

**PARCEL 43-WD**  
**JOYCE AVENUE AND 17<sup>th</sup> 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, being part of Lots 12 and 17 of Stevenson's Heirs Subdivision of record in Plat Book 1, Page 11 and being part of an 18.915 acre tract of land conveyed to Consolidated Utilities Railroad Corporation by deed of record in Instrument # 199806290161477, 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 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 (60' RW) and the easterly right of way of a 16 foot alley named Billiter Blvd. by City of Columbus Ordinance 2072-89 and shown in Lewis Heights Subdivision of record in Plat Book 11, Page 8, being in the westerly property line of the said Consolidated Utilities tract, the true point of beginning and being 30.00 feet left of station 210+37.86 on 17th Avenue;

Thence along the westerly property line of the said Consolidated Utilities tract and also the said easterly right of way line of said Billiter Blvd., N 13°39'45" E a distance of 101.98 feet to an iron pin set and being 130.58 feet left of station 210+54.66;

Thence crossing into the said Consolidated Utilities tract, S76°20'15" E a distance of 16.68 feet to an iron pin set, being 127.84 feet left of station 210+71.11;

Thence continuing through the said Consolidated Utilities tract, S 10°49'53" W a distance of 57.07 feet to an iron pin set, being 71.15 feet left of station 210+64.50;

Thence continuing through the said Consolidated Utilities tract, S 5°13'50" E a distance of 17.41 feet to an iron pin set, being 53.98 feet left of station 210+67.35;

Thence continuing through the said Consolidated Utilities tract, S 19°52'40" E a distance of 18.76 feet to an iron pin set, being 36.85 feet left of station 210+75.00;

Thence crossing thru the said Consolidated Utilities tract, S 61°16'23" E a distance of 16.49 feet to an iron pin set in the existing northerly right of way line of 17th Avenue (60' RW), being 30.00 feet left of station 210+90.00;

Thence along the said existing northerly right of way line of 17th Avenue, S 85°49'01" E a distance of 14.77 feet to an iron pin set in the westerly property line of a tract conveyed to Saint Stephen Community Services Inc. of record in Deed Book 3598, Page 725, being 30.00 feet left of station 211+04.78;

Thence along the said Saint Stephen Community Services Inc. westerly property line at first and then the westerly line of a tract conveyed to 1465 Part Ltd. of record in Instrument Number 200512020253597, S 13°39'45" W a distance of 60.83 feet to an iron pin set in the existing southerly right of way line of 17th Avenue, being 30.00 feet right of station 210+94.76;

Thence along the said existing southerly right of way line of 17th Avenue, N 85°49'01" W a distance of 66.91 to an iron pin set on the easterly line of a tract conveyed Watkins Investment Properties by deed of record in Official Record 21452 J12 and being 29.97 feet right of station 210+27.64;

Thence along the said westerly line of the said Consolidated Utilities tract, N 13°39'45" E a distance of 60.83 to the point of beginning.

The above described area is contained within the Franklin County Auditor's Parcel Number 010-244168. Within said boundary is 0.144 acres, more or less, including 0.092 acres in the present road occupied, and resulting in a net take of 0.052 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 17<sup>th</sup> 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".



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

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Date