

**PARCEL 137-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 Clearview Property Management LLC by deed of record in Instrument # 201311290198180 (all references to the Recorder's Office, Franklin County, Ohio) also being part of lot 191-192 of Duxberry Park Subdivision in Plat Book 20, Page 21 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:

Beginning at an iron pin set at the intersection of the existing easterly right of way of Joyce Avenue (60' RW) and the existing northerly right of way of Maynard Avenue (50' RW), being the grantor's southwest corner and being 30.00 feet right of station 113+72.01 on Joyce Avenue;

thence N 13°35'41" E along the said right of way of Joyce Avenue a distance of 84.93 feet to an iron pin set at the southwest corner of a tract of land conveyed to Unity Community Development Corp. by deed of record in Instrument # 200909030129505, being 30.00 feet right of station 114+56.94;

thence S 76°24'19" E along the south property line of the said Unity tract a distance of 10.00 feet to an iron pin set, being 40.00 feet right of station 114+56.94;

thence S 13°35'41" W across the grantor's tract a distance of 51.94 feet to an iron pin set, being 40.00 feet right of station 114+05.00;

thence S 36°17'55" E across the grantor's tract a distance of 39.22 feet to an iron pin set in the said right of way of Maynard Avenue, being 70.00 feet right of station 113+79.73;

thence N 87°19'46" W along the said right of way of Maynard Avenue a distance of 40.74 feet to the point of beginning.

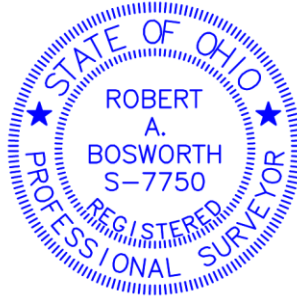
The above described area is contained within the Franklin County Auditor's Parcel Numbers 010-098839. Within said boundary is 0.030 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.030 acres, more or less.

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 McConnelssville 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 17<sup>th</sup> 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".



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

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