

PARCEL 42-WD
JOYCE AVENUE AND 17th AVENUE IMPROVEMENTS
IN THE NAME AND FOR THE USE OF THE CITY OF COLUMBUS

Situated in the State of Ohio, County of Franklin, City of Columbus and being in Quarter Township 4, Township 1, Range 18 of the United States Military Lands and being a 0.277 acre tract of land conveyed to JZA Realty Investments LLC by deed of record in Instrument # 201301230011785 being lots 70 and 69 of Lewis Heights Subdivision in Plat Book 11, Page 8, all references to the Recorder's Office, Franklin County, Ohio and being a parcel of land located on the left side of the centerline of construction for 17th Avenue and made for the City of Columbus by Dynotec, Inc., and recorded in Plat Book _____, Page _____, and being further bounded and described as follows:

Beginning at an iron pin set at the intersection of the northerly right of way of 17th Avenue (50' RW) and the westerly right of way of Billiter Blvd. (16' RW), being the southeast corner of said Lot 69, the true point of beginning and being 25.00 feet left of station 210+20.96 on 17th Avenue;

Thence along the north right of way line of said 17th Avenue and the south line of said Lots 69 and 70, N 86°12'03" W a distance of 67.10 feet to an iron pin set at the southeast corner of a tract conveyed to Melvin Muhammed by deed of record in Instrument # 201007190090604 and a corner common to a tract conveyed to JZA Realty Investments LLC by deed of record in Instrument # 201301230011785, and the southwest corner of said Lot 70, being 25.00 feet left of station 209+53.86;

Thence crossing into said JZA Realty Investments LLC tract, N 86°01'52" E a distance of 26.20 feet to an iron pin set, being 28.54 feet left of station 209+79.82;

Thence continuing through said JZA Realty Investments LLC tract, N 6°49'37" E a distance of 5.07 feet to an iron pin set, being 33.60 feet left of station 209+80.09;

Thence continuing through said JZA Realty Investments LLC tract, S 83°10'23" E a distance of 21.11 feet to an iron pin set, being 32.49 feet left of station 210+01.17;

Thence continuing through said JZA Realty Investments LLC tract and along an arc of a curve to the left having a radius of 26.50 feet, an internal angle of 98°57'43", an arc length of 26.02 feet and a chord that bears N 41°47'39" E, a chord distance of 24.99 feet to an iron pin set, being 52.18 feet left of station 210+16.55;

Thence continuing through said JZA Realty Investments LLC tract, N 13°39'45" E a distance of 18.78 feet to an iron pin set, being 70.68 feet left of station 210+19.77;

Thence continuing through said JZA Realty Investments LLC tract, S 76°20'15" E a distance of 8.00 feet to an iron pin set, being 69.31 feet left of station 210+27.65;

Thence continuing through said JZA Realty Investments LLC tract, N 13°39'45" E a distance of 93.57 feet to an iron pin set, being 161.50 feet left of station 210+43.68;

Thence continuing through said JZA Realty Investments LLC tract, N 43°12'03" W a distance of 19.80 feet to an iron pin set on the existing south right of way line of a 16 foot alley as recorded in Plat Book 11, Page 8, the north line of said Lot 69, being 175.00 feet left of station 210+29.20;

Thence along the said right of way line and the north line of said Lot 69 , S 86°12'03" E a distance of 17.84 feet to an iron pin set in the westerly right of way line of a 16 foot alley named Billiter Blvd. by City of Columbus Ordinance 2072-89, being the northeast corner of said Lot 69, being 175.09 feet left of station 210+45.87;

Thence south along said right of way line of Billiter Blvd. and the east line of said Lot 69, S 13°39'45" W a distance of 152.25 feet to the point of beginning.

The above described area is contained within the Franklin County Auditor's Parcel Number 010-033733 (0.003 acres gross take, 0.000 acres in the present road occupied, resulting in a net take of 0.003 acres) and 010-033732 (0.020 acres gross take, 0.000 acres in the present road occupied, resulting in a net take of 0.020 acres) and a total gross take of 0.023 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.023 acres, more or less.

This description and survey was prepared from field observations made in March 2009 and reviewed on July 10, 2012 by Robert A. Bosworth, Registered Surveyor #7750.

All iron pins set are 5/8" rebar (30" long) with a yellow plastic cap stamped "R/W DYNOTEC, INC" and are to be placed at the completion of construction by the City of Columbus Survey Department. The basis of bearings in this description is based on GPS observations using the Ohio CORS Network (Ohio South Zone) to determine a grid bearing in the NAD83 (96CORS adjustment) state plane coordinate system. The Columbus, Mount Vernon, and McConnelssville CORS stations were used in determining the grid bearing, and establishing a bearing along the centerline of Joyce Avenue to be N 13°32'54"E (north of 17th Avenue).

All station and offset are referenced to the centerline of right-of-way and construction as filed with the City of Columbus and designated as "2768-DR E".



Robert A. Bosworth, P.S.
Reg. Surveyor No. 7750

Date