

OCT 20 2022

By FR Date 10/20/2022

LEGAL DESCRIPTION

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

Description of 32.99 ACRES +/- TO BE ANNEXED FROM BLENDON TOWNSHIP TO CITY OF COLUMBUS

Situated in the State of Ohio, County of Franklin, Township of Blendon, Range 17, Township 2, Quarter township 1, United States Military Lands and being all of that 5.17 acre tract of land as conveyed to Jon-David Charlton and Jodi M. Charlton, of record in Instrument Number 201411040146346, and being Franklin County Ohio Auditor's PID: 110-001001, part of that 16.602 acre tract as conveyed to Eugene L. Hollins and Katherine H. Beach, of record in Instrument Number 201710250149384, and being Franklin County Ohio Auditor's PID: 110-005398, part of that 36.5 acre original tract of land as conveyed to Earl T. Yeager and Stephanie Yeager, of record in Official Records 02553J05, and being Franklin County Ohio Auditor's PID: 110-000147, part of that 5.01 acre tract of land as conveyed to Barbara V. Prindle and Gail Elizabeth Vawter, Co-Trustees, of record in Instrument Number 202110270195953, and being Franklin County Ohio Auditor's PID: 110-005899, all deed references are on record at the Recorder's Office Franklin County, Ohio and being more particularly described as follows:

Beginning, at the southwesterly corner of Reserve "H" of a plat entitled Hoover Farms Section 4 Part 2, of record in Plat Book 129, Page 59, being a northwesterly corner of an original 25.461 acre tract of land as conveyed to Keith R. Thatcher and Brenda Thatcher, of record in Instrument Number 201604270051857 and in the Existing City of Columbus Corporation Line of record in Ordinance Number 0900-2021, Case Number 28-20, Recorded in Instrument Number 202107210128723 and in the existing City of Columbus Corporation line of record in Ordinance Number 2442-2018, Case Number 15-18, recorded in Instrument Number 201810310148349;

Thence Southerly, with said westerly line of said original 25.461 acre tract and said Corporation Line, a distance of approximately 960 feet to a point in the northerly line of a 27.869 acre tract of land as conveyed to SPRUCECOMMONPLUS LLC, of record in Instrument Number 202111050202346;

Thence Westerly, continuing with said existing City of Columbus Corporation line and with the northerly line of said 27.869 acre tract, a distance of approximately 58 feet to a corner thereof;

Thence Southerly, continuing with said existing City of Columbus Corporation line and with the westerly line of said 27.869 acre tract a distance of approximately of 388 feet to the northeasterly corner of a 5.089 acre tract of land as conveyed to Takao Okamoto and Miyako Okamoto, of record in Instrument Number 201508140112542;

Thence Westerly, with the northerly line of said 5.089 acre tract, a distance of approximately 589 feet to the southeasterly corner of a 1.21 acre tract of land as conveyed to Daniel L. Weaver, of record in Instrument Number 200001040002309;

Thence Northerly, with the easterly line of said 1.21 acre tract, with the easterly line of a 1.20 acre tract of land as conveyed to Josh Bartholomew and Anna Bartholomew, of record in Instrument Number 201509210132585, and with the easterly line of a 0.55 acre tract of land as conveyed to William E. Hamilton and Bonnie L. Hamilton, of record in Deed Book 3294, Page 209, a distance of approximately 382 feet to the northeasterly corner of said 0.55 acre tract;

Thence Westerly, with the northerly line of said 0.55 tract and the northerly line of a 0.89 acre tract of land as conveyed to William E. Hamilton and Bonnie L. Hamilton, of record in Deed Book 1970, Page 462, a distance of approximately 255 feet to the southeasterly corner of a 3.491 acre original tract of land as conveyed to William E. Hamilton and Bonnie L. Hamilton, of record in Deed Book 3150, Page 241;

Thence Northerly, with the easterly line of said 3.491 acre original tract, with the easterly line of a 0.918 acre tract of land as conveyed to Darla Marlene Dillmore and Phillip Michael Dillmore, of record in Instrument Number 199903310080015, and with the easterly line of a 0.918 acre tract of land as conveyed to Deanna Lynn Lowder and Daniel Richard Lowder, of record in Instrument Number 199903310080016, a distance of approximately 467 feet to the northeasterly corner of said 0.918 acre tract;

Thence Westerly, with the northerly line of said 0.918 acre tract, a distance of approximately 66 feet to the southeasterly corner of a 1.180 acre tract of land as conveyed to Terry A. Snyder, of record in Instrument Number 20010418008163 and Official Record 748D04;

Thence Northerly, with the easterly line of said 1.180 tract and with the easterly line of a 1.172 acre tract of land as conveyed to Amy B. Tincer, of record in Instrument 202009250145263, a distance of approximately 296 feet to the northeasterly corner of said 1.172 acre tract;

Thence Westerly, with the northerly line of said 1.172 acre tract, a distance of approximately 294 feet to a point in the easterly right of way line of Cabbage Road (Variable R/W);

Thence Northerly, with said right of way line, a distance of approximately 120 feet to a point in the southerly line of a 1.004 acre tract of land as conveyed to Sara M. Allison and Benjamin A. Campbell, of record in Instrument Number 202108160144520;

Thence with the perimeter of said 1.004 acre tract the following courses:

Easterly, a distance of approximately 302 feet to a corner thereof;

Northerly, a distance of approximately 125 feet to a corner thereof;

Westerly, a distance of approximately 301 feet to a point in said easterly right of way line;

Thence Northerly, with said easterly right of way line, a distance of approximately 71 feet to a point on a southerly line of a 1.004 acre tract as conveyed to David and Rachel Penny, of record in Instrument Number 202105060081441;

Thence with the perimeter of said 1.004 acre tract the following courses:

Easterly, a distance of approximately 302 feet to a corner thereof;

Northerly, a distance of approximately 126 feet to a point on the southerly line of a 3.00 acre tract as conveyed to Dale E. Fife and Erin K. Fife, of record in Instrument 200810270158323;

Thence Easterly, with the southerly line of said 3.00 acre tract and with the southerly line of a 9.094 acre tract of land as conveyed to Harold M. Evans, of record in Instrument Number 202204210062075, a distance of approximately 968 feet to a northwesterly corner of said Reserve "H" and being a point on said existing City of Columbus Corporation line Ordinance Number 2442-2018, Case Number 15-18, Recorded in Instrument Number 202107210128723;

Thence Southerly, with the westerly line of said Reserve "H" and with existing City of Columbus Corporation Line, a distance of approximately 258 feet **The Point of Beginning** and containing 32.99± acres of land more or less, being all out of Blendon Township;

The annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a perimeter distance of 258 feet contiguous with the existing City of Columbus Corporation Line by Ordinance Number 2442-2018, 1406 feet contiguous with the existing City of Columbus Corporation Line by Ordinance Number 0900-2021, with an overall total perimeter of 6328 feet to be annexed, and 26% of the perimeter length is contiguous to the City of Columbus Corporation line.

CESO, Inc.



Jeffrey A. Miller, PS

Date

Registered Surveyor No. 7211