

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE

CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

RECEIVED

MAY 08 2023

By JRH Date 05/08/2023 Proposed 6.1± Acre Annexation
From Norwich Township
To the City of Columbus

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

-1-

Situated in the State of Ohio, County of Franklin, Township of Norwich, being part of Virginia Military Survey Number 4854 and containing 6.1± acres of land more or less, said 6.1± acre being part of a 6.743 acre tract of land conveyed to 4747 Dublin Road LLC of record in Instrument Number and being more particularly described as follows;

Beginning for Reference, at a found Franklin County Geodetic Survey Monument "FCGS 5446", also being at the southeasterly corner of a 0.410 acre tract of land described as Parcel No. 20-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 199804010076288, being the northeasterly corner of a 0.359 acre tract of land described as Parcel No. 19-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 199801140008963, and being in the right-of-way of Dublin Road (R/W-Varies);

Thence S 76°06'54" W, with the southerly line of said Parcel No. 20-WD, with the southerly line of a 0.006 acre tract described as Parcel 1-WD as conveyed to the Franklin County Commissioners of record in Instrument Number 202209130130760, with the northerly line of said Parcel No. 19-WD, with the northerly line of a 0.020 acre tract of land described as Parcel 1-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 202302150015041, crossing a City of Hilliard Corporation Line (Case No. 34-88, Ord. No. 88-87, O.R. 13779F11) and across said right-of-way, 42.62± feet the northwesterly corner of said 0.020 acre tract, the current northeasterly corner of said 6.743 acre tract, to the southwesterly corner of said 0.006 acre tract, to the current southeasterly corner of an Original 5.626 acre tract of land conveyed to Repar Properties, LLC of record in Instrument Number 202111300217274, being a southeasterly corner of a pending City of Columbus Corporation Line and being in the westerly right-of-way line of said Dublin Road (R/W-Varies), the **True Point of Beginning**;

Thence along the easterly line of said 6.743 acre tract, along the westerly line of said 0.020 acre tract and along said westerly right-of-way line, with a curve to the left, having a central angle of 02°22'40" and a radius of 1959.89± feet, an arc length of 81.33± feet, a chord bearing and chord distance of S 24°09'57" E, 81.33± feet to an the southerly corner of said 0.020 acre tract and a westerly line of said 0.359 acre tract;

Thence along the common lines of said 6.743 acre tract, said 0.359 acre tract and along said right-of-way line, the following three (3) courses and distances:

S 01°12'01" E, 73.00± feet to an angle point thereof;

S 28°05'46" E, 46.36± feet to an angle point thereof;

S 65°53'01" E, 50.67± feet to an angle point thereof and at a northerly corner of a 0.0003 acre tract (14.40 Sq. Ft.) described as Parcel 1-WD and conveyed to the Franklin County Commissioners of record in Instrument Number 202302150015041;

Thence S 28°23'17" E, along the easterly line of said 6.743 acre tract, along the westerly line of said 0.0003 acre tract (14.40 Sq. Ft.) and continuing along said westerly right-of-way line, 5.56± feet to an angle point thereof, being in the northerly line of Lot 9 as numbered and delineated upon "The Villages at Hayden Run Section No. 1" of record in Plat Book 58, Page 71 and being in a City of Columbus Corporation Line (Case No. 34-79, Ord. No. 1633-80, O.R. 65E04);

Thence along the common lines of said 6.743 acre tract, the north lines of said "Hayden Run Section No. 1" and along said City of Columbus Corporation Line, the following nine (9) courses and distances:

S 74°29'27" W, 87.90± feet to a common corner thereof;

S 56°44'40" W, 105.00± feet to a common corner thereof;

S 66°34'55" W, 36.35± feet to a common corner thereof;

N 84°28'24" W, 44.52± feet to a common corner thereof;

S 70°04'29" W, 116.80± feet to a common corner thereof;

S 49°48'44" W, 81.44± feet to a common corner thereof;

N 87°41'31" W, 58.82± feet to a common corner thereof;

N 76°25'18" W, 51.90± feet to a common corner thereof;

S 67°43'58" W, 57.93± feet to a point in a northerly line of Lot 27 as numbered and delineated upon "The Villages at Hayden Run Section 1" of record in Plat Book 58, Page 71;

Thence N 16°27'01" W, across said 6.743 acre tract and continuing along said City of Columbus Corporation Line, 599.71± feet a point in the southerly line of Lot 304 as numbered and delineated upon said "Hayden Run Section 4";

**Proposed 6.1± Acre Annexation
From Norwich Township
To the City of Columbus**

-2-

Thence N 66°22'54" E, along a portion of the northerly line of said 6.743 acre tract, along the southerly line of said "Hayden Run Section No. 4" and continuing along said City of Columbus Corporation Line, 268.64± feet to the northeasterly corner of said 6.743 acre tract, being in the westerly line of said Original 5.626 acre tract and being in a westerly line of a pending City of Columbus Corporation Line;

Thence along the common lines of said 6.743 acre tract and said Original 5.626 acre tract and along said pending City of Columbus Corporation Line, the following two (2) courses and distances:

S 31°21'03" E, 384.46± feet to an angle point thereof;

N 76°06'54" E, 209.26± feet to the True Point of Beginning, containing 6.1± acre.

The above description was prepared by Advanced Civil Design Inc. on May 4, 2023 and is based on information obtained from the Franklin County Auditor's and Recorder's Office and from an actual field survey conducted in December of 2022.

The total length of the annexation perimeter is 2,360± feet, of which 1,509± feet (not including the pending annexation) are contiguous with existing City of Columbus Corporation lines, being 63.9% contiguous.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

This is not to be used for the transfer of land and is for annexation purposes only.

ADVANCED CIVIL DESIGN, INC.

 5/8/23

Douglas R. Hock, P.S. 7661 Date:

Z:\22-0001-1285\survey\22-0001-1285 6.1 ac annex desc.doc

