

ANNEXATION FROM SHARON TOWNSHIP TO THE CITY OF COLUMBUS ~ 1.117 ACRES

Situated in the State of Ohio, County of Franklin, Township of Sharon, and containing 1.117 acres of land, more or less, and being part of Farm Lot 43, Quarter Township 2, Township 2, Range 18, United States Military Lands, and being all of that 0.731 acre (Tract 1: 0.377 Acre, Tract 2: 0.354 Acre) tract of land (Parcel # 250-000460), conveyed to Anthony & Kimberly Properties, LLC, of record in Instrument Number 202110040177813 (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), also being all of that 0.386 acre tract of land (Parcel # 250-000459), conveyed to Anthony & Kimberly Properties, LLC, of record in Instrument Number 202110070177813, said 1.117 acre Annexation being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Flint Road (R/W varies) with the centerline of Forest Ridge Drive (60', Plat Book 40, Page 18);

Thence with the centerline of said Flint Road, North 33°55'26" East, a distance of 52.02 feet to an angle point in the existing City of Columbus Corporation Line (Ord. No. 0767-2009, Instrument Number 201001270010241);

Thence with said existing City of Columbus Corporation Line, North 56°38'06" West, a distance of 30.00 feet to the northeasterly corner of said 0.731 acre Anthony & Kimberly Properties Parcel 2, also being the southeasterly corner of that 1.78 acre tract of land conveyed to James A. Mulick, of record in Instrument Number 202105210090872, also being in the westerly Right of Way line of said Flint Road, said corner being the true point of beginning of the herein described 1.117 acre Annexation;

Thence with the westerly Right of Way line of said Flint Road, also with the existing City of Columbus Corporation Line, South 33°55'26" West, a distance of 230.50 feet to the southeasterly corner of said 0.731 acre Anthony & Kimberly Properties Parcel 2, also being an angle point in the westerly Right of Way line of said Flint Road, also being an angle point in the existing City of Columbus Corporation Line (Ord. No. 55-87, Official Record 9154 F-13), and also being in the northerly line of that 0.316 acre tract of land conveyed to the City of Columbus, Ohio, of record in Instrument Number 202202010018878;

Thence with said existing City of Columbus Corporation Line, partially along the northerly line of said 0.316 acre City of Columbus, Ohio tract, also with the northeasterly line of the remainder of that 1.595 acre (deed) tract of land conveyed to Flint 23, LLC, of record in Instrument Number 202109280173546, the following two courses:

- 1) North 36°40'43" West, a distance of 120.08 feet to a point;
- 2) North 29°20'05" West, a distance of 168.88 feet to the southwesterly corner of said 0.386 acre Anthony & Kimberly Properties Parcel 1, also being the northwesterly corner of the remainder of said 1.595 acre (deed) Flint 23 tract, also being a point in the easterly Right of Way line of North High Street (U.S. 23, R/W varies);

Thence with the easterly Right of Way line of said North High Street, the following two courses:

- 1) North 0°13'59" West, a distance of 95.25 feet to a point;
- 2) North 0°25'55" West, a distance of 9.79 feet to the northwesterly corner of said 0.386 acre Anthony & Kimberly Properties Parcel 1, also being the southwesterly corner of said 1.78 acre Mulick tract, and the southeasterly corner of that 0.126 acre Easement for Highway Purposes (Parcel No. 63) conveyed to State of Ohio, of record in Deed Book 1176, Page 204;

Thence with the southerly line of said 1.78 acre Mulick tract, the following two courses:

- 1) South 65°44'17" East, a distance of 155.33 feet to an angle point;
- 1) South 56°38'06" East, a distance of 169.97 feet to the point of beginning, and containing 1.117 acres of land, more or less.

Subject to all restrictions, easements, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The easterly Right of Way line North High Street (U.S. 23) was assigned a bearing of North 0°13'59" West as described in Instrument Number 202110040177813, Recorder's Office, Franklin County, Ohio.

Contiguity Note: Total perimeter of annexation area is 950 feet, of which 519 feet are contiguous with the City of Obetz, resulting in 55% contiguity.

Annexation description prepared by Kevin Beechy, Ohio Professional Surveyor No. 7891, of Sands Decker, and is based upon record information from the Franklin County Engineer, Recorder and Auditor, and is not intended for the transfer of real property.

This Annexation includes the following Parcels:

250-000460 0.731 Acre

250-000459 0.386 Acre

1.117 Acres (total)

Kevin Beechy
Ohio Professional Surveyor No. 7891

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
BRAD FOSTER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

S:\ORDO ANTHONY 4991 PARKING LOT 1823-7825 FLINT ROAD\SURVEY\PDF\4991ANNEX.DOCX



RECEIVED

JAN 09 2025

FRANKLIN COUNTY ENGINEER
BRAD FOSTER, P.E., P.S.

BY: FDA/HS DATE: 01/09/2025