

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

**RECEIVED**

APR 12 2021

By FAR/MS Date 12 Apr 21

**J & J Surveying Services, Inc.**

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Suite 104  
Reynoldsburg, Ohio 43068

Franklin County Engineer  
Cornell R. Robertson, P.E., P.S.  
Phone 614-866-9158  
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March 30, 2021

Proposed Annexation of 0.897 acres  
FROM: Washington Township  
TO: City of Columbus

SITUATED in the State of Ohio, County of Franklin, Township of Washington, and being a part of Virginia Military Survey No. 3453, and being part of a 1.000 acre tract conveyed to A&M Solution Provider LLC and Waheed Gul in Instrument (Instr.) No. 202103100043815, Franklin County Recorder's Office;

BEGINNING for reference at the northwest corner of an annexation to the City of Columbus, City Ordinance (Ord.) No. 0925-2005, Instr. No. 200508180168050, being a point in a south line of a annexation to the City of Columbus, City Ord. No. 1533-2002, Instr. No. 200212260331528, and being a point 30.00 feet west of the centerline of Avery Rd. (width variable);

THENCE in a southerly direction, a distance of approximately 450 feet, parallel to and 30.00 feet west of the centerline of the said Avery Rd., and along a west line of the said annexation in City Ord. No. 0925-2005, to a point in the north line of the said 1.000 acre tract and a point in the south line of a 0.138 acre tract (Parcel No. 15WD) conveyed to the City of Columbus in Instr. No. 201610260146959, and being the True Point of Beginning;

THENCE in a southerly direction, a distance of approximately 150 feet, crossing the said 1.000 acre tract, along a west line of the said annexation in City Ord. No. 0925-2005, parallel to and 30.00 feet west of the centerline of the said Avery Rd., to a point in the south line of the said 1.000 acre tract, being the northeast corner of a 4.459 acre tract conveyed to Dublin MHP LLC in Instr. No. 201808300117990 and the northwest corner of a 0.545 acre tract (Parcel No. 25-WD) conveyed to the Franklin County Commissioners in Instr. No. 200504070065050;

THENCE in a westerly direction, a distance of approximately 260 feet, along the south line of the said 1.000 acre tract and a north line of the said 4.459 acre tract, to a point, being the southwest corner of the said 1.000 acre tract and a southeast corner of a 5.141 acre tract conveyed to Steven L. Stalnaker in Instr. No. 200107060153944;

THENCE in a northerly direction, a distance of approximately 150 feet, along the west line of the said 1.000 acre tract and an east line of the said 5.141 acre tract, to a point, being the northwest corner of the said 1.000 acre tract and a corner of the said 5.141 acre tract;

THENCE in a easterly direction, a distance of approximately 260 feet, along the north line of the said 1.000 acre tract, a south line of the said 5.141 acre tract, and a south line of the said 0.138 acre tract, to the True Point of Beginning, having an area of 39,060 square feet or 0.897 acres to be annexed, all out of the said 1.000 acre tract, and of which the P.R.O. is 3,000 square feet or 0.069 acres;

The total perimeter of the annexation area is 820 feet, of which 150 feet are contiguous with the annexation to the City of Columbus by Ordinance Number 0925-2005, giving 18.3% contiguity.

This description is based on records in the Franklin County Recorder's Office and was prepared by Raymond J. Wood of J & J Surveying in March of 2021. It 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.

Raymond J. Wood  
Raymond J. Wood P.S. 7745

3/30/21  
date