

PARCEL 48-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 part of a tract of land conveyed to Asnakew Tadesse of record in Instrument # 200009250194502 all references to the Recorder's Office, Franklin County, Ohio, being part of lots 1-3 of the Lindale Addition Subdivision in Plat Book 16, Page 37 and being a parcel of land located on the right side of the centerline of construction for Joyce Avenue and on the right 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 existing southerly right of way line of 17th Avenue (65' RW) and the existing easterly right of way line of Joyce Avenue (60' RW), being the northwest corner of said Lot 1 and being 35.00 feet right of station 221+75.55 on 17th Avenue;

Thence along the said existing southerly right of way line of 17th Avenue and the north line of said Lots 1-3, S 85°49'30" E a distance of 115.86 feet to an iron pin set and being 35.00 feet right of station 222+91.41 on 17th Avenue;

Thence crossing into said Asnakew Tadesse property, S 4°10'30" W a distance of 0.67 feet to an iron pin set and being 35.67 feet left of station 222+91.41 on 17th Avenue;

Thence continuing through said Asnakew Tadesse property, N 85°49'30" W a distance of 40.79 feet to an iron pin set and being 35.67 feet right of station 222+50.62 on 17th Avenue;

Thence continuing through said Asnakew Tadesse property, S 88°27'30" W a distance of 31.67 feet to an iron pin set and being 38.82 feet right of station 222+19.11 on 17th Avenue;

Thence continuing through said Asnakew Tadesse property and along an arc of a curve to the left having a radius of 58.33 feet, an internal angle of 74°40'13", an arc length of 76.02 feet and a chord that bears S 51°07'45" W a chord distance of 70.76 feet to an iron pin set and being 87.44 feet right of station 221+66.67 on 17th Avenue;

Thence continuing through said Asnakew Tadesse property, S 13°47'39" W a distance of 73.92 feet to an iron pin set on the south line of said Lot 1, the north line of a 20 foot alley as shown in said Plat Book 16, page 17 and being 160.00 feet right of station 221+55.05 on 17th Avenue and 30.68 feet right of station 76+59.36 on Joyce Avenue;

Thence along the south line of said Lot 1 and the said north line of a 20 foot alley, N 85°49'30" W a distance of 0.68 feet to an iron pin set on said existing easterly right of way line for Joyce Avenue and the west line of said Lot 1 and being 30.00 feet right of station 76+59.36 on Joyce Avenue;

Thence north along said existing easterly right of way of Joyce Avenue and the west line of said Lot 1, N 13°47'39" E a distance of 126.78 feet to the point of beginning.

The above described area is contained within the Franklin County Auditor's Parcel Number 010-108440. Within said boundary is 0.019 acres, more or less, including 0.000 acres in the present road occupied, and resulting in a net take of 0.019 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.

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 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