

APR 3 2025

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

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

BY: FDA/GMA DATE: 4-3-25

LEGAL DESCRIPTION
Description 14.07 Acres +/- To be annexed from
Township of Jackson to City of Columbus

Situated in the Township of Jackson, County of Franklin, State of Ohio, Virginia Military Survey Number 1389 and being 14.07± acres, out of that record 5.287 acre parcel as conveyed to Hank W. and Patricia S. Schreck (Instrument Number: 202503110023705) and out of a record 8.930 acre parcel as conveyed to James E. and Karen L. Ruggles (Official Record 19425, Page 118) and being more fully described as follows:

BEGINNING for reference at the intersection of the south line of Virginia Military Survey Number 1389, the north line of Virginia Military Survey Number 1388, the centerline of Demorest Road (width varies), said point being the northwest corner of the Pine Grove Section 1 Phase 1 (Plat Book 130, Page 40), and a monument box with a 2 1/2" aluminum disc labeled "FCGS 1237" Reset with "X" found;

Thence Northerly, with the centerline of Demorest Road (width varies), a distance of approximately 350 feet to a point at the southwesterly corner of said 8.930 acre parcel, being the northwesterly corner of said 0.293 acre parcel conveyed as Parcel 18-WD to the Franklin County Commissioners (Instrument Number: 200404070076243) and being a point in the centerline of Demorest Road (60");

Thence Easterly, with the northerly line of said 0.293 acre parcel, a distance of 30 feet to a point in the easterly right-of-way line of said Demorest Road being the southeasterly corner of the 0.218 acre highway easement conveyed to the County of Franklin (Deed Book 1303, Page 25) and being the **POINT OF BEGINNING**;

Thence Northerly, with said easterly right-of-way line and across said 8.930 acre parcel, a distance of approximately 208 feet to a point in the perimeter of said 8.930 acre tract;

Thence with the perimeter of said 8.930 acre parcel, a record 0.649 acre parcel as conveyed to Gavin R. Price-Fuller (Instrument Number: 20190812010229) and a record 2.465 acre parcel as conveyed to Hank W. and Patricia S. Schreck (Instrument Number: 202503110023705) the following three (3) courses:

Easterly, a distance of approximately 200 feet to a point;

Northerly, a distance of approximately 123 feet to a point;

Easterly, a distance of approximately 286 feet to a point in the southwesterly corner of said 5.287 acre parcel and the southeasterly corner of said 2.465 acre parcel;

Thence Northerly, with the westerly line of said 5.287 parcel and the easterly line of said 2.465 acre parcel, a distance of approximately 273 feet to a point;

Thence Northwesterly, with the northwesterly line of said 5.287 acre parcel and the easterly line of said 2.465 acre parcel, a distance of 75 feet to a point in a southerly line of Robin Estates No. 2 (Plat Book 52, Page 98) and the westerly right-of-way line of Christy Lane (60') (Plat Book 52, Page 98) said point being the southeasterly corner of Lot 22 of said Robin Estates No. 2;

Thence with the perimeter of said 5.287 acre parcel, said 8.930 acre parcel, the southerly right-of-way line of said Christy Lane, the southerly line of Lots 36, 35, 34, 33, 32 and 31 of said Robin Estates No. 2, a westerly line of Reserve "H" of Big Run Ridge Section 3 Part 3 (Plat Book 120, Page 17), the westerly line of Lots 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147 and Reserve "C" of Big Run Ridge Section 2 Part 2 (Plat Book 116, Page 35), and said 7.517 acre parcel the following four (4) courses:

Northeasterly, a distance of approximately 677 feet to a point in the existing City of Columbus Corporation Line, of record in Ordinance Number 1881-02, Case Number 24-02 and Instrument Number 200303200080588;

Southerly, with said existing City of Columbus Corporation Line, a distance of approximately 959 feet to a point;

Northwesterly, a distance of approximately 365 feet to a point;

Northerly, a distance of approximately 100 feet to a point;

Thence Westerly, with a northerly line of said 7.517 acre parcel, the northerly line of said 0.293 acre tract known as Parcel 18-WD conveyed to the Franklin County Commissioners (Instrument Number: 200404070076243) and the easterly right-of-way line of Demorest Road, a distance of approximately 760 feet to the **POINT OF BEGINNING** and containing **14.07 acres**, more or less, being all out of Jackson Township. With 5.29 acres located in said 7.757 acre parcel, and 8.78 acres located in said 8.930 acre parcel.

The annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a perimeter distance of 959 feet contiguous with the existing City of Columbus Corporation Line by Ordinance Number 1881-02, with a total perimeter of 4,026 feet to be annexed, and 24% of the perimeter length is contiguous to the City of Columbus Corporation Line.



This description was prepared from records of the Engineer and Recorder's office of Franklin County, Ohio, and is not intended for the transfer of real property.

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

fasante

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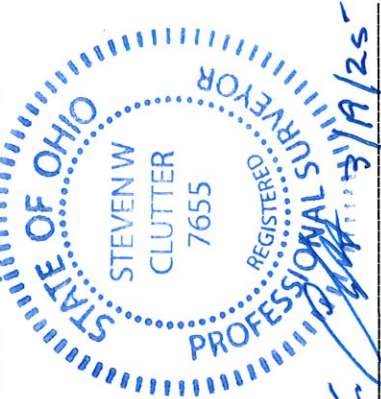
PENDING ORIGINALS

***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.

CESO, Inc.



Steven W. Clutter, PS

Registered Surveyor No. 7655

Date