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ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER
BY: FDA DATE: 10/15/25

Legal Description

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

Description of 46.8 Acres +/- To be annexed from Township of Hamilton to City of Columbus

Situated in the State of Ohio, County of Franklin, Township of Hamilton, Section 35, Quarter Township 4, Range 22, Congress Lands and being part of that 43.606 acre tract of land as conveyed to Thomas E. Peters, Tr., of record in Instrument Number 202508260092901, being Franklin County Ohio Auditor's PID: 150-002715, being part of that 2.549 acre tract of land as conveyed to Susan Lynn Peters, of record in Instrument Number 202508250091887, being Franklin County Ohio Auditor's PID: 150-000400, and being part of that 2.549 acre tract of land as conveyed to Susan Lynn Peters, of record in Instrument Number 202508250091887, being Franklin County Ohio Auditor's PID: 150-002711, all deed references are on record at the Recorder's Office Franklin County, Ohio and being more particularly described as follows:

Beginning at the southwesterly corner of Lot 1 of a plat entitled "1489 Rohr", of record in Plat Book 131, Page 72, being the southwesterly corner of existing City of Columbus Corporation line of record in Ordinance Number 626-03, Case Number 77-01, recorded in Instrument Number 200306060170318, being in the northerly line of Lot 7 of a plat entitled "Groveport Logistics Hub", of record in Plat Book 127, Page 73, and being in the northerly line of existing City of Columbus Corporation line of record in Ordinance Number 972-95, Case Number 55-94, recorded in Official Record 29162 A08;

Thence with the perimeter of said existing City of Columbus Corporation line and the perimeter of said 43.606 acre tract the following courses:

Westerly, with the northerly line of said Lot 7 of "Groveport Logistics Hub", a distance of approximately 272 feet to a northerly corner of said 43.606 acre tract;

Southerly, with the westerly line of said Lot 7 of "Groveport Logistics Hub", a distance of approximately 1693 feet to the southeasterly corner of said 43.606 acre tract and the northeasterly corner of a 18.44 acre tract as conveyed to Township of Hamilton, of record in Deed Book 3378, Page 251;

Thence Westerly, with the southerly line of said 43.606 acre tract and the northerly line of said 18.44 acre tract and a 0.5721 acre tract as conveyed to Samuel B. Hallum and Alexis M. Hallum, of record in Instrument Number 201811290161429, a distance of approximately 522 feet to a point in the easterly right of way line of Lockbourne Road (C.R.13, Variable right of way width);

Thence with the easterly right of way line of said Lockbourne Road and across said 43.606 acre tract the following courses:

Northwesterly, a distance of approximately 222 feet to a corner thereof;

Northwesterly, a distance of approximately 222 feet to a point;

Northwesterly, a distance of approximately 422 feet to a point;

Northwesterly, a distance of approximately 204 feet to a point;

Northerly, a distance of approximately 690 feet to a point in the southerly line of a 0.039 acre highway easement (Strip 2) as conveyed to Franklin County Commissioners, of record in Instrument Number 202007100099839;

Thence Easterly, with the southerly line of said Strip 2 and the southerly line of said 2.549 acre tract, a distance of approximately 10 feet to the southeasterly corner of said Strip 2;

Thence through said 2.549 acre tract and 2.549 acre tract the following courses:

Northerly, with the easterly line of said Strip 2, a distance of approximately 42 feet to the northeasterly corner of said Strip 2 and being in the southerly line of a 0.223 acre highway easement as conveyed to County of Franklin, of record in Deed Book 3657, Page 392;

Easterly, with the southerly line of said 0.223 acre highway easement, a distance of approximately 10 feet to the southeasterly corner of said 0.223 acre highway easement;

Northerly, with the easterly line of said 0.223 acre highway easement, a distance of approximately 194 feet to the northeasterly corner of said 0.223 acre highway easement;

Westerly, with the northerly line of said 0.223 acre highway easement, a distance of approximately 10 feet to the southeasterly corner of a 0.420 acre highway easement (Strip 1) as conveyed to Franklin County Commissioners, of record in Instrument Number 202007100099839;

Northerly, with the easterly line of said Strip 1, a distance of approximately 457 feet to a point in the northerly line of said 2.549 acre tract, the southerly line of a 40.606 acre tract as conveyed to Frank D. Peters, Trustee of the Frank D. Peters Trust dated June 21, 2017, of record in Instrument Number 202211290162149 and being the northeasterly corner of said Strip 1;

Thence Easterly, with the northerly line of said 2.549 acre tract and the southerly line of said 40.606 acre tract, a distance of approximately 280 feet to the northwesterly corner of said 43.606 acre tract and the northeasterly corner of said 2.549 acre tract;

Thence Northeasterly, with the northerly line of said 43.606 acre tract and the southerly line of said 40.606 acre tract, a distance of approximately 805 feet to the northeasterly corner of said 43.606 acre tract, the southeasterly corner of said 40.606 acre tract and being in the westerly line of said existing City of Columbus Corporation line and said Lot 1;

Thence Southerly, with the westerly line of said existing City of Columbus Corporation line, the westerly line of said Lot 1 and the easterly line of said 43.606 acre tract, a distance of approximately 900 feet to **The Point of Beginning** and containing 46.8± acres of land more or less;

The annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The total perimeter of annexation area is 6955 feet, of which 2865 feet are contiguous with the City of Columbus by Ordinance Number 626-03 and Ordinance Number 972-95, giving 41.19% contiguity of the City of Columbus Corporation line.

CESO, Inc.

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

fasante

10/10/2025 1:51:34 PM

PENDING ORIGINALS

*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

PENDING ORIGINALS



 10/14/25
Matthew J. Ackroyd, PS Date
Registered Surveyor No. 8897