

PARCEL 165-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 Cornerstone Pentecostal Church by deed of record OR 24670 D18 (all references to the Recorder's Office, Franklin County, Ohio) 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:

Commencing for reference at the intersection of the existing westerly right of way of Joyce Avenue (60' RW) and the existing northerly right of way of Kenmore Road (50' RW), being 30.00 feet left of station 122+93.72 on Joyce Avenue;

Thence N 13°35'41" E a distance of 29.05 feet to an iron pin set, being the northeast corner of a tract of land conveyed to Robert A. and Bethel J. Blume by deed of record in Deed Book 3083 Page 75, being 30.00 feet left of station 123+22.77 and being the **True Point of Beginning**;

thence N 86°40'32" W along the north property line of the said Blume tract a distance of 4.84 feet to an iron pin set, being 34.76 feet left of station 123+21.91;

thence N 33°34'41" E a distance of 13.93 feet to an iron pin set on the said right of way of Joyce Avenue, being 30.00 feet left of station 123+35.00;

thence S 13°35'41" W along the said right of way of Joyce Avenue a distance of 12.23 feet to the **True Point of Beginning**.

The above described area is contained within the Franklin County Auditor's Parcel Numbers 010-093796. Within said boundary is 0.001 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.001 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 McConnelville 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 17th 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".



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

Date