

PARCEL 71-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 3, Township 1, Range 17 of the United States Military Lands, being part of lot 7 of Theodore Leonards Heirs Subdivision of record in Plat Book 4, page 396 and being part of a tract of land conveyed to ASI Corp. by deed of record in I.N. 201003010024130, all references to the Recorder's Office, Franklin County, Ohio, 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 monument set in a monument box at a deflection angle in the centerline of 17th Avenue (75' RW) and being at station 251+99.28 on 17th Avenue;

Thence along the said centerline of 17th Avenue, N 85°49'30" W a distance of 49.05 feet to a point being at centerline station 251+50.23;

Thence S 4°10'30" W a distance of 35.00 feet to an iron pin set at the intersection of the southerly right of way of 17th Avenue and the westerly right of way line of Woodland Avenue (RW Varies), being at the northwest corner of a tract conveyed to the City of Columbus in Deed Book 3247, Page 655 and in the south line of a tract conveyed to the City of Columbus of record in Deed Book 2775, Page 264 and the true point of beginning, being 35.00 feet right of station 251+50.23 on 17th Avenue;

Thence along the said westerly right of way line of Woodland Avenue, and the west line of the said tract conveyed to the City of Columbus in Deed Book 3247, Page 655, S 41°07'00" E a distance of 7.11 feet to an iron pin set and being 40.00 feet right of station 251+55.28;

Thence across the said ASI Corp. tract, N 85°49'30" W a distance of 752.94 feet to an iron pin set on the east line of a tract conveyed to CCV Realty II, LLC by deed of record in Instrument # 201207200104138 and also being in the west line of Quarter Township 3, Township 1, Range 17 of the United States Military Lands, the east line of Quarter Township 4, Township 1, Range 18 of the United States Military Lands and the west line of said lot 7 and being 40.00 feet right of station 244+02.34;

Thence along the said east line of the CCV Realty II, LLC tract, the west line of Quarter Township 3, Township 1, Range 17 and the east line of Quarter Township 4, Township 1, Range 18 of the United States Military Lands and the west line of the said lot 7, N 2°42'14" E a distance of 5.00 feet to an iron pin set on the existing south right of way of the said 17th Avenue and the south line of the said tract conveyed to the City of Columbus of record in Deed Book 2775, Page 264, and being 35.00 feet right of station 244+02.22;

Thence along the existing south right of way of the said 17th Avenue and the south line of the said tract conveyed to the City of Columbus of record in Deed Book 2775, Page 264, S 85°49'30" E a distance of 748.02 feet to the point of beginning.

The above described area is contained within the Franklin County Auditor's Parcel Number 010-108797 (0.073 acres gross take, 0.000 acres in the present road occupied, resulting in a net take of 0.073 acres) and 010-046084 (0.013 acres gross take, 0.000 acres in the present road occupied, resulting in a net take

of 0.013 acres) and a total gross take of 0.086 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.086 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 17th Avenue).

All stations and offsets 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