

PARCEL 62-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 James O. Armbruster by deed of record in OR 26968 E20 (all references to the Recorder's Office, Franklin County, Ohio) also being part of lot 22 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 Wentworth Road (50' RW), being at station 231+00.32 on 17th Avenue;

Thence S 85°49'30" E along said centerline of 17th Avenue a distance of 105.00 feet to a point, said point being at station 232+05.32;

Thence S 4°10'30" W a distance of 37.50 feet to an iron pin set, being in the westerly property line of a tract of land conveyed to The New Tabernacle Church of Christ of the Apostolic Faith by deed of record in Instrument # 199709080088067, Official Records 30445D15 and 7242B17, and Deed Book 2255, Page 145, in the east line of said lot 22 and being 37.50 feet right of station 232+05.32 and being the **True Point of Beginning**;

thence N 85°49'30" W a distance of 40.00 feet to an iron pin set on the easterly property line of a tract of land conveyed to Armbruster Investment LLC by deed of record in Instrument # 200811140166069, on the west line of said lot 22 being 37.50 feet right of station 231+65.32;

thence N 4°10'30" E along said the said easterly property line and the west line of said lot 22 a distance of 2.50 feet to an iron pin set on the northeast corner of the said Armbruster Investment LLC tract, on the existing southerly right of way line of 17th Avenue, at the northwest corner of said lot 22 and being 35.00 feet right of station 231+65.32;

thence S 85°49'30" E along said existing right of way line and the north line of said lot 22 a distance of 40.00 feet to an iron pin set on the northwest corner of said New Tabernacle Church of Christ tract and the northeast corner of said lot 22, being 35.00 feet right of station 232+05.32;

thence S 4°10'30" W along the westerly property line of the said New Tabernacle Church of Christ tract and the east line of said lot 22 a distance of 2.50 feet to the **True Point of Beginning**.

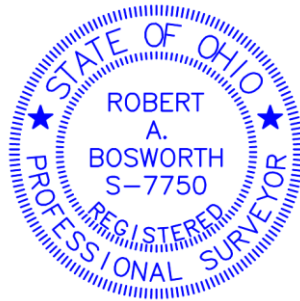
The above described area is contained within the Franklin County Auditor's Parcel Number 010-108461. Within said boundary is 0.002 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.002 acres, more or less.

This description and survey was prepared 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 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".

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

Date