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

Proposed 14.0 ± Acre Annexation
from Mifflin Township
to the City of Columbus

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

BY: FDA/KS

DATE: 04/22/2025

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Situated in the State of Ohio, County of Franklin, Township of Mifflin, being part of Quarter Township 4, Township 1, Range 17, United States Military Lands and containing 14.0± acres of land, more or less, said 14.0± acre tract being all of the remainder piece of the Original 7.3695 acre tract of land conveyed to the Board of Trustees of Mifflin Township of record in Instrument Number 201609200126734, being all of a remainder piece of a tract of land conveyed to Mifflin Township of record in Instrument Number 201711300169273, being all of the remainder of Parcel I and Parcel II as described and conveyed to Central Ohio Community Improvement Corporation of record in Instrument Number 202005220071148 and all of another tract of land conveyed to Central Ohio Community Improvement Corporation of record in Instrument Number 202201040001695, said 14.0± acres more particularly described as follows:

Beginning for Reference at a Franklin County Monument found, "FCGS 5509 Reset", being in the westerly line of a 0.093 acre tract of land described as Parcel 3-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 200504250076436 and being in the centerline of Stelzer Road (R/W-Varies);

Thence **N 03° 28' 46" E**, along the westerly line of said Parcel 3-WD and along said centerline, **34.3± feet** to the northwesterly corner of said Parcel 3-WD and the southwesterly corner of a 0.186 acre tract of land described as Parcel 4-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 200408120188058;

Thence **S 86° 31' 14" E**, along the northerly line of said Parcel 3-WD, along the southerly line of said Parcel 4-WD and across the right-of-way line of said Stelzer Road (R/W-Varies), **45.0± feet** to a northeasterly corner of said Parcel 3-WD, the southeasterly corner of said Parcel 4-WD, at the current southwesterly corner of a tract of land conveyed to Mifflin Township of record in Instrument Number 201711300169273, being the northwesterly corner of a 0.958 acre tract of land conveyed to Linda L. Vanhooose, Tr. of record in Instrument Number 202210250148473, being in a easterly line of an existing City of Columbus Corporation Line (Case# 08-08, Ord. # 0553-2008, I.N. 200808280130859) and being in the easterly right-of-way line of said Stelzer Road (R/W-Varies), the **True Point of Beginning**;

Thence **N 03° 28' 46" E**, along the westerly line of said Mifflin Township tract, along the easterly line of said Parcel 4-WD, along said easterly right-of-way line and along said existing City of Columbus Corporation Line, **180.0± feet** to a northwesterly corner of said Mifflin Township tract, being a northeasterly corner of said Parcel 4-WD, being the southeasterly corner of a 0.186 acre tract of land described as Parcel 5-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 200406300152461, being the southwesterly corner of a tract of land conveyed to Rule of 3, LLC of record in Instrument Number 202311210121956;

Thence **S 86° 31' 14" E**, along the northerly line of said Mifflin Township tract and along the southerly line of said Rule of 3, LLC tract, **434.1± feet** to a common corner thereof and being in westerly line of the current remainder piece of said Original 7.3695 acre tract;

Thence **N 02° 57' 20" E**, along the westerly line of the remainder piece of said Original 7.3695 acre tract, along the easterly line of said Rule of 3, LLC tract, along the easterly line of a tract of land conveyed to Stanislaus S. Liu, Tr. of record in Instrument Number 201301160008641 and along the easterly line of a tract of land conveyed to Jordan Rentals II, LLC of record in Instrument Number 201112290170141, **540.0± feet** to a northeasterly corner of said Jordan Rentals II, LLC tract and the southeasterly corner of said Central Ohio Community Improvement Corporation tract;

Thence **N 86° 31' 14" W**, along said common line, **429.2± feet** to a current common corner thereof, being northeasterly corner of a 0.186 acre tract of land conveyed to the Franklin County Commissioners and described as Parcel 8-WD of record in Instrument Number 200408120188056, being the southeasterly corner of a second 0.186 acre tract of land conveyed to the Franklin County Commissioners and described as Parcel 9-WD of record in Instrument Number 200501190011680, being in the easterly right-of-way line of said Stelzer Road (R/W-Varies) and in the easterly existing City of Columbus Corporation Line (Case# 08-08, Ord. # 0553-2008, I.N. 200808280130859);

Thence **N 03° 28' 46" E**, along the westerly line of said Central Ohio Community Improvement Corporation tract, said Parcel I and said Parcel II, along the easterly line of said Parcel 9-WD, along the easterly line of a 0.372 acre tract of land conveyed to the Franklin County Commissioners and described as Parcel 10-WD, being along said easterly right-of-way line and along said existing City of Columbus Corporation Line (Case# 08-08, Ord. # 0553-2008, I.N. 200808280130859), **539.9± feet** to a northwesterly corner of said Parcel II, being the northeasterly corner of said Parcel 10-WD, being in the southerly line of Lot 1 as numbered and delineated upon the plat "Leonard Park of record in Plat Book 18, Page 18 and being in an angle point of said City of Columbus Corporation Line (Case# 08-08, Ord. # 0553-2008, I.N. 200808280130859);

Thence **S 86° 20' 47" E**, along the northerly line of said Parcel II and of the remainder piece of said Original 7.3695 acre tract and along the southerly line of Lot 1 and the 7.5' alley of said Leonard Park and along the southerly line of the vacated alley by Road Record 23, Page 281, **694.1± feet** to a current northeasterly corner of said remainder piece and being a northwesterly corner of a remainder piece of an Original 17.716 acre tract of land conveyed to Wendy King (1/2) and Kristyne Casias (1/2) of record in Instrument Number 199102250060588, Instrument Number 199809250244588 and Instrument Number 202205270080595;

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Thence **S 02° 57' 44" W**, along the easterly line of the remainder piece of said Original 7.3695 acre tract and along the westerly line of the remainder piece of said Original 17.716 acre tract, **834.9± feet** angle point thereof, being a westerly corner of a 2.480 acre tract of land conveyed to the State of Ohio of record in Official Record 8929A07,

being a northerly corner of a 0.095 acre tract of land conveyed to the State of Ohio of record in Official Record 12459B10 and being in the northerly right-of-way line of U.S. Route 62 (R/W-Varies) as established on FRA-62-19.06;

Thence **S 17° 56' 20" W**, along the southeasterly line of the remainder piece of said Original 7.3695 acre tract, along the westerly line of said 0.095 acre tract and along said northerly right-of-way line, **217.2± feet** to a common corner thereof and being in the northerly line of a 0.348 acre tract of land conveyed to the State of Ohio of record in Deed Book 3187, Page 412;

Thence **S 44° 26' 25" W**, continuing along the southerly line of the remainder piece of said Original 7.3695 acre tract, along the northerly line of said 0.348 acre tract, along a portion of the northerly line of a 0.036 acre tract of land conveyed to the State of Ohio of record in Deed Book 3116, Page 84 and along said northerly right-of-way line, **322.2± feet** to an angle point, being the southwesterly corner of the remainder piece of said Original 7.3695 acre tract and being in the easterly line of said 0.958 acre tract;

Thence **N 02° 46' 47" E**, along the westerly line of the remainder piece of said Original 7.3695 acre tract, along the easterly line of said 0.958 acre tract, **30.7± feet** to an angle point at the northeasterly corner of said 0.958 acre tract and the southeasterly corner of said Mifflin Township tract;

Thence **N 86° 31' 14" E**, along the southerly line of said Mifflin Township tract, along the northerly line of said 0.958 acre tract, **435.8± feet** to the **True Point of Beginning**. Containing **14.0± acres**.

The above description was prepared by Advanced Civil Design Inc. on March 25, 2025 and is based on information obtained from the Franklin County Auditor's Office and Franklin County Recorder's Office.

The total length of the annexation perimeter is 4,658± feet, of which 720± feet are contiguous with existing City of Columbus Corporation lines, being 15.5±% contiguous.

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

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

ADVANCED CIVIL DESIGN, INC.

 **Douglas R. Hock, P.S. 7661** Date: **4/22/25**

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