

**PARCEL 112-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 Plaskolite Inc. by deeds of record in Deed Book 2408, Page 565, Deed Book 2784, Page 331, Deed Book 2972, Page 58, Deed Book 3014, Page 219, Deed Book 3525, Page 193, Official Record 01346J01, Official Record 01346J07, Official Record 006752A01, and Official Record 07354C13 and an Affidavit in Official Record 01915F03 that shows name changes to the current owner (all references to the Recorder's Office, Franklin County, Ohio) also containing part of lots 1-3 of Casita Park Subdivision in Plat Book 17, Page 178 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:

*Commencing for reference* at a railroad spike set at the intersection of the centerline of Joyce Avenue (60' RW) and the centerline of 23<sup>rd</sup> Avenue (50' RW), being at station 98+07.14 on Joyce Avenue and station 10+00.00 on 23<sup>rd</sup> Avenue;

Thence along the said centerline of Joyce Avenue, S 13°35'41" W a distance of 147.34 feet to a Mag nail set at centerline station 97+89.80, the northerly property line of tract conveyed to Plaskolite Inc. of record in Official Record 01346J01 and being the **True Point of Beginning**;

Thence along the said northerly line, S 86°38'20" E a distance of 30.48 feet to an iron pin set in the easterly existing right of way of Joyce Avenue, being 30.00 feet right of station 96+65.21;

Thence along the said right of way, N 13°35'41" E a distance of 121.94 feet to an iron pin set in the southerly existing right of way of 23<sup>rd</sup> Avenue, being 30.00 feet right of station 97+87.15;

Thence along the said southerly existing right of way, S 86°38'20" E a distance of 30.03 feet to an iron pin set, being 59.55 feet right of station 97+92.49;

Thence across the grantor's tract, S 81°13'24" W a distance of 24.93 feet to an iron pin set, being 38.00 feet right of station 97+84.00;

Thence across the grantor's tract, S 13°35'41" W a distance of 413.00 feet to an iron pin set, being 36.50 feet right of station 93+70.00;

Thence across the grantor's tract, S 20°43'12" W a distance of 4.03 feet to an iron pin set, being 36.00 feet right of station 93+66.00;

Thence across the grantor's tract, S 13°56'47" W a distance of 81.50 feet to an iron pin set, being 35.50 feet right of station 92+84.50;

Thence across the grantor's tract, S 76°24'19" E a distance of 1.00 feet to an iron pin set, being 36.50 feet right of station 92+84.50;

Thence across the grantor's tract, S 13°35'41" W a distance of 236.36 feet to an iron pin set, being 36.50 feet right of station 90+48.11;

Thence across the grantor's tract, S 13°32'54" W a distance of 177.88 feet to an iron pin set in the north line of a tract conveyed to Norse Dairy Systems LLC by deed of record in Instrument Number 200006230124420, being 36.50 feet right of station 88+70.22;

Thence along the said north line of the said Norse Dairy Systems tract, N 86°37'22" W a distance of 37.08 feet to a Mag nail set at centerline of Joyce Avenue station 88+63.68;

Thence along the said centerline of Joyce Avenue, N 13°32'54" E a distance of 184.45 feet to a monument box to be set at centerline of Joyce Avenue station 90+48.12;

Thence continuing along the said centerline of Joyce Avenue, N 13°35'41" E a distance of 611.67 feet to the **True Point of Beginning**.

The above described area is contained within the Franklin County Auditor's Parcel Numbers 010-098696, 010-098904, 010-098893, 010-098593, 010-017021, 010-098891, 010-098896, 010-098903, 010-098491, 010-098489, and 010-098538. Within said boundary is 0.685 acres, more or less of which 0.515 acres is in the present road occupied, for a total net take of 0.170 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 McConnelsville 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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Date