

PARCEL 56-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 Charles Cox by deed of record in Instrument # 201112220167816 (all references to the Recorder's Office, Franklin County, Ohio) also being part of lot 14 of 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 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 a railroad spike set at the intersection of the centerline of 17th Avenue (65' RW) and the centerline of Chauncy Road (50' RW), being at station 227+70.29 on 17th Avenue;

Thence S 85°49'30" E along said centerline of 17th Avenue a distance of 25.00 feet to a point, said point being at station 227+95.29;

Thence S 4°10'30" W a distance of 37.50 feet to an iron pin set in the easterly line of Chauncy Road and the west line of said lot 14, being 37.50 feet right of station 227+95.29 and being the **True Point of Beginning**;

thence N 4°10'30" E, along the easterly line of Chauncy Road and the west line of said lot 14 a distance of 2.50 feet to an iron pin set in the southerly line of said 17th Avenue and the north line of said lot 14 and being 35.00 feet right of station 227+95.29;

thence S 85°49'30" E along the existing southerly right of way line of 17th Avenue and the north line of said lot 14 a distance of 40.00 feet to an iron pin set on the southwest corner of a tract of land conveyed to Pamela S. Temple by deed of record in Instrument # 200711280205041, the northeast corner of said lot 14, said point being 35.00 feet right of station 228+35.29;

thence S 4°10'30" W along the westerly property line of the said Temple tract and the east line of said lot 14 a distance of 2.50 feet to an iron pin set, and being 37.5 feet right of station 228+35.29;

thence across the said Cox tract, N 85°49'30" W a distance of 40.00 feet to the **True Point of Beginning**.

The above described area is contained within the Franklin County Auditor's Parcel Number 010-108453. Within said boundary is 0.002 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.002 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 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