



**DESCRIPTION OF AN ANNEXATION OF 58.3± ACRES
TO THE CITY OF COLUMBUS FROM BLENDON TOWNSHIP**

Situated in the State of Ohio, County of Franklin, Township of Blendon, being part of Lots 20, 22 and 23, Quarter Township 1, Township 2, Range 17, United States Military Lands, being all of a residual 22.454 acre tract of land conveyed to Keith R. Thatcher & Brenda Thatcher of record in Instrument Number 201604270051857, being all of a 10.162 acre tract of land, being all of a 13.852 acre tract of land, and being all of a 10.588 acre tract of land conveyed to First Commonwealth Bank, Successor Trustee of record in Instrument Numbers 201910040131959 and 201910040131960, being all of a 1.226 acre tract of land conveyed to First Commonwealth Bank, Successor Trustee of record in Instrument Number 201910040131959, being a portion of the right-of-way of Central College Road vacated by the Franklin County Commissioners in Road Record 27, Page 162, all references being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the northwest corner of said 22.454 acre tract, being on the east line of a residual 8.273 acre tract of land conveyed to Earl T. Yeager and Stephanie Yeager of record in Official Record 02553 J05, being at the southwest corner of a 40.817 acre tract of land conveyed to M/I Homes of Central Ohio, LLC of record in Instrument Number 201812040163486, and being at an angle point in the existing City of Columbus and Blendon Township line of record in Ordinance Number 2442-2018 (Case Number 15-18) and in Instrument Number 201810310148349;

Thence **EASTERLY**, a distance of 916 feet, more or less, with the north line of said 22.454 acre tract, with the south line of said 40.817 acre tract, and with said existing City of Columbus and Blendon Township line, to a northeast corner of said 22.454 acre tract and being at the northwest corner of Lot 1A of the Resubdivision of Lot 1 Cautela Subdivision & Additional 4.000 Acres of record in Plat Book 113, Page 21;

Thence **SOUTHERLY**, a distance of 641 feet, more or less, with an east line of said 22.454 acre tract and with the west line of said Lot 1A, to the southwest corner of said Lot 1A;

Thence **EASTERLY**, a distance of 216 feet, more or less, with a north line of said 22.454 acre tract and with the south line of said Lot 1A, to a northeast corner of said 22.454 acre tract and being at the northwest corner of a 0.007 acre tract of land conveyed to the Franklin County Commissioners of record in Instrument Number 201604200048262;

Thence **SOUTHERLY**, a distance of 60 feet, more or less, with an east line of said 22.454 acre tract and with the west line of said 0.007 acre tract, to the southwest corner of said 0.007 acre tract;

Thence **EASTERLY**, a distance of 103 feet, more or less, with a north line of said 22.454 acre tract, with the south line of said 0.007 acre tract, and with the south right-of-way line of Cautela Drive of Cautela Subdivision of record in Plat Book 60, Page 99, to a northeast corner of said 22.454 acre tract and being at the northwest corner of Lot 12 of said Cautela Subdivision;

Thence **SOUTHERLY**, a distance of 281 feet, more or less, with an east line of said 22.454 acre tract, with the west line of said Lot 12, and with the west line of a 1.132 acre tract of land conveyed to Michelle Coccia of record in Instrument Number 201802060016527, to a southeast corner of said 22.454 acre tract, being at the southwest corner of said 1.132 acre tract, being on the north line of a 5.277 acre tract of land conveyed to William E. Smith & Patricia I. Smith of record in Instrument Number 201405150060229, being on the south line of Lot 23 and being on the north line of Lot 22;

Thence **WESTERLY**, a distance of 219 feet, more or less, with the south line of said 22.454 acre tract, with the north line of said 5.277 acre tract, with the south line of said Lot 23, and with the north line of Lot 22, to a northeast corner of said 10.162 acre tract and being at the northwest corner of said 5.277 acre tract;

Thence **SOUTHERLY**, a distance of 304 feet, more or less, with an east line of said 10.162 acre tract and with the west line of said 5.277 acre tract, to the southwest corner of said 5.277 acre tract;

Thence **EASTERLY**, a distance of 175 feet, more or less, with a northeast line of said 10.162 acre tract and with the southwest line of said 5.277 acre tract, to a northeast corner of said 10.162 acre tract

and being at the northwest corner of a 1.119 acre tract of land conveyed to Stephen N. Chapman and Ashley L. Chapman of record in Instrument Number 202006120082656;

Thence **SOUTHERLY**, a distance of 450 feet, more or less, with a southeast line of said 10.162 acre tract, with the northwest line of said Chapman 1.119 acre tract, with the northwest line of a 1.119 acre tract of land conveyed to Daniel R. Sprang and Lacey Sprang of record in Instrument Number 201601220007757, and with the northwest line of a 1.119 acre tract of land conveyed to Richard Curtis and Kathleen Curtis of record in Instrument Number 201511040156551, to the southwest corner of said Curtis 1.119 acre tract;

Thence **EASTERLY**, a distance of 325 feet, more or less, with a northeast line of said 10.162 acre tract and with the southwest line of said Curtis 1.119 acre tract, to a northeast corner of said 10.162 acre tract, being at the southeast corner of said Curtis 1.119 acre tract, and being on the centerline of Lee Road (County Road Number 189);

Thence **SOUTHERLY**, a distance of 60 feet, more or less, with a southeast line of said 10.162 acre tract and with the centerline of said Lee Road, to a southeast corner of said 10.162 acre tract;

Thence **WESTERLY**, a distance of 325 feet, more or less, with a southwest line of said 10.162 acre tract and with the northeast line of Lot 5 of Lee Acres of record in Plat Book 53, Page 51, to the northwest corner of Lot 5 of said Lee Acres;

Thence **SOUTHERLY**, a distance of 465 feet, more or less, with a southeast line of said 10.162 acre tract and with the northwest line of Lots 5, 4, and 3 of said Lee Acres, to a southeast corner of said 10.162 acre tract, being at the southwest corner of Lot 3 of said Lee Acres, and being on the northeast line of Lot 2 of said Lee Acres;

Thence **WESTERLY**, a distance of 71 feet, more or less, with a southwest line of said 10.162 acre tract and with the northeast line of Lot 2 of said Lee Acres, to the southwest corner of said 10.162 acre tract, being at the northwest corner of Lot 2 of said Lee Acres, being on an east line of said 13.852 acre tract, being on the west line of Lot 22, and being on the east line of Lot 20;

Thence **SOUTHERLY**, a distance of 471 feet, more or less, with an east line of said 13.852 acre tract, with the west line of Lots 2 and 1 of said Lee Acres, with the west line of Lot 22, and with the east line of Lot 20, to a southeast corner of said 13.852 acre tract, being at the southwest corner of Lot 1 of said Lee Acres, and being on the north line of a 0.97 acre tract of land conveyed to Thomas J. Hemmert & Jacqueline S. Hemmert of record in Official Record 15417 C14;

Thence **WESTERLY**, a distance of 82 feet, more or less, with a south line of said 13.852 acre tract and with the north line of said 0.97 acre tract, to the northwest corner of said 0.97 acre tract;

Thence **SOUTHERLY**, a distance of 250 feet, more or less, with an east line of said 13.852 acre tract and with the west line of said 0.97 acre tract, to a southeast corner of said 13.852 acre tract, being at the southwest corner of said 0.97 acre tract, being on the north line of said 1.226 acre tract, and being on the centerline of Old Central College Road vacated by the Franklin County Commissioners in Road Record 27, Page 162;

Thence **EASTERLY**, a distance of 52 feet, more or less, with the north line of said 1.226 acre tract, with the south line of said 0.97 acre tract, and with the centerline of said Old Central College Road, to the northeast corner of said 1.226 acre tract, being on the northwest right-of-way line of said Lee Road, and being at the northwest corner of the residual of an original 4.56 acre tract of land conveyed to Franklin County Commissioners of record in Official Record 23150 H09;

Thence **SOUTHERLY**, a distance of 257 feet, more or less, with the southeast line of said 1.226 acre tract, with the northwest right-of-way line of said Lee Road, and with the northwest line of the residual of said 4.56 acre tract, to an angle point in the existing City of Columbus and Blendon Township line of record in Ordinance Number 0433-2005 (Case Number 66-04) and in Instrument Number 200506220121135;

Thence **WESTERLY**, a distance of 34 feet, more or less, with a south line of said 1.226 acre tract, with the north right-of-way line of said Lee Road, with the north line of the residual of said 4.56 acre tract,

and with said existing City of Columbus and Blendon Township line, to the southwest corner of said 1.226 acre tract, being on the northeast right-of-way line of Central College Road (County Road Number 18), and being at an angle point in the existing City of Columbus and Blendon Township line;

Thence with the southwest line of said 1.226 acre tract, with the northeast right-of-way line of said Central College Road, and with the northeast line of the residual of said 4.56 acre tract, the following three (3) courses:

1. **NORTHERLY**, a distance of 43 feet, more or less, to a point;
2. **NORTHERLY**, a distance of 167 feet, more or less, to a point;
3. **NORTHERLY**, a distance of 124 feet, more or less, to the southeast corner of a 0.011 acre residual of said 4.56 acre tract;

Thence **NORTHERLY**, a distance of 43 feet, more or less, with the southwest line of the 0.011 acre residual of said 4.56 acre tract, to the northwest corner of the 0.011 acre residual of said 4.56 acre tract, being at a southwest corner of said 13.852 acre tract, being on the centerline of said Old Central College Road, and being at the southeast corner of a 1 acre tract of land conveyed to Andrew Blair Eller of record in Instrument Number 202001170009024;

Thence **NORTHERLY**, a distance of 343 feet, more or less, with a west line of said 13.852 acre tract and with the east line of said 1 acre tract, to the northeast corner of said 1 acre tract;

Thence **WESTERLY**, a distance of 132 feet, more or less, with a south line of said 13.852 acre tract and with the north line of said 1 acre tract, to a southwest corner of said 13.852 acre tract, being at the northwest corner of said 1 acre tract, and being on the east line of a 0.274 acre tract of land conveyed to Malori E. Gabrenya and Andrew G. Nortz of record in Instrument Number 201507150095942;

Thence **NORTHERLY**, a distance of 776 feet, more or less, with a west line of said 13.852 acre tract, with the east line of said 0.274 acre tract, and with the east line of Lots 3, 4, 5, 6, and 7 of Hollandia Estates of record in Plat Book 39, Page 82, to the northwest corner of said 13.852 acre tract, being at the northeast corner of Lot 7 of said Hollandia Estates, and being on the south line of said 10.588 acre tract;

Thence **WESTERLY**, a distance of 62 feet, more or less, with the south line of said 10.588 acre tract and with the north line of said Lot 7, to the southwest corner of said 10.588 acre tract and being at the southeast corner of a 5.089 acre tract of land conveyed to Takao Okamoto and Miyako Okamoto of record in Instrument Number 201508140112542;

Thence **NORTHERLY**, a distance of 710 feet, more or less, with the west line of said 10.588 acre tract, with the east line of said 5.089 acre tract, and with the east line of a 5.17 acre tract of land conveyed to Jon-David Charlton and Jodi M. Charlton of record in Instrument Number 201411040146346, to the northwest corner of said 10.588 acre tract, being at the northeast corner of said 5.17 acre tract, being on the south line of a 16.602 acre tract of land conveyed to Eugene L. Hollins and Katherine H. Beach of record in Instrument Number 201710250149384, being on the north line of Lot 20, and being on the south line of Lot 23;

Thence **EASTERLY**, a distance of 51 feet, more or less, with the north line of said 10.588 acre tract, with the south line of said 16.602 acre tract, with the north line of Lot 20, and with the south line of Lot 23, to the southwest corner of said 22.454 acre tract and being at the southeast corner of said 16.602 acre tract;

Thence **NORTHERLY**, a distance of 961 feet, more or less, with the west line of said 22.454 acre tract, with the east line of said 16.602 acre tract, and with the east line of said 8.273 acre tract, to the **TRUE POINT OF BEGINNING** containing 58.3± acres, more or less.

The above description is based on deeds of record and available existing surveys, the aforementioned description is not intended to be used for the transfer of real property. The acreages and distances shown are intended for annexation purposes only.

Area to be annexed shall be an Expedited II annexation, with 950 feet contiguity with the existing corporation line of the City of Columbus, having a total perimeter of 9,187 feet that contains 10.3% contiguity with existing corporation lines of City of Columbus.

The above description is a general description of the location of the property to be annexed and is based on a boundary survey performed under my direct supervision in July, 2020.

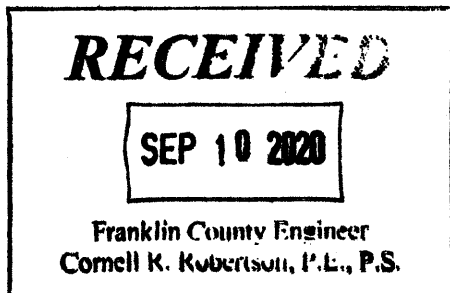
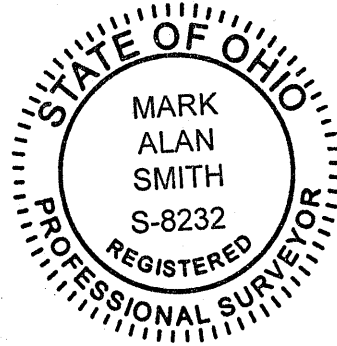
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Mark Alan Smith, P.S.
Professional Surveyor No. 8232

9/10/2020

Date



**ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER**

By FAL Date 9/10/2020