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MAR 17 2021

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

March 12, 2021

**LEGAL DESCRIPTION
FOR THE ANNEXATION OF A 5.633 ACRE TRACT
TO BE ANNEXED INTO THE CITY OF COLUMBUS
FROM WASHINGTON TOWNSHIP**

**ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.
FRANKLIN COUNTY ENGINEER
By FAM/LL Date 3/17/2021**

Situated in the State of Ohio, County of Franklin, Washington Township being part of Virginia Military Survey No. 3453, being part of a 5.217 acre tract as described in a deed to the City of Columbus of record in Instrument No. 201409220124635, of which 5.090 acres are in the proposed annexation, being a 0.381 acre and a 0.190 acre tract as described in a deed to the City of Columbus of record in Instrument number 201807100091345, of which 0.443 acre are in the proposed annexation, being a 0.100 acre tract as described in a deed to CITY OF COLUMBUS, a municipal corporation of record in Instrument Number 202009080133297, of which 0.100 acre in the proposed annexation, (All references are to records of the Recorders Office, Franklin County, Ohio) and being more particularly described as follows.

Beginning for reference at the northeast corner of said 5.217 acre tract, being at the southeast corner of a 7.110 acre tract as described in a deed to the Avondale Woods II Senior Housing Limited Partnership of record in Instrument Number 201709130128074, being in the centerline of Avery Road;

Thence South 88° 55' 35" West, along the north property line of said 5.217 acre tract, and the south line of said 7.110 acre tract, a distance of 30.00 feet to a point in the corporation line of the City of Columbus as established by ordinance number 1726-03, being of record in Instrument Number 200312020382931 and being the **TRUE POINT OF BEGINNING**;

Thence South 00°00'00" West, through said 5.217 acre tract, and along the said corporation line of the City of Columbus, a distance of 369.30 feet to a point in the southerly line of said 0.190 acre tract and being in the northerly line of a 5.031 acre tract as described in a deed to Mohamad & Roya S. Daneshmand of record in Official Record 33245D08;

Thence North 90° 00' 00" West, along the southerly line of said 0.190 acre tract, and the northerly line of said 5.031 acre tract, and the corporation line between the City of Columbus as established by ordinance number 1533-02, a distance of 10.00 feet to a point at the southwesterly corner of said 0.190 acre tract, being the southeasterly corner of an original 3.220 acre tract as described in a deed to Tarek M. Moussa and Bayan Siball of record in instrument number 201304220066013;

Thence North 00° 00' 00" East, along the west line of said 0.190 acre and along the east line of said 3.220 acre tract, a distance of 116.6' to a point;

Thence North 20° 07' 03" West, along the west line of said 0.190 acre tract, and the east line of said 3.220 acre tract, 72.83 feet to a point in the northerly line of said 3.220 acre tract, and the southerly line of said 5.217 acre tract;

Thence North 89° 59' 24" West, along the northerly line of said 3.220 acre tract and the southerly line of said 5.217 acre tract, a distance of 731.0 feet to a point; at a corner of said 5.217 acre tract and said 3.220 acre tract, and said 0.381 acre tract

Thence South 00° 00' 36" West, along an east line of said 0.381 acre tract, and a line of said 3.220 acre tract, a distance of 10.00 feet to a point;

Thence South 83° 00' 42" West, along a south line of said 0.381 acre tract, and a line of said 3.220 acre tract, and along a north line of an original 2.000 acre tract as described in a deed to Tarek M. Moussa and Bayan Siball of record in instrument number 201304220066012, a distance of 287.0 feet to a point;

Thence North 90° 00' 00" West, along a south line of said 0.381 acre tract and a north line of said 2.000 acre tract, a distance of 179.9 feet to a point in the westerly line of said 2.00 acre tract, being in the easterly line of a 120.07 acre tract as described in a deed to the New York central Lines, LLC. by deed of record in Instrument No. 200507210144738, being in the corporation line of the City of Columbus, as established by city ordinance number 1533-02;

Thence North 33° 48' 59" West, along the westerly line of said 2.00 acre tract, said 5.217 acre tract, and the easterly line of said 120.07 acre tract, and along the said corporation line of the City of Columbus, a distance of 245.06 feet to a point at the northwesterly corner of said 0.100 acre tract, being the southwest corner of an original 139.874 acre tract as described in a deed to Homewood Corporation of record in Official Record 23250-A17, being a corner of the corporation line of the City of Dublin, as established by City of Dublin ordinance number 92-92.

Thence North 88° 55' 35" East, along the northerly line of said 5.217 acre tract, the southerly line of said 139.874 acre tract, the southerly line of said 7.110 acres tract, and the corporation line of the City of Dublin, a distance of 1366.8 feet to the TRUE POINT OF BEGINNING, and containing 5.633 acres in the proposed annexation.

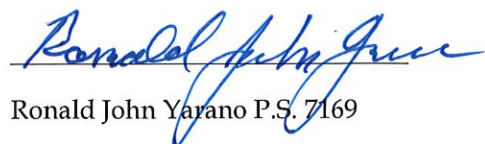
This document and exhibit were prepared from deeds and records on file in the Recorders office, Franklin County, Ohio.

This description and exhibit is for Annexation purposes only and is not to be used for transfer.

The bearings are based on the centerline of Avery road as North 00° 00' 00" East.

This document was prepared by the City of Columbus, Department of Public Service, Division of Design and Construction.

Total perimeter of annexation is 3389 feet of which 614.4 feet is contiguous with the City of Columbus by ordinance number 1533-02 and 1726-03, giving 18% perimeter contiguity.

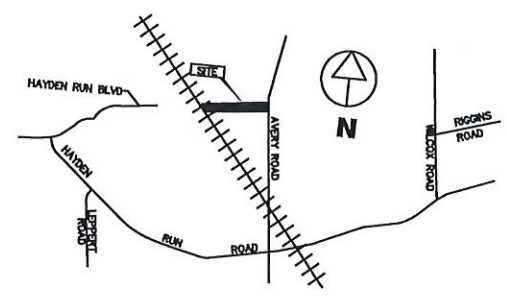
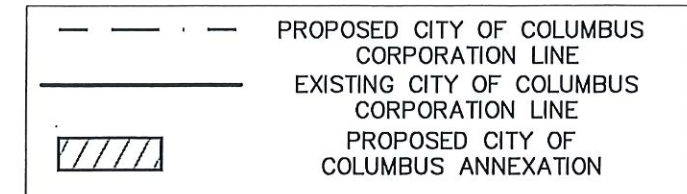

Ronald John Yarano P.S. 7169

3/17/2021
Date



PROPOSED ANNEXATION OF 5.633+/- ACRES
FROM WASHINGTON TOWNSHIP
TO THE CITY OF COLUMBUS

LEGEND



LOCATION MAP
N.T.S.

RECEIVED
MAR 17 2021
Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

SITUATED IN:
VMS NO. 3453
TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, OHIO

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

By FAJ/LM Date 3/17/2021

AVONDALE WOODS II SENIOR HOUSING
LIMITED PARTNERSHIP
7.110 AC
I.N. 201709130128074
P.N. 274-001505-00
AVONDALE SENIOR VILLAGE AMENDED
P.B. 114, PG. 41-43

HOMWOOD CORPORATION
ORIGINAL 139.874 AC.
O.R. 23250-A17
P.N. 274-000137

CITY OF DUBLIN
ORD. NO. 92-92
O.R. 20425, PG. B10

S88°55'35"W
30.00'

CITY OF COLUMBUS,
a municipal corporation
PARCEL 30C
0.100 acre
I.N. 202009080133297

CITY OF DUBLIN

N88°55'35"E
1366.8'±

CITY OF COLUMBUS, OHIO
5.217 AC

5.090 ACRES IN PROPOSED ANNEXATION
5.217 AC (TOWNSHIP OF WASHINGTON)
I.N. 201409220124635

POB

RPOB

CITY OF DUBLIN
CITY OF COLUMBUS
R-1W
I.N. 200212260331528

CITY OF COLUMBUS
NEW YORK CENTRAL LINES, LLC
SEGMENT F (LINE CODE 8122)
I.N. 200212180325201
I.N. 200507210144733
I.N. 200507210144738
ORIGINAL PARTITION IN
D.B. 76, PG. 178

N90°00'00"W
179.9'±

PARCEL 3-WD1
TAREK M. MOUSSA
BAYAN SIBALI
2.000 AC.
I.N. 201304220066012
P.N. 272-000629

S83°00'42"W
287.0'±

CITY OF COLUMBUS
PARCEL 3-WD1-0.381 ACRE
PARCEL 3-WD2-0.190 ACRE
0.443 ACRES IN PROPOSED ANNEXATION
0.571 (TOWNSHIP OF WASHINGTON)
I.N. 201807100091345

Proposed City of
Columbus Line

PARCEL 3-WD2
TAREK M. MOUSSA
BAYAN SIBALI
3.220 AC.
I.N. 201304220066013
P.N. 272-000497

This exhibit is for Annexation
purposes only and is not to be
used for transfer

CITY OF COLUMBUS
ORD. NO. 1533-02
I.N. 200212260331528

MOHAMAD & ROYA S. DANESSHMAND
5.031 AC.
O.R. 33245_D08
P.N. 010-265647-00

CONTIGUITY NOTE

TOTAL PERIMETER OF ANNEXATION IS 3389 FEET OF WHICH 614.4' IS
CONTIGUOUS WITH THE CITY OF COLUMBUS BY ORDINANCE NUMBER
1533-02 AND 1726-03, GIVING 18% PERIMETER CONTIGUITY

NOTE
THIS ANNEXATION DOES NOT CREATE ISLAND OF UNICORPATED
AREAS WITHIN THE LIMITS OF THE AREA TO BE ANNEXED



PREPARED BY Ronald John Yarano DATE 3/17/2021

