

**PARCEL 44-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 Lot C of the Windsor Atcheson Partition of record in Plat Book 3, Page 268 and being part of a 6.350 acre tract of land conveyed to Saint Stephen Community Services, Inc. of record in Deed Book 3598, Page 725, 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:

*Commencing for reference* at an iron pin set at the intersection of the northerly right of way line of 17th Avenue (60' RW) and the easterly right of way line of Billiter Blvd. (16' RW), and being 30.00 feet left of station 210+37.86 on 17th Avenue;

Thence east along the said northerly right of way line of 17th Avenue, S 85°49'01" E a distance of 66.91 feet to the westerly property line of the said Saint Stephen Community Services, Inc. tract, being 30.00 feet left of station 211+04.78 and being **The True Point of Beginning**;

Thence continuing along the said northerly right of way line of 17th Avenue, S 85°49'01" E a distance of 214.22 feet to an iron pin set on said right of way line and in property conveyed to the said Saint Stephen Community Services, Inc., being 30.00 feet left of station 213+19.00;

Thence crossing into said Saint Stephen Community Services, Inc. property, N 4°10'59" E a distance of 5.00 feet to an iron pin set, being 35.00 feet left of station 213+19.00;

Thence continuing through said Saint Stephen Community Services, Inc. property S 85°49'01" E a distance of 449.10 feet to an iron pin set on a line common to property conveyed to the City of Columbus by deed of record in Deed Book 3738, Page 782, being 35.00 feet left of station 217+68.11;

Thence south along said common line S 04°04'10" W a distance of 35.00 feet to a railroad spike set on the centerline of 17th Avenue, being at centerline station 217+68.18;

Thence along the said centerline N 85°49'01" W a distance of 668.41 feet to a railroad spike set on the westerly line of a 18.915 acre tract of land conveyed to Consolidated Utilities Railroad Corporation by deed of record in Instrument # 199806290161477 and being at centerline station 210+99.77;

Thence along the said westerly line, N 13°39'45" E a distance of 30.42 feet to **The True Point of Beginning**.

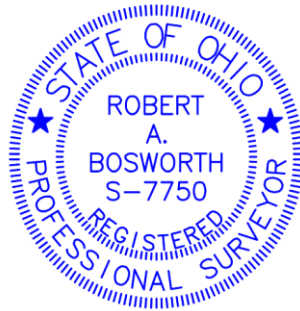
The above described area is contained within the Franklin County Auditor's Parcel Number 010-098450. Within said boundary is 0.511 acres, more or less, including 0.459 acres in the present road occupied, and resulting in a net take of 0.052 acres, more or less.

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 McConnelville 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".



---

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

---

Date