

**PARCEL 139A-WD  
JOYCE AVENUE IMPROVEMENTS  
IN THE NAME AND FOR THE USE OF THE CITY OF COLUMBUS**

Situated in the State of Ohio, County of Franklin, City of Columbus and being in Quarter Township 4, Township 1, Range 18 of the United States Military Lands and being part of a tract of land conveyed to Unity Community Development Corp. by deed of record in Instrument # 200909030129505 (all references to the Recorder's Office, Franklin County, Ohio) also being part lot 197 of Duxberry Park Subdivision in Plat Book 20, Page 21 and being a parcel of land located on the right side of the centerline of construction for Joyce Avenue made for the City of Columbus by Dynotec, Inc., and recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, and being further bounded and described as follows:

Beginning at an iron pin set at the intersection of the existing easterly right of way of Joyce Avenue (60' RW) and the existing southerly right of way of Blake Avenue (50' RW), being the grantor's northwest corner and being 30.00 feet right of station 116+32.07 on Joyce Avenue;

thence S 86°32'19" E along the said right of way of Blake Avenue a distance of 53.97 feet to an iron pin set, being 83.13 feet right of station 116+41.56;

thence the following three courses across the grantor's tract, S 88°13'48" W a distance of 34.14 feet to an iron pin set, being 50.21 feet right of station 116+32.52;

thence S 71°02'37" W a distance of 12.11 feet to an iron pin set, being 40.00 feet right of station 116+26.00;

thence S 13°35'41" W a distance of 29.06 feet to an iron pin set on the north property line of a tract of land conveyed to Galilee Missionary Baptist Church by deed of record in Instrument number 200909030129505, being 40.00 feet right of station 115+96.94;

thence N 76°24'19" W along the said north property line a distance of 10.00 feet to an iron pin set along the said right of way of Joyce Avenue and being 30.00 feet right of station 115+96.94;

thence N 13°35'41" E along the said right of way of Joyce Avenue a distance of 35.13 feet to the point of beginning.

The above described area is contained within the Franklin County Auditor's Parcel Numbers 010-098845. Within said boundary is 0.011 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.011 acres, more or less.

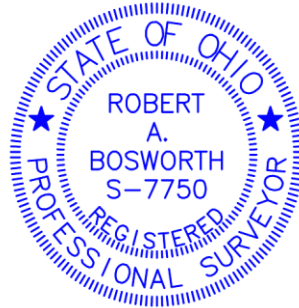
This description and survey was prepared from field observations made in March 2009 and reviewed on June 18, 2014 by Robert A. Bosworth, Registered Surveyor #7750.

All iron pins set are 5/8" rebar (30" long) with a yellow plastic cap stamped "R/W DYNOTEC, INC" and are to be placed at the completion of construction.

The basis of bearings in this description is based on GPS observations using the Ohio CORS Network (Ohio South Zone) to determine a grid bearing in the NAD83 (96CORS adjustment) state plane coordinate system. The Columbus, Mount Vernon, and McConnelssville CORS stations were used in

determining the grid bearing, and establishing a bearing along the centerline of Joyce Avenue to be N 13°32'54"E (north of 17<sup>th</sup> Avenue).

All stations and offsets are referenced to the centerline of right-of-way and construction as filed with the City of Columbus and designated as "2906- E".



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Robert A. Bosworth, P.S.  
Reg. Surveyor No. 7750

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