

**PARCEL 114-WD1**  
**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 Beverly J. Allison and Beverly J. Allison, Trustee by deeds of record in Instrument Number 199811040283206 and Instrument Number 200208290214639, all references to the Recorder's Office, Franklin County, Ohio, also containing part of lots 44-46 of Duxberry Park Subdivision in Plat Book 20, Page 21 and being a parcel of land located on the left side of the centerline of construction for Joyce Avenue and the south side of the centerline of 25th 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 westerly right of way line of Joyce Avenue (60' RW) and the southerly right of way line of 25th Avenue (50' RW), said point being in the easterly line of the said lot 44, the southeasterly corner of a right of way fee take by the City of Columbus of record in Instrument Number 19990707171753, and being 30.00 feet left of station 103+38.37 on Joyce Avenue;

Thence S 13°35'41" W along said westerly right of way line of Joyce Avenue and the east line of the said lots 44-46 a distance of 783.88 feet to an iron pin set in the northerly line of a tract conveyed to Joy Enterprises, Inc. of record in Official Record 22022F16, being 30.00 feet left of station 95+54.48;

Thence along the said northerly line, N 86°41'19" W a distance of 10.16 feet to an iron pin set, being 40.00 feet left of station 95+52.67;

Thence crossing the said Allison tract and the said lots 44-46, N 13°35'41" E a distance of 794.28 feet to an iron pin set on the southerly line of the said 25<sup>th</sup> Avenue and the southerly line of the said City of Columbus right of way fee take, being 40.00 feet left of station 103+46.94;

Thence along the southerly line of the said 25<sup>th</sup> Avenue and the southerly line of the said City of Columbus right of way fee take, S 35°46'56" E a distance of 13.18 feet to the point of beginning.

The above described area is contained within the Franklin County Auditor's Parcel Number 010-098901 (0.156 acres gross take, 0.000 acres in the present road occupied, resulting in a net take of 0.156 acres) and 010-098693 (0.025 acres gross take, 0.000 acres in the present road occupied, resulting in a net take of 0.025 acres) and a total gross take of 0.181 acres, more or less, of which 0.000 acres is in the present road occupied, for a total net take of 0.181 acres, more or less.

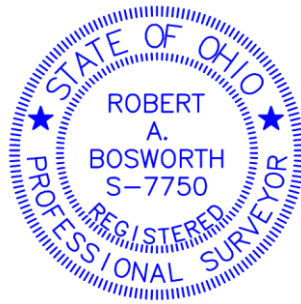
This description and survey was prepared from field observations made in March 2009 and reviewed on April 16, 2014 by Robert A. Bosworth, Registered Surveyor #7750.

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 McConnelville 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 station and offset 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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