

**14.9± Acre Annexation
from Orange Township
to the City of Columbus**

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Situated in the State of Ohio, County of Delaware, Township of Orange, being part of Farm Lot 8, Quarter Township 3, Township 3, Range 18, United States Military District, and containing 14.9± acres of land, more or less, said 14.9± acres being all of a 9.892 acre tract of land conveyed to Robert H. Rice & Rhonda Rice, Trustees, in O.R. 1379, Pg. 2770 and all of a 5.032 acre tract of land conveyed to Rhonda L. Rice & Ronald H. Rice, Trustees, in O.R. 935, Pg. 1498, said 14.9± acres being more particularly described as follows:

Beginning at the southwest corner of said 9.892 acre tract, the southeast corner of a 1.440 acre tract of land conveyed to True North Energy, LLC and Clare Acquisitions, LLC in O.R. 719, Pg. 1799, being on the centerline of Lazelle Road (C.R. 6) (R/W Varies), the common line of Delaware County and Franklin County, and a northerly City of Columbus Corporation Line (Case No. 31-86, Ord. No. 57-87, O.R. 9154105);

Thence **N 05° 05' 00" W**, with a west line of said 9.892 acre tract, the east line of said 1.440 acre tract, across the right-of-way of said Lazelle Road (C.R. 6) (R/W Varies), and with an easterly City of Columbus Corporation Line (Res. No. 00-39, Ord. No. 1263-98, Cabinet 2, Sl. 100), **300.17 feet** to an angle point in the west line of said 9.892 acre tract, the northeast corner of said 1.440 acre tract, and an angle point of said City of Columbus Corporation Line;

Thence **N 89° 19' 47" W**, with a south line of said 9.892 acre tract, the north line of said 1.440 acre tract, the north line of a 0.2259 acre tract of land conveyed to the City of Columbus, Ohio in O.R. 1655, Pg. 2459, and with said City of Columbus Corporation Line, **209.74 feet** to an angle point of the west line of said 9.892 acre tract, the northwest corner of said 0.2259 acre tract, being on the easterly right-of-way line of North High Street (U.S. 23) (R/W Varies) as shown in ODOT Plans FRA-23-23.69, FRA-23-23.40, DEL-23-0.00, S.H. (I.C.H.) No. 4 SEC. L-G-H & I (1931), S.H. 4 SEC.-L-PT. (1940) and formerly being the railroad right-of-way of C.D. & M, and an angle point of said City of Columbus Corporation Line;

Thence **N 05° 05' 00" W**, with the west line of said 9.892 acre tract and the easterly right-of-way line of said North High Street (U.S. 23) (R/W Varies), **716.31 feet** to the northwest corner of said 9.892 acre tract and an angle point of the easterly right-of-way line of said North High Street (U.S. 23) (R/W Varies);

Thence **S 89° 35' 37" E**, with the north line of said 9.892 acre tract and the easterly right-of-way line of said North High Street (U.S. 23) (R/W Varies), **21.61 feet** to the southwest corner of a 0.205 acre tract of land conveyed to City of Columbus, Ohio in O.R. 1273, Pg. 467, an angle point of the easterly right-of-way line of said North High Street (U.S. 23) (R/W Varies), and an angle point of a southerly City of Columbus Corporation Line (Res. No. 11-1380, Ord. No. 0386-2012, I.N. 201200034994, Cabinet 4, Sl. 23);

Thence continuing **S 89° 35' 37" E**, with the north line of said 9.892 acre tract, the south line of said 0.205 acre tract, the south line of a 19.182 acre tract of land conveyed to Remington Owner 1, LLC - 17.33%, Remington Owner 2, LLC - 8.24%, Remington Owner 3, LLC - 5.68%, Remington Owner 4, LLC - 9.66%, Remington Owner 5, LLC - 25.57%, Remington Owner 6, LLC - 15.91%, Remington Owner 7, LLC - 8.52%, and Remington Owner 8, LLC - 9.09% in O.R. 1591, Pg. 2866, and with said southerly City of Columbus Corporation Line, **934.05 feet** to the northeast corner of said 9.892 acre tract, an angle point in the west line of said 19.182 acre tract, and an angle point of said City of Columbus Corporation Line;

Thence **S 03° 47' 27" W**, with the east line of said 9.892 acre tract, the east line of said 5.032 acre tract, the west line of said 19.182 acre tract, and said City of Columbus Corporation Line, **372.53 feet** to a southeast corner of said 5.032 acre tract, the northeast corner of a tract conveyed to THCRE Holdings, LLC in O.R. 1866, Pg. 743 as Parcel 1, said Parcel 1 also being Lot 826 as numbered and delineated for Hardwood Subdivision in P.B. 18, Pg. 133, being on the west line of said 19.182 acre tract, and said westerly City of Columbus Corporation Line;

Thence with the common line of said 5.032 acre tract, said Parcel 1 and said Lot 826 the following two (2) courses and distances:

1. **N 89° 18' 12" W, 249.97 feet** to a point;
2. **S 03° 47' 24" W, 200.57 feet** to an angle point in the east line of said 5.032 acre tract, the northeast corner of a 0.352 acre tract also conveyed to THCRE Holdings, LLC in O.R. 1866, Pg. 743, and being on the west line of said Parcel 1 and said Lot 826;

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Thence with the common line of said 5.032 acre tract and said 0.352 acre tract the following three (3) courses and distances:

1. N 86° 20' 15" W, 85.47 feet to a point;
2. S 03° 39' 45" W, 180.00 feet to a point;
3. S 86° 20' 15" E, 85.08 feet to an angle point in the east line of said 5.032 acre tract, the southeast corner of said 0.352 acre tract, and being on the west line of said Parcel 1 and said Lot 826;

Thence S 03° 46' 04" W, with the east line of said 5.032 acre tract, the west line of said Parcel 1 and said Lot 826, and across the right-of-way of said Lazelle Road (C.R. 6) (R/W Varies) as dedicated in P.B. 18, Pg. 133, 264.41 feet to the southeast corner of said 5.032 acre tract, the southwest corner of said Parcel 1 and said Lot 826, being on the centerline of said Lazelle Road (C.R. 6) (R/W Varies), the common line of said Delaware County and Franklin County, and being on said northerly City of Columbus Corporation Line (Case No. 31-86, Ord. No. 57-87, O.R. 9154105);

Thence N 89° 18' 24" W, with the south line of said 5.032 acre tract, the south line of said 9.892 acre tract, the centerline of said Lazelle Road (C.R. 6) (R/W Varies), the common line of said Delaware County and said Franklin County, and with said northerly City of Columbus Corporation Line, 338.77 feet to the **Point of Beginning**, containing 14.9± acres more or less.

The above description was prepared by Advanced Civil Design Inc. on December 20, 2024 and is based on existing Delaware County Auditor records and Delaware County Recorder's records.

The total length of the annexation perimeter is ±3,959 feet, of which ±2,177 feet are contiguous with existing City of Columbus Corporation lines, being ±55% contiguous. No island of unincorporated acreage is created by this annexation.

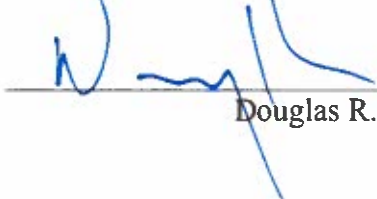
This exhibit is for a proposed Expedited II annexation to be considered under ORC Sections 709.021 and 709.023.

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

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



ADVANCED CIVIL DESIGN, INC.

 12/23/24

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

I hereby certify the within to be a true copy of the original on file in the Map Department.

DELAWARE COUNTY ENGINEER
Map Department



Engineer No.

Date: 12-26-24 By: Ayel Shamis