

**PARCEL 72A-WD**  
**JOYCE AVENUE AND 17<sup>th</sup> 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 Modern Development Corp. (Grantor) by deed of record in Instrument # 201103150035638 all references to the Recorder's Office, Franklin County, Ohio, and being a parcel of land located on the left side of the centerline of construction for 17<sup>th</sup> the west side of the centerline for Woodland 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 17<sup>th</sup> Avenue, N 85°49'30" W a distance of 15.37 feet to a point being at centerline station 251+83.92;

Thence N 4°10'30" E a distance of 40.00 feet to an iron pin set at the intersection of the northerly right of way of 17th Avenue and the westerly right of way line of Woodland Avenue (60' RW), being said Grantor's southeast corner and a corner of a tract conveyed to the City of Columbus of record in Deed Book 2145, Page 297 and the true point of beginning, being 40.00 feet left of station 251+83.92 on 17th Avenue;

Thence N 85°49'30" W along the northerly right of way line of 17th Avenue and said City of Columbus land a distance of 5.92 feet to an iron pin set, being 40.00 feet left of station 251+78.00;

Thence N 40°17'21" E crossing through said Grantor's land a distance of 9.90 feet to an iron pin set on the westerly right of way line of Woodland Avenue and a line of said City of Columbus land, being 48.00 feet left of station 251+83.84;

Thence S 3°35'30" W along said westerly right of way line of Woodland Avenue and a line of said City of Columbus land a distance of 8.00 feet to the point of beginning.

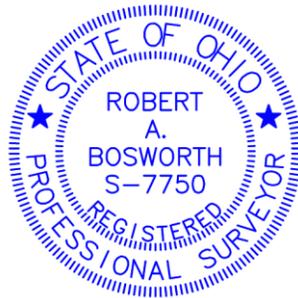
The above described area is contained within the Franklin County Auditor's Parcel Numbers 010-108661. Within said boundary is 0.001 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.001 acres, more or less.

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 McConnelsville 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 17<sup>th</sup> 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"



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

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