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FRANKLIN COUNTY ENGINEER  
ADAM W. FOWLER, P.E., P.S.

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
ADAM W. FOWLER, P.E., P.S.  
FRANKLIN COUNTY ENGINEER

BY: FDA DATE: 09/03/25

DESCRIPTION OF 4.459 ACRES TO BE ANNEXED 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 all of that 4.455 acre tract described in a deed to Dublin MHP LLC of record in Inst. No. 201808300117990 and part of the right-of-way of Avery Road conveyed to the Franklin County Commissioners by Deed of record in Inst. No. 200504070065050 (all references in this description are to the Records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the southeasterly corner of an annexation to the City of Columbus, City Ord. No. 2264-2021, Inst. No. 202201100006346, being a point in the existing annexation line of the City of Columbus, City Ord. No. 0925-2005, Inst. No. 200508180168050, being a point 30.00 feet west of the centerline of Avery Road (width variable) being the northeasterly corner of said 4.455 acre tract and being the northwesterly corner of that 0.545 acre tract (Parcel 25-WD) conveyed to the Franklin County Commissioners of record in Inst. No. 200504070065050;

Thence in a southerly direction, a distance of approximately 763 feet, parallel to and 30.00 feet west of the centerline of Avery Road, and along a westerly line of said 0.545 acre tract and annexation in City Ord. No. 0925-2005, and along the easterly line of said 4.455 acre tract, and the southerly extension of said line, passing a southerly corner of said 4.455 acre tract at approximately 734 feet, to the intersection with the northeasterly right-of-way line of the New York Central Lines, LLC, of record in Inst. No. 200212180325201, being on the southerly line of said 0.545 acre tract and in the existing annexation line of the City of Columbus, City Ord. No. 1533-2002, Inst. No. 200212260331528;

Thence in a northwesterly direction, a distance of approximately 918 feet, along the northeasterly right-of-way line of said New York Central Lines, LLC and a southwesterly line of said 0.545 acre tract, and the existing annexation line in City Ord. No. 1533-2002, passing a southerly corner of said 4.455 acre tract at approximately 21 feet, to the northwesterly corner of said 4.455 acre tract and the southwesterly corner of the original 5.141 acre tract described in a deed to Avery Homes LLC of record in Inst. No. 202408070079591;

Thence in a easterly direction, a distance of approximately 250 feet, along the northerly line of said 4.455 acre tract and the southerly line of said original 5.141 acre tract, to the southwesterly corner of that 1.000 acre tract described in a deed to A&M Solution Provider LLC and Waheed Gul of record in Inst. No. 202103100043815 and a corner of said annexation in City Ord. No. 2264-2021;

Thence continuing in a easterly direction, a distance of approximately 260 feet, along the northerly line of said 4.455 acre tract and the southerly line of said 1.000 acre tract and existing annexation line in City Ord. No. 2264-2021, and along a southerly line of a portion of that Highway Easement conveyed to the Franklin County Commissioners of record in Official Record 2958 Page A01, to the Point of Beginning, containing 4.459 acres, more or less to be annexed, being all of said 4.455 acre tract and 0.004 acres in present Avery Road right-of-way:

The total perimeter of the annexation area is 2191 feet, of which 1940 feet are contiguous with the annexation to the City of Columbus by Ordinance Numbers 0925-2005, 1533-2002 and 2264-2021, giving 88.5% contiguity.

This description is based on records in the Franklin County Recorder's Office and was prepared by Mark A. Hazel of Construction Excavating Solutions, LLC in July 2025. It is not valid for 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.

By Mark A Hazel 7-23-25  
Mark A. Hazel Date  
Professional Surveyor No. 7039

