

DESCRIPTION OF 8.618 ACRES

Situated in the State of Ohio, County of Franklin, Township of Franklin, being located in Virginia Military Survey Number 530, being part of that 4.475 acre tract described in deeds to **Joseph S. Dallas and Angelo J. Dallas, III, or their successors, as Co-Trustees of The Angelo J. Dallas Trust Agreement Dated May 17, 1996**, of record in **Instrument Number 200103260060477** and **Instrument Number 200103260060486**, herein referred to as "Parcel One", and being part of that 4.475 acre tract described in a deed to **Angelo J. Dallas, III and Anna M. Grund, or their successors, as Co-Trustees of The Angelo J. Dallas Trust Agreement Dated May 17, 1996**, of record in **Instrument Number 202407160070867**, herein referred to as "Parcel Two", all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the northwest corner of Cortona Woods, of record in Plat Book 49, Page 42, being on the existing east right-of-way line for Hague Avenue (Public – variable width), being on the south line of said Parcel Two, and being on the existing corporation line between Franklin Township and City of Columbus, as established by Ordinance Number 1331-68, of record in Miscellaneous Book 146, Page 146, and Plat Book 42, Page 14;

Thence along the proposed City of Columbus Corporation Line along the following three (3) described courses:

1. **North 23 degrees 51 minutes 50 seconds West**, along the existing east right-of-way line for Hague Avenue, across said Parcel Two and across said Parcel One, a distance of **401.52 feet** to a point on the north line of said Parcel One, being on the south line of that 1.807 acre tract described in a deed to Guy A. Amicon, of record in Official Record 34150, Page J01 and being on the south line of an existing highway easement described in a deed to County of Franklin, of record in Deed Book 2961, Page 276;
2. **North 66 degrees 37 minutes 31 seconds East**, along the north line of said Parcel One, along the south line of said 1.807 acre tract, and along the south line of said highway easement, a distance of **892.87 feet**, to the northeast corner of said Parcel One, being the southeast corner of said 1.807 acre tract, being on the existing west railroad right-of-way line, and being on the west line of that tract described in a deed to New York Central Lines LLC, of record in Instrument Number 200212180325201;
3. **South 39 degrees 16 minutes 13 seconds East**, along the existing west railroad right-of-way line, along the west line of said New York Central Lines LLC tract, along the east line of said Parcel One and along the east line of said Parcel Two, a distance of **406.33 feet**, to the southeast corner of said Parcel Two, being the northeast corner of said Cortona Woods, and being on the existing corporation line between Franklin Township and City of Columbus;

Thence **South 66 degrees 00 minutes 44 seconds West**, along the south line of said Parcel Two, along the north line of said Cortona Woods, along the north line of Lots 18 through 5 (inclusive) of said Cortana Woods, and along said existing City of Columbus Corporation Line, a distance of **1,000.79 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **8.618 acres**, of which:

4.241 acres is located within Franklin County Auditor's parcel number 140-000312-00,

4.377 acres is located within Franklin County Auditor's parcel number 140-003344-00.

Bearings described herein are based on the bearing of North 23 degrees 51 minutes 50 seconds West for the existing centerline of right-of-way for Hague Avenue, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for annexation purposes only.

This description was prepared under the direct supervision of Jonathan B. Youmans, Registered Professional Surveyor No. 8846 on December 16, 2024, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Jonathan B. Youmans
Registered Professional Surveyor No. 8846



12/16/2024
Date

PRELIMINARY APPROVAL

BRAD FOSTER, P.E., P.S.

fasante

12/16/2024 12:45:25 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.



**ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE**
BRAD FOSTER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

BY: ATS DATE: 17 Dec 24

RECEIVED

DEC 17 2024

FRANKLIN COUNTY ENGINEER
BRAD FOSTER, P.E., P.S.