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

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

FROM: PLAIN TOWNSHIP

TO: CITY OF COLUMBUS

By *CR* Date 01/31/2023

Situated in the State of Ohio, County of Franklin, Township of Plain, part of Section 6, Quarter Township 2, Township 2, Range 16 of the United States Military District, and being all of a 77.956 acre tract as described in a deed to Walnut Street, LLC in Instrument No. 201910160137656, all records on file in the Recorder's Office, Franklin County, Ohio, and being further described as follows:

Commencing at the northeasterly corner of Section 6, the northwesterly corner of Section 7 and the southeasterly corner of Section 5, said beginning also being the northeasterly corner of said 77.956 acre tract and on the centerline of Walnut Street, C.R. 19, by Road Record 19 page 5 (60' R/W);

Thence Southerly, crossing the right of way of Walnut Street and following the easterly line of said 77.956 acre tract, for a distance of 30.00 feet to the **True Place of Beginning** of the parcel herein described;

Thence Southerly, following the easterly line of said 77.956 acre tract and the westerly lines of a 0.5 acre tract to Joseph Cicman in Instrument No. 202012170201825, passing the southwest corner of said 0.5 acre tract and a corner of the City of Columbus Corporation line as established by Ordinance 1631-2003, recorded in Instrument No. 200309190299625 and as shown in Plat Book 102 page 82 at a distance of +/- 201 feet, then continuing along said corporation line and the easterly line of a 17.987 acre tract to Harlem Road Real Estate in Instrument No. 201310030167722, passing the southwest corner of said 17.987 acre tract and a corner common with said corporation line at a distance of +/- 1421 feet, continuing along the westerly lines of a 5.295 acre tract to Samuel J. and Melissa Partch in Instrument No. 201712290183144 and a 2.68 acre tract to Paul S. Hillenbrand in Deed Book 3530 page 365, passing the southwest corner of said 2.68 acre tract and a corner common with corporation line at a distance of +/- 1871 feet, continuing along said corporation line and the westerly line of a 7.0826 acre tract to Minh C. Nguyen in Instrument No. 201905230060952, for a distance of +/- 2649 feet to the southeasterly corner of said 77.956 acre tract, the southwest corner of said 7.0826 acre tract and being on the northerly line of a 16.201 acre tract to Pulte Homes of Ohio, LLC in Instrument No. 201903120027707;

Thence Westerly, following the southerly line of said 77.956 acre tract, said corporation line and the northerly lines of said 16.201 and then of Reserve F and Reserve B of the Townes at Hamilton Woods in Plat Book 132 page 223 and described to M/I Homes of Central Ohio in Instrument No. 202105140086433, for a distance of +/- 1,358 feet to the southwest corner of said 77.956 acre tract and the southeasterly corner of a 39.213 acre tract to New Albany Apartments 22, LLC in Instrument No. 202206030083799;

Thence Northerly, following the westerly line of said 77.956 acre tract, said corporation line and the easterly line of said 39.213 acre tract, for a distance of +/- 2,367 feet to the southwesterly corner of a 1.044 acre tract to Raymond E. Cole Jr. and Bernice K. Cole in Instrument No. 201509020123520;

Thence Easterly, following the southerly line of said 1.044 acre tract, for a distance of +/- 150 feet to the southeasterly corner of said 1.044 acre tract;

Thence Northerly, following the easterly line of said 1.044 acre tract, for a distance of +/- 273 feet to the southerly line of Walnut Street;

Thence Easterly, following the southerly line of Walnut Street and passing through said 77.956 acre tract, for a distance of +/- 287 feet to the westerly line of a 1.000 acre tract to Brett Cox and Tara Cox in Instrument No. 202208300124772;

Thence Southerly, following the westerly line of said 1.000 acre tract, for a distance of +/- 234 feet to the southwesterly corner of said 1.000 acre tract;

Thence Easterly, following the southerly line of said 1.000 acre tract, for a distance of +/- 165 feet to the southeasterly corner of said 1.000 acre tract;

Thence Northerly, following the easterly line of said 1.000 acre tract, for a distance of +/- 234 feet to the southerly line of Walnut Street;

Thence Easterly, following the southerly line of Walnut Street and passing through said 77.956 acre tract, for a distance of +/- 756 feet to the **True Place of Beginning** of this description, and containing 77.236 acres of land, more or less, and being part of Franklin County Auditor Parcel No. 220-000007.

Right of way acreage note: 0.720 acres of said 77.956 acre tract lays within Present Road Occupied by Walnut Street and is not part of this annexation.

All references to the City of Columbus Corporation line are by Ordinance No. 1631-2003, recorded in Instrument No. 220309190299625 and shown in Plat Book 102 page 82.

The above description was prepared in the office of ms consultants, inc. located at 2221 Schrock Road, Columbus, Ohio by Chad S. Snow in December 2022, from the best available County Records. This information was not derived from an actual field survey. The above 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.



1/27/22

