

**ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE**

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

**PROPOSED ANNEXATION DESCRIPTION OF 19.471 +/-
ACRES TO THE CITY OF COLUMBUS FROM JACKSON
TOWNSHIP, FRANKLIN COUNTY, STATE OF OHIO**

State of Ohio, County of Franklin, Township of Jackson,
Virginia Military Survey Number 1389
Current Owner: Vida Nueva Wesleyan Church,
Instrument Number 201102140022266
Address: 2345 Demorest Rd, Grove City, OH

RECEIVED

JUL 07 2025

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

BY: FDA DATE: 07/07/25

Situated in the State of Ohio, County of Franklin, Township of Jackson, being part of Virginia Military Survey Number 1389, part of that tract of land described in the deed to Vida Nueva Wesleyan Church, recorded in Instrument Number 201102140022266 in the Office of the Franklin County Recorder, being part of Parcel Number 160-000331-00 and being more particularly bounded and described as follows:

Commencing at a County Monument #FCGS 1239 in the centerline of Demorest Road per Centerline Survey Plat #0025-03, dated March 10, 2008, marking the southwest corner of the Unroe Heights Subdivision recorded in Plat Book 25, Page 9;

Thence northerly along said centerline as shown on said Plat#0025-03, NORTH 01 degrees 17 minutes 34 seconds EAST, 47.81 feet to the northeast corner of the Vida Nueva Wesleyan Church property, recorded in Instrument Number 201102140022266 and the southeast corner of the 8.502 acre tract conveyed to Duane D. and Susan M. Covert by instrument number 200009070180907;

Thence westerly along the northerly line of said Vida Nueva Wesleyan Church property, being the southerly line of said Covert property, NORTH 89 degrees 02 minutes 16 seconds WEST, 30.00 feet to the westerly right of way line of Demorest Road having a 60 foot wide right of way, being 30 feet each side of the centerline per Demorest Road Right of Way Plat, Sec."B", Road No. 25, Sheet 2 of 18, dated March 1946 on file in the Franklin County Engineer's Office, and being the POINT OF BEGINNING;

Thence southerly along said westerly right of way line and across said Vida Nueva Wesleyan Church property, being 30 feet westerly and parallel with said centerline, SOUTH 01 degrees 17 minutes 34 seconds WEST, 47.73 feet to an angle point located 30 feet westerly of County Monument #FCGS 1239;

Thence continuing southerly parallel with said centerline and along said westerly right of way line, SOUTH 00 degrees 56 minutes 44 seconds WEST, 602.25 feet to the north line of the 10.092 acre tract conveyed to Nathan J. Wright and Andrew Littler property recorded in Instrument Number 201504090045412 and being the property of Jonathon Sexton recorded in Instrument Number 201608170108507;

Thence westerly along the north line of said Wright, Littler and Sexton property, NORTH 88 degrees 08 minutes 53 seconds WEST, 1332.42 feet to the east line of Reserve "I" of Holt Park Subdivision - Section 2, recorded in Plat Book 92, Page 39 being the existing corporate boundary line of the City of Columbus established by Ordinance Number 939-73 and recorded in Miscellaneous Record 160, Page 94;

Thence northerly along said existing City of Columbus Corporation line and continued along the east line of lots 148-158 and Reserve "I" of Holt Park Subdivision - Section 2, recorded in Plat Book 92, Page 39, and lots 105-110 and Reserve "K" of Holt Park Subdivision - Section 1, recorded in Plat Book 88, Page 100, NORTH 01 degrees 24 minutes 52 seconds EAST, 625.73 feet to a 1-inch iron pipe found marking the southwest corner of said Covert property;

Thence easterly along the south line of said Covert property, SOUTH 89 degrees 11 minutes 28 seconds EAST, 1271.63 feet to a 1-inch iron pipe found;

Thence continuing easterly along said south line, NORTH 88 degrees 02 minutes 44 seconds EAST, 3.49 feet to an angle point on the south line of said Covert property;

[CONTINUED ON DESCRIPTION PAGE 2 of 2]

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[CONTINUED FROM DESCRIPTION PAGE 1 of 2]

Thence continuing easterly along said south line, SOUTH 89 degrees 02 minutes 16 seconds EAST, 52.31 feet to the Point of Beginning, containing **19.471 acres, more or less**, in the proposed annexation.

This description and exhibit are intended for annexation purposes only and is not to be used for transfer of property.

Total perimeter of annexation is 3935.56 Li. Ft., of which 625.73 Li. Ft. is contiguous with the City of Columbus Ordinance Number 939-73, giving 15.9% border continuity.

This description and exhibit was prepared as by Matthew L. Cooper Professional Surveyor No. 8852, on a survey dated June 09, 2025, based on fieldwork performed in February 2025.

The bearings for the above description are Grid North based upon the Ohio State Plane Coordinate System NAD 83(2011), Epoch 2010, South Zone as derived from GNSS observations to the Ohio Dept. of Transportation Real Time Network. The centerline of Demorest Road having a bearing of South 00°56'44" West from County Monument #FCGS 1239.

All iron pins called for as being set are 5/8-inch diameter by 30-inch in length set flush with the ground with an orange plastic cap stamped "BRCJ-COOPER PS.8852 OH".

Prepared by:


Matthew L. Cooper
Professional Surveyor No. PS.8852

06/18/2025

Date

