

ANNEXATION DESCRIPTION

1.443± Acres

From Orange Township to City of Columbus

This petition is filed as Expedited II Annexation Proceeding
under Sections 709.021 and 709.023 of the Ohio Revised Code

Situated in the State of Ohio, County of Delaware, Township of Orange, Farm Lot 16, Section 4, Township 3, Range 18, United States Military Lands, being all of the 1.443-acres of land conveyed to 3812 Powell Road LLC by deed of record in Official Record 2136, Page 2117, all deed references are of record at the Recorder's Office of Delaware County, Ohio and being more particularly described as follows:

Commencing at the southwest corner of said Farm Lot 16;

Thence South 84°23'33" East, along the south line of said Farm Lot 16, a distance of 4063.84 feet to a point on the former centerline of Olde E. Powell Road;

Thence North 02°45'00" East, along said former centerline of Olde E. Powell Road, a distance of 97.51 feet to a point;

Thence North 83°09'00" West, a distance of 30.08 feet to a point in the west right-of-way line of said Olde E. Powell Road, said point being a corner of the lands conveyed to NP/FG, LLC by deed of record in Official Record 2021, Page 2682, said point also being a corner in the existing City of Columbus corporation line by Ordinance 3310-90, recorded in Plat Book 24, Page 83,, said point also being the **True Point of Beginning** of this description;

Thence along the lines of said tract conveyed to NP/FG, LLC and along said existing corporation lines of the City of Columbus, the following courses:

- **North 83°09'00" West**, a distance of **269.47 feet** to a point;
- **North 03°40'00" East**, a distance of **146.25 feet** to a point;
- **North 04°23'00" East**, a distance of **51.82 feet** to a point;
- **North 80°21'00" East**, a distance of **262.37 feet** to a point in the aforementioned west right-of-way line of Olde E. Powell Road;

Thence along said west right-of-way line of Olde E. Powell Road, along a non-tangent arc deflecting to the right, having a radius of **606.62 feet**, an arc length of **86.38 feet**, an interior angle of **8°09'33"**, the chord of said arc bears **South 03°02'44" East**, a chord distance of **86.31 feet** to a point;

Thence **South 02°45'00" West**, continuing along said west right-of-way line of Olde E. Powell Road, on a line non-tangent to the last called arc, a distance of **187.77 feet** to the **True Point of Beginning**.

Containing 1.443± acres of land, more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above-described tract of land.

This annexation description is a general description of the location of the property to be annexed and is not a boundary survey as defined in the O.A.C. Chapter 4733-37. The above description is for annexation purposes only and not intended to be used for the transfer of real property. This annexation does not create any unincorporated islands.

The above annexation contains 729.91± lineal feet that is contiguous with the existing corporation line of the City of Columbus, with a total perimeter of 1004.06± lineal feet to be annexed to the City of Columbus, that being 73% of the perimeter length that is contiguous to the existing corporation line of the City of Columbus. Zero lineal feet of E. Olde Powell Road is affected by this annexation.



CESO, Inc.

Sean T. Brooks, PS
Ohio Registered Surveyor No. 8828

Date

Approved

A handwritten signature in black ink, appearing to read "Chris Bannan".

CESO 

Aysel Shamis, 6/4/25 DCMD

766165-OPA-Powell Rd Annex Desc.doc
5/21/2025