

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 South Miami St.
West Milton, Ohio 45383
937-698-3000

February 10, 2025

Annexation Description

From: Jackson Township and Franklin Township
To: City of Columbus

Situate in the State of Ohio, County of Franklin, Townships of Jackson and Franklin, and being part of V.M.S. 9264 and V.M.S. 424, being part of a 12.539 acre tract as described to Central Ohio Contractors, Inc. in Instrument Number 200612190251126 of the Official Records of the Franklin County Recorder's Office, Auditor's Tax Parcel 160-000078-00, part of a 8.721 acre tract as described to Central Ohio Contractors, Inc. in O.R. 11707F10 of the Franklin County Recorder's Office, Auditor's Tax Parcel 160-002509-00, and part of a 17.51 acre tract as described to George J. Igel & Co., Inc. and PJR in Volume 3777, page 802 of the Franklin County Recorder's Office, Auditor's Tax Parcel 160-000182-00, a portion of Interstate 71 (right of way varies), Dyer Road (right of way varies) and Jackson Pike (right of way varies) and being further described as follows:

Commencing at a monument box FCGS 6115 found at the intersection of the centerline of Dyer Road (right of way varies) and the centerline of Jackson Pike (SR-104) (right of way varies), said point being the northeast corner of said 12.539 acre tract and the southeast corner of said 8.721 acre tract;

Thence along the centerline of said Jackson Pike in a northerly direction of approximately 19 feet to a point on the easterly line of said 8.721 acre tract and on the common line of Existing City of Columbus Corporation Lines (Ordinance No. 1328-70 and M.R. 151, page 137) and (Ordinance No. 2142-96 O.R. 33381A12);

Thence along the said common City of Columbus Corporation Line, and across said 8.721 acre tract in a westerly direction of approximately 30 feet to an angle point on the said common line of the existing corporation line of the City of Columbus, and also being on the former west right of way line of said Jackson Pike, said point marking the **TRUE POINT OF BEGINNING** for this description;

Thence along said City of Columbus corporation line as established by Ordinance 2142-96 and along the said former west right of way line of Jackson Pike (60' old right of way) and also continuing on through said 8.721 and 12.539 acre tracts, in a southerly direction a distance of approximately 687 feet to the intersection of a south line of said 12.539 acre tract, and also being at a corner of the existing corporation line of the City of Columbus as established by Ordinance 2142-96 recorded in O.R. 33381A12, and also being the north line of a 16.855 acre tract as described by deed to Liberty Tire Services of Ohio, LLC in Instrument Number 200703050038242 of the Franklin County Recorder's Office, Auditor's Tax Parcel 010-237828-00,, with the said former west right of way line of Jackson Pike (60' old right of way);

Thence along said existing corporation line of the City of Columbus and the south line of said 12.539 acre tract, along the northerly line of said 16.855 acre tract, partially along the northerly line of a 0.912 acre tract as described to the City of Columbus in Instrument Number 199708070065491 for the next seven calls:

1. In a westerly direction a distance of approximately 190 feet to a point;
2. In a westerly direction a distance of approximately 110 feet to a point;
3. In a westerly direction a distance of approximately 110 feet to a point;
4. In a westerly direction a distance of approximately 97 feet to a point;
5. In a westerly direction a distance of approximately 113 feet to a point;
6. In a westerly direction a distance of approximately 240 feet to a point;
7. In a westerly direction a distance of approximately 226 feet to a point at the southwest corner of said 12.539 acre tract and on the east limited access right of way line of Interstate 71 (State of Ohio Parcel 21-LA Deed Book 2185, page 123) (right of way varies) and being on an eastern line of said 17.51 acre tract and also being on the boundary of said 16.855 acre tract;

Thence with the existing City of Columbus Corporation line along a western boundary of said 16.855 acre tract, the east line of said 17.51 acre tract, and the east line of said parcel 21-LA in a southerly direction for a distance of approximately 23 feet to a point at the southeast corner of said parcel 21-LA, the southeast corner of said 17.51 acre tract, and at the northeast corner of the limited access right of way line of Interstate 71 (State of Ohio Parcel 20-LA Deed Book 2177, page 66) (right of way varies);

Thence along a northern boundary of said 16.855 acre tract, and also being the south line of said Parcel 21-LA and the south line of said 17.51 acre tract, across said Interstate 71 in a westerly direction a distance of approximately 374 feet to a point at the southwest corner of said Parcel 21-LA, and the southwest corner of said 17.51 acre tract and also being a northwest corner of said 16.855 acre tract, and being on the east line of Sussex Place Section One Reserve B as shown in Plat Book 103, page 37, and on the said existing corporation line of the City of Columbus as established by Ordinance 570-71 recorded in M.R. 153, page 124;

Thence along said existing corporation line of the City of Columbus (Ordinance 570-71 recorded in M.R. 153, page 124 and Ordinance 713-87 recorded in O.R. 9619A01) with the west line of said 17.51 acre tract, and also being the west line of said Parcel 21-LA for the next five calls:

1. With the east line of said Sussex Place Section One Reserve B in a northerly direction a distance of approximately 150 feet to a point;
2. Along the said existing corporation line of the City of Columbus and becoming the existing corporation line as established by Ordinance 713-87 recorded in O.R. 9619A01 with the east line of said Sussex Place Section One Reserve B and continuing with the east line of Sussex Place Section 2, Lot 93 as recorded in Plat Book 104, pages 85-86 and continuing with the east line of a 1.379 acre tract as described to Paige Thomas in Instrument Number 202402070012601 and continuing through the existing right of way of Dyer Road (right of way varies) in a northerly direction a distance of approximately 745 feet to a point;
3. Continuing through the existing right of way of Dyer Road and along the southerly line of that tract conveyed to Dyer Road, LLC by deed in Instrument Number 201405070056435 in an easterly direction a distance of approximately 16 feet to a point;
4. Continuing through the existing right of way of Dyer Road and along the easterly line of said Dyer Road, LLC tract in a northerly direction a distance of approximately 25 feet to a point;
5. Continuing through the existing right of way of Dyer Road and continuing along the east line of a 10.314 acre tract as described to Dyer Road, LLC in Instrument Number 201405070056345, in a northerly direction a distance of approximately 273 feet to a point on the west limited access right of way line of Interstate 71, a western line of said 17.51 acre tract and on the existing corporation line of the City of Columbus as established by Ordinance 1328-70 recorded in M.V. 151, page 137;

Thence along the existing corporation line of the City of Columbus through said 17.51 acre tract and through said Parcel 21-LA in an easterly direction a distance of approximately 333 feet to a point on the east limited access right of way line of Interstate 71, east line of said 17.51 acre tract and the westerly line of said 8.721 acre tract;

Thence along the existing corporation line of the City of Columbus and through said 8.721 acre tract in an easterly direction a distance of approximately 420 feet to an angle point of the existing corporation line of the City of Columbus;

Thence continuing through said 8.721 acre tract and along the existing corporation line of the City of Columbus in an easterly direction a distance of approximately 260 feet to the **TRUE POINT OF BEGINNING**, containing a total of 22.1 acres more or less with 21.8 acres of which are in Jackson Township and 0.3 acres are in Franklin Township.

Total perimeter of the annexation area is approximately 4391 feet, of which approximately 3609 feet is contiguous with the City of Columbus having 82% contiguity.

The foregoing description prepared by Bernard D. Kienow, Jr. in February, 2025 from the best available County Records. This information displayed was not derived from an actual field survey. This 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.

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

fasante

02/11/2025 11:36:14 AM

PENDING ORIGINALS

*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.



Bernard D. Kienow, Jr.
Ohio Reg. #7456