity.

This description was prepared by Garrett G. Brown, Ohio Registered Professional Surveyor 8797 and is based on records.



Garrett Brown 05/19/2025

Garrett Brown, P.S., E.I.
Registered Surveyor No. 8797

Date