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Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By [Signature] Date 02/22/2023

**Proposed 3.8± Acre Annexation
from Plain Township
to the City of Columbus**

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Situated in the State of Ohio, County of Franklin, Township of Plain, being part of Quarter Township 3, Township 2, Range 16, United States Military Lands and containing 3.8± acres of land, more or less, said 3.8± acres being part of an original 1.722 acre tract of land as conveyed to Michelle Copley and Michelle Shirzadian in Instrument No. 201201310013514, part of an original 2.238 acre tract of land as conveyed to Jamie Helber in Instrument No. 200301240024792, part of a 0.144 acre tract of land as conveyed to the City of Columbus in Instrument No. 201302040019082 as Parcel 16-WD, and part of a 0.103 acre tract of land as conveyed to the City of Columbus in Instrument No. 201202170022888 as Parcel 17-WD, said 3.8 ± acres more particularly described as follows:

Beginning, at a point on the west line of said Parcel 17-WD, the east line of a 0.164 acre tract as conveyed to the City of Columbus in Instrument No. 201205040062830 as Parcel 18-WD, said point being 20 feet south of the centerline of Warner Road (R/W Varies), and being in a southerly City of Columbus Corporation Line (Case No. 60-03, Ord. No. 0432-2004, Instrument No. 200407190166446);

Thence **S 86°24'01" E**, across said Parcel 17-WD, the right of way of said Warner Road (R/W Varies) and with said southerly City of Columbus Corporation line, **149.18± feet** to the east line of said Parcel 17-WD, the west line of said Parcel 16-WD, and being in said southerly City of Columbus Corporation line;

Thence **S 86°26'38" E**, across said Parcel 16-WD, the right of way of said Warner Road (R/W Varies) and with said southerly City of Columbus Corporation Line, **221.54± feet** to the east line of said Parcel 16-WD, the west line of a 0.129 acre tract of land as conveyed to the City of Columbus in Instrument No. 201204100048994 as Parcel 15-WD, being in said southerly City of Columbus Corporation Line, and being on a westerly City of Columbus Corporation Line (Case No. 2-97, Ord. No. 1387-97, Instrument No. 199710070113535);

Thence **S 01°21'23" E**, with the east line of said Parcel 16-WD, the west line of said Parcel 15-WD, across the right of way of said Warner Road (R/W Varies), the east line of said original 2.238 acre tract, the west line of a 2.070 acre tract of land as dedicated to The Reserve at Preston Woods Condominiums, Fifteenth Amendment, Phase XVI in Condominium Plat 232, Pg. 10, and said westerly City of Columbus Corporation Line, **393.57± feet** to the southeast corner of said original 2.238 acre tract, a southwest corner of said 2.070 acre tract, being on the north line of a 0.648 acre tract of land as dedicated to The Reserve at Preston Woods Condominiums, Eleventh Amendment, Phase XII in Condominium Plat 211, Pg. 35, and being on said westerly City of Columbus Corporation Line;

Thence **N 86°26'38" W**, with the south line of said original 2.238 acre tract, the north line of said 0.648 acre tract, the north line of a 0.428 acre tract of land as dedicated to The Reserve at Preston Woods Condominiums, Twelfth Amendment, Phase XIII in Condominium Plat 221, Pg. 16, and said northerly City of Columbus Corporation Line, **254.49± feet** to the southwest corner of said original 2.238 acre tract, the northwest corner of said 0.428 acre tract, being on the east line of said original 1.722 acre tract, and being on said City of Columbus Corporation Line;

Thence **S 03°33'59" W**, with the east line of said original 1.722 acre tract, the west line of said 0.428 acre tract, and said westerly City of Columbus Corporation Line, **87.88± feet** to the southeast corner of said original 1.722 acre tract, an angle point of said 0.428 acre tract, the northwesterly corner a 0.275 acre tract of land as dedicated to The Reserve at Preston Woods Condominiums, Eighth Amendment, Phase IX in Condominium Plat 198, Pg. 11, the northeast corner of a 0.499 acre tract of land as dedicated to The Reserve at Preston Woods Condominiums, Seventh Amendment Phase XIII in Condominium Plat 191, Pg. 1, being on said westerly City of Columbus Corporation Line and a northerly City of Columbus Corporation Line (Case No. 22-86, Ord. No. 2982-86, Official Record 8860 E-19);

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Thence **N 86°24'01" W**, with the south line of said original 1.722 acre tract, the north line of said 0.499 acre tract, and said City of Columbus Corporation Line, **150.00± feet** to the southwest corner of said original 1.722 acre tract, being on the north line of said 0.499 acre tract, the southeast corner of an original 2.869 acre tract of land as conveyed to Hudson Square, LLC in Instrument No. 201204200054620 and 9% interest to Hudson Square II, LLC in Instrument No. 201312200207854 as Parcel III, being on said northerly City of Columbus Corporation Line, and an easterly City of Columbus Corporation Line (Case No. 10-11, Ord. No. 1226-2011, Instrument No. 201112010156269);

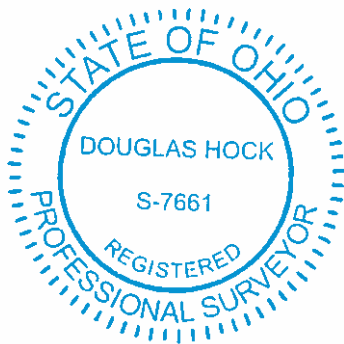
Thence **N 03°33'59" E**, with the west line of said original 1.722 acre tract, the east line of said Parcel III, and said City of Columbus Corporation Line, **480.00± feet** to the **Point of Beginning**, containing **3.8± acres** .

The above description was prepared by Advanced Civil Design Inc. on February 16, 2023 and is based on existing Franklin County Auditor records and Franklin County Recorder's records.

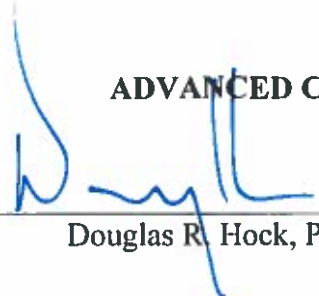
The total length of the annexation perimeter is 1,737± feet, of which 1,737± feet are contiguous with existing City of Columbus Corporation lines, being 100±% contiguous.

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.

 2/21/23
Date:

Douglas R. Hock, P.S. 7661 Date: