

By FR Date 10/20/2021



DESCRIPTION OF 0.572 ACRES FOR ANNEXATION

Situated in the State of Ohio, County of Franklin, Township of Madison, being located in Section 12, Township 11, Range 21, Congress Lands East of the Scioto River, being all of Lot 12 of Mack-Ann Subdivision, of record in Plat Book 29, Page 47, a portion of said Lot 12 described in a deed to **4526 Gender, LLC**, of record in Instrument Number 202106280112970 and being all of that 0.041 acre right-of-way parcel, known as Parcel 61-WD, described in a deed to **Franklin County Commissioners**, of record in Instrument Number 200308010243365, 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 a point on the existing corporation line for City of Columbus and Madison Township, as established by City of Columbus Ordinance Number 0372-02, as recorded in Instrument Number 200207030164084, said point being the northeast corner of said Lot 12, being the southeast corner of Reserve "A" of said Mack-Ann Subdivision and being a southwest corner of that 12.387 acre (record) tract described in a deed to Balaloski Properties, Ltd., of record in Instrument Number 20704170066859;

Thence **South 03 degrees 07 minutes 00 seconds West**, along said existing corporation line (Ordinance Number 0372-02), along the east line of said Lot 12 and along a west line of said 12.387 acre (record) tract, a distance of **125.00 feet** to the southeast corner of said Lot 12, being the northeast corner of Lot 11 of said Mack-Ann Subdivision, a portion of said Lot 11 described in deeds to Kelly S. Albanese, of record in Instrument Number 201707240101013 and Instrument Number 202103240053276;

Thence **North 86 degrees 46 minutes 00 seconds West**, along a proposed corporation line, along the south line of said Lot 12 and along the north line of said Lot 11, a distance of **200.00 feet** (passing the existing east right-of-way line for Gender Road (variable width – public), being the southeast corner of said Parcel 61-WD, being the northeast corner that 0.036 acre right-of-way parcel, known as Parcel 60-WD, described in a deed to Franklin County Commissioners, of record in Instrument Number 200303060067365, at a distance of 185.00 feet) to a point on the existing corporation line for City of Columbus and Madison Township, as established by City of Columbus Ordinance Number 825-74, as recorded in Miscellaneous Book 162, Page 771, being the southwest corner of said Lot 12, being the northwest corner of said Lot 11, being the southwest corner of said Parcel 61-WD and being the northwest corner of said Parcel 60-WD;

Thence **North 03 degrees 07 minutes 00 seconds West**, along said existing corporation line (Ordinance Number 825-74), along the west line of said Lot 12 and along the west line of said Parcel 61-WD, a distance of **104.96 feet** to a point of curvature, said point being the northwest corner of said Lot 12, being the southwest corner of said Reserve "A", being the northwest corner of said Parcel 61-WD and being the southwest corner of that 0.025 acre right-of-way parcel, known as Parcel 62-WD, described in a deed to Franklin County Commissioners, of record in Instrument Number 200305300161379;

Thence along the arc of a curve to the right, continuing along said existing corporation line (Ordinance Number 0372-02), along the north line of said Lot 12 and along the south line of said Reserve "A", said curve having a central angle of **90 degrees 07 minutes 00 seconds**, a radius of **20.00 feet** and an arc length of **31.46 feet**, (passing the existing east right-of-way line for Gender Road, being the northeast corner of said Parcel 61-WD, being the southeast corner of said Parcel 62-WD, at a distance of 26.36 feet) to a point of tangency, said curve being subtended by a long chord having a bearing of **North 48 degrees 10 minutes 30 seconds East** and a length of **28.31 feet**;

Thence **South 86 degrees 46 minutes 00 seconds East**, continuing along said existing corporation line (Ordinance Number 0372-02), continuing along the north line of said Lot 12 and continuing along the south line of said Reserve "A", a distance of **179.96 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **0.572 acres**, of which:

0.558 acres is located within Franklin County Auditor's parcel number 181-000574,

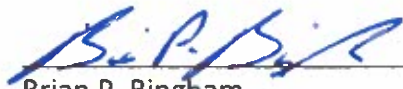
0.041 acres is located within the existing right-of-way for Gender Road.

The length of the contiguous existing corporation line for the described 0.572 acre tract is 441.38 feet which is 68.82 percent of the total perimeter (641.38 feet) of the described 0.572 acre tract.

Bearings described herein are based on the bearing of North 03 degrees 07 Minutes East for the centerline of Gender Road, as delineated on Mack-Ann Subdivision Plat, of record in Plat Book 29, Page 47.

This description was prepared for annexation purposes only under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on October 11, 2021, is based on Franklin County GIS Data and Recorded Documents, and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Brian P. Bingham
Registered Professional Surveyor No. 8438



10/20/2021
Date