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

Proposed 4.6 ± Acre Annexation
from Mifflin Township
to the City of Columbus

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

BY: Fowler

DATE: 9/25/2025

Situated in the State of Ohio, County of Franklin, Township of Mifflin, being part of Quarter Township 4, Township 1, Range 17, United States Military Lands and containing 4.6± acres of land, more or less, said 4.6± acre tract being all of the remainder piece of the Original 17.716 acre tract of land conveyed to Wendy King (1/2 interest) and Kristyne Casias (1/2 interest) of record in Instrument Number 199102250060588, Instrument Number 199809250244588 and Instrument Number 202205270080595 and part of an Alley (R/W-7.5') as originally dedicated in the plat "Leonard Park" of record in Plat Book 18, Page 18 and partially vacated in R.R. 22, Pg. 81, said 4.6± acres more particularly described as follows:

Beginning for Reference at a Franklin County Monument found, "FCGS 2265 Reset", being the northwesterly corner of a 0.372 acre tract of land described as Parcel 10-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 200406300152464 and being in the centerline of Stelzer Road (R/W-Varies);

Thence **S 86° 20' 47" E**, along the northerly line of said Parcel 10-WD, along the northerly line of a tract of land described as Parcel II and conveyed to Central Ohio Community Improvement Corporation of record in Instrument Number 202005220071148, along the northerly line of an Original 7.73695 acre tract of land conveyed to the Board Of Trustees of Mifflin Township of record in Instrument Number 201609200126734, along a northerly line of an existing City of Columbus Corporation Line (Case No. 16-25, Ord. No. 2307-2025, I.N. 202509240107191), along the southerly line of Lot 1, a southerly terminus of an Alley (R/W-20') and a portion of an Alley (R/W-7.5'), said Lot 1 being numbered and delineated and Alleys being dedicated by said Leonard Park plat, said Alley (R/W-20') being vacated by R.R. 23, Pg. 281, and across the right-of-way line of said Stelzer Road (R/W-Varies), **739.1± feet** to a northeasterly corner of said Original 7.3695 acre tract and said existing City of Columbus Corporation Line, the northwesterly corner of said Original 17.716 acre tract, the **True Point of Beginning**;

Thence **S 86° 20' 47" E**, along a portion of the northerly line of an Original 17.716 acre tract, along the southerly line of said Alley (R/W-7.5') and leaving said existing City of Columbus Corporation Line (Case No. 16-25, Ord. No. 2307-2025, I.N. 202509240107191), **34.4± feet** to a point, said point being the southwesterly corner of another portion of a vacated Alley (R/W-7.5'), said vacation being of record in R.R. 22, Pg. 81;

Thence **N 03° 39' 13" E**, along the current westerly line of said Original 17.716 acre tract, across said vacated Alley (R/W-7.5') and along the easterly line of an Alley (R/W-20') as dedicated by said Lenord Park plat **3.8± feet** to an angle point;

Thence **S 86° 20' 47" E**, across said vacated Alley (R/W-7.5'), along the current southerly line of a tract of land described as Tract 22 and conveyed to John Christopher Moses and Rosemarie Moses, Tr. of record in Instrument Number 202411270124991, along the current southerly line of a tract of land conveyed to Becky Jo Tatum of record in Instrument Number 200705100082148, along the current southerly line of a second tract of land conveyed to Becky Jo Tatum of record in Instrument Number 201403200033938, along the current southerly line of a tract of land conveyed to Tonn Sargent and Steve Sargent of record in Instrument Number 201209200140466 and along a portion of the current southerly line of a second tract of land conveyed to Tonn Sargent and Steve Sargent of record in Instrument Number 201209200140465, **389.3± feet** to an angle point at the current northeasterly corner of said Original 17.716 acre tract and being the current northwesterly corner of an Original 1.618 acre tract of land conveyed to David M. and Stella M. Smith of record in Instrument Number 199712260176210, said point being in the southerly line of said Sargent tract;

Thence **S 04° 30' 42" W**, along the current easterly line of said Original 17.716 acre tract, across said vacated Alley (R/W-7.5') and along the westerly line of said Original 1.618 acre tract, **293.6± feet** to the current southeasterly corner of the remainder of said Original 17.716 acre tract, being the current southwesterly corner of the remainder of said Original 1.618 acre tract, being a northwesterly corner of a 0.312 acre tract of land conveyed to the State of Ohio of record in Official Record 7438C17, being the northeasterly corner of a 2.480 acre tract of land conveyed to the State

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of Ohio of record in Official Record 8929A07 and being in the northerly right-of-way line of U.S. Route 62 (R/W-Varies) as shown on the plans for FRA-62-19.06;

Thence along the current southerly lines of the remainder of said Original 17.716 acre tract, along the northerly line of said 2.480 acre tract and along said northerly right-of-way line, the following three (3) courses:

S 62° 01' 53" E, 166.7± feet to an angle point;

S 43° 41' 26" W, 336.4± feet to an angle point;

S 17° 56' 19" W, 206.5± feet to a current southwesterly corner of the remainder of said Original 17.716 acre tract, the northwesterly corner of said 2.480 acre tract, the northerly corner of a 0.095 acre tract of land conveyed to the State of Ohio of record in Official Record 12459B10, being the current southeasterly corner of the remainder of said Original 7.3695 and being a southeasterly corner of said existing City of Columbus Corporation Line (Case No. 16-25, Ord. No. 2307-2025, I.N. 202509240107191);

Thence **N 02° 57' 44" E**, along the current westerly line of said Original 17.716 acre tract, along the easterly line of the remainder piece of said Original 7.3695 acre tract and along the easterly line of said existing City of Columbus Corporation Line, **834.9± feet to the True Point of Beginning**. Containing **4.6± acres**.

The above description was prepared by Advanced Civil Design Inc. on July 21, 2025 and is based on information obtained from the Franklin County Auditor's Office and Franklin County Recorder's Office.

The total length of the annexation perimeter is 2,266± feet, of which 835± feet are contiguous with existing City of Columbus Corporation lines, being 36.9±% contiguous.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

This is not to be used for the transfer of land and is for annexation purposes only.

ADVANCED CIVIL DESIGN, INC.
Douglas R. Hock, P.S. 7661
Date: 9/25/25

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