

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 South Miami St.
West Milton, Ohio 45383
937-698-3000

December 12, 2024

Annexation Description

From: Franklin Township
To: City of Columbus

Situate in the State of Ohio, County of Franklin, Township of Franklin, and being part of V.M.S. 424, being all of a 13.618 acre tract as described to Dyer Road, LLC in Instrument Number 201405070056345 Exhibit B of the Official Records of the Franklin County Recorder's Office, Auditor's Tax Parcel 140-007141-00, and being further described as follows:

Commencing at point being the northern most corner of Lot 122 Langford Meadow, Section 5 as recorded in Plat Book 106, page 12 said point also being on the eastern line of Willow View Section 1 as recorded in Plat Book 53, page 22;

Thence with said eastern line of said Willow View Section 1 and along the western line of a 6.871 acre tract as described to Dyer Road, LLC in I.N. 201405070056345 Exhibit E for the next two calls:

1. In a northerly direction a distance of approximately 79 feet to a point
2. In a northerly direction a distance of approximately 104 feet to a point, said point being at the northwest corner of said 6.871 acre tract;

Thence along the northerly line of said 6.871 acre tract in a easterly direction a distance of approximately 627 feet to the southwesterly corner of said 13.618 acre tract at a corner of the existing City of Columbus corporation line as established by Ordinance 1328-70 recorded in M.V. 151, page 137, and also being the southeasterly corner of a 8.730 acre tract as described to Dyer Road, LLC in I.N. 201405070056345 Exhibit G, said point marking the **TRUE POINT OF BEGINNING** for this description;

Thence along said City of Columbus corporation line as established by Ordinance 1328-70 and recorded in M.V. 151, page 137 and along the westerly line of said 13.618 acre tract and the easterly line of said 8.730 acre tract and continuing along the easterly line of a 8.276 acre tract as described to Dyer Road, LLC in I.N. 201405070056345 Exhibit F, and a 96.675 acre tract as described to JDM Services, LLC in I.N. 201403190033386, in a northerly direction a distance of approximately 635 feet to a point in the approximate centerline of Scioto Big Run and also being on the said existing City of Columbus corporation line, and the northwesterly corner of said 13.618 acre tract, and southwesterly corner of said 96.675 acre tract;

Thence along the approximate centerline of said Scioto Big Run, and the southerly lines of said 96.675 acre tract, and continuing onto the southerly lines of that 11.549 acre tract (deed) as described to Celina Investments, Ltd. in I.N. 202002110020862 with the proposed City of Columbus Corporation Line, and the northerly and easterly lines of said 13.618 acre tract, for the next eight calls:

1. In an easterly direction a distance of approximately 601 feet to a point;
2. In an easterly direction a distance of approximately 208 feet to a point;
3. In an easterly direction a distance of approximately 190 feet to a point;
4. In an easterly direction a distance of approximately 102 feet to a point;
5. In a southerly direction a distance of approximately 101 feet to a point;
6. In a southerly direction a distance of approximately 98 feet to a point;
7. In a southerly direction a distance of approximately 100 feet to a point;
8. In a southerly direction a distance of approximately 125 feet to a point at a southern corner of said 11.549 acre tract, the north line of a 10.314 acre tract as described to Dyer Road,

LLC in I.N. 201405070056345 Exhibit C and on the said existing City of Columbus Corporation line as established by Ordinance 1328-70 and recorded in M.V. 151, page 137;

Thence with the said existing City of Columbus Corporation line along the southern boundary of said 13.618 acre tract, the north line of said 10.314 acre tract, and continuing onto the north line of a 0.402 acre tract (Auditor’s website) as described to Dyer Road, LLC in I.N. 201405070056345 Exhibit B and continuing onto the north line of said 6.871 acre tract, in a westerly direction a distance of approximately 1251 feet to the **TRUE POINT OF BEGINNING**, containing a total of 13.6 acres more or less in Franklin Township.

Total perimeter of the annexation area is approximately 3411 feet, of which approximately 1886 feet is contiguous with the City of Columbus having 55% contiguity.

The foregoing description prepared by Bernard D. Kienow, Jr. in December, 2024 from the best available County Records. This information displayed was not derived from an actual field survey. This description is not valid for the transfer of real property, and is not to be utilized in place of a boundary survey as defined by the Ohio Administrative Code in Chapter 4733-37.

PRELIMINARY APPROVAL


BRAD FOSTER, P.E., P.S.

fasante

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PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

Bernard D. Kienow, Jr.

Ohio Reg. #7456