

PARCEL 51-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, being part of Lot C of the Windsor Atcheson Partition of record in Plat Book 3, Page 268 and being part of a tract of land conveyed to New Generation Church by deed of record in Instrument #199812240332161, all references to the Recorder's Office, Franklin County, Ohio, being a parcel of land located on the left side of the centerline of construction for Joyce Avenue and 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 the centerline intersection of Joyce Avenue (60' RW) and 17th Avenue (65' RW) at a railroad spike found, being at station 78+16.60 on Joyce Avenue and station 221+51.06 on 17th Avenue;

Thence along the centerline of Joyce Avenue, N 13°32'54" E a distance of 523.97 feet to a railroad spike set at the southwesterly corner of a tract of land conveyed to Rickly Hydrological Service Ltd. by deed of record in Instrument # 200001100006726, being at centerline station 83+40.57 of Joyce Avenue;

Thence the southerly line of said Rickly property, S 76°10'04" E a distance of 36.50 feet to an iron pin set, being 36.5 feet right of station 83+40.39 on Joyce Avenue;

Thence crossing onto said New Generation Church property, S 13°32'54" W a distance of 426.07 feet to an iron pin set, being 36.50 feet right of station 79+14.32 on Joyce Avenue;

Thence continuing through said New Generation Church property, S 6°36'28" W a distance of 12.41 feet to an iron pin set, being 38.00 feet right of station 79+02.00 on Joyce Avenue;

Thence continuing through said New Generation Church property, S 13°45'01" E a distance of 24.50 feet to an iron pin set, being 49.24 feet right of station 78+80.23 on Joyce Avenue;

Thence continuing through said New Generation Church property, S 43°54'01" E a distance of 29.57 feet to an iron pin set, being 35.00 feet right of station 222+32.00 on 17th Avenue;

Thence continuing through said New Generation Church property, S 72°25'57" E a distance of 21.59 feet to an iron pin set on said existing westerly right of way line of 17th Avenue, being 30.00 feet left of station 222+53.00 on 17th Avenue;

Thence along the said existing right of way line of 17th Avenue S 85°49'30" E a distance of 201.08 feet to an iron pin set on the westerly property line of a tract of land conveyed to Norse Dairy Systems LLC by deed of record in Instrument # 200803210043190;

Thence along the said westerly line, S 4°13'03" W a distance of 30.00 feet to a railroad spike set in the centerline of 17th Avenue at station 224+54.06;

Thence along the centerline of 17th Avenue, N 85°49'30" W a distance of 303.00 feet to the point of beginning.

The above described area is contained within the Franklin County Auditor's Parcel Number 010-247217. Within said boundary is 0.639 acres, more or less, including 0.545 acres in the present road occupied, and resulting in a net take of 0.094 acres, more or less.

This description and survey was prepared and reviewed on July 13, 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 S 86°12'13"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