

PROPOSED 0.16 ACRE ANNEXATION DESCRIPTION

FROM: CLINTON TOWNSHIP
TO: THE CITY OF COLUMBUS

By LH/RW Date 07/29/2019

Situated in the State of Ohio, County of Franklin, Township of Clinton, and being 0.16 acres out of the parcel of land conveyed to Kaeding Properties, LLC [Auditor's Tax Parcel 130-001393-00] by the deed recorded in the Recorder's Instrument Number 201903130028315, and being further described as follows:

Beginning at the southwest corner of said Kaeding Properties, LLC parcel, said point being the common corner of Lots 45 and 46 of Lincoln Heights as recorded in Plat Book 7, Page 250, the southeast corner of a 0.21 acre parcel of land conveyed to 1486 Chesapeake, LLC, being in the northerly right-of-way line of Chesapeake Avenue, and being at a corner of the existing corporation line of the City of Columbus, as established by Ordinance No. 2305-2012, and recorded in Instrument Number 201212100188742, also as established by Ordinance No. 0729-2013, and recorded in Instrument Number 201310300182319;

thence in a Northerly direction, a distance of approximately 175 feet along the previously mentioned City of Columbus corporation line as established by Ordinance 0729-2013, the westerly line of said Kaeding Properties, LLC parcel (and said Lot 46), and the easterly line of said 1486 Chesapeake, LLC parcel (and said Lot 45), to the northwest corner of said Kaeding Properties, LLC parcel (and said Lot 46), said point being the northeast corner of said 1486 Chesapeake, LLC parcel (and said Lot 45), said point being in the southerly right-of-way line of an alley;

thence in an Easterly direction, a distance of approximately 40 feet along the previously mentioned City of Columbus corporation line as established by Ordinance 0729-2013, the northerly line of said Kaeding Properties, LLC parcel (and said Lot 46), and the southerly line of said alley, to the northeast corner of said Kaeding Properties, LLC parcel (and said Lot 46), said point being the northwest corner of a 0.16 acre parcel of land conveyed to 2 Guys 1474-1476 1/2 Chesapeake Avenue, LLC (and Lot 47), and being at a corner of the existing corporation line of the City of Columbus, as established by Ordinance No. 0065-2012, and recorded in Instrument Number 201203290042780;

thence in a Southerly direction, a distance of approximately 175 feet along the previously mentioned City of Columbus corporation line as established by Ordinance 0065-2012, the easterly line of said Kaeding Properties, LLC parcel (and said Lot 46), the westerly line of said 2 Guys 1474-1476 1/2 Chesapeake Avenue, LLC parcel (and said Lot 47), to the southeast corner of said Kaeding Properties, LLC parcel (and said Lot 46), said point being the southwest corner of said 2 Guys 1474-1476 1/2 Chesapeake Avenue, LLC parcel (and Lot 47), said point being in the northerly right-of-way line of Chesapeake Avenue, and being at a corner of the previously mentioned City of Columbus corporation line as established by Ordinance 2305-2012;

thence in a westerly direction, a distance of approximately 40 feet along the previously mentioned City of Columbus corporation line as established by Ordinance 2305-2012, along the northerly right-of-way line of Chesapeake Avenue, and along the southerly line of said Kaeding Properties, LLC parcel (and said Lot 46), to the Point of Beginning of this description, and containing approximately 0.16 Acres of land, more or less.

The Annexation Area Perimeter is 430 feet; the Annexation Area Contiguous to the Existing Corporation line is 430 feet resulting in 100% Contiguous Annexation.

The above description was prepared by Smart Services, Inc. (located at 88 W. Church Street, Newark, Ohio) by Brian D. Smart in June of 2019, from the best available County Records. This information was not derived from an actual field survey. The above description is not valid for the transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.

RECEIVED

JUL 29 2019

Franklin County Engineer