

PARCEL 74-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 8 of Theodore Leonards Heirs Subdivision of record in Plat Book 4, Page 396 and being part of a tract of land conveyed to Springhill Missionary Baptist Church (Grantor) by deed of record in Instrument # 201109210119387 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 17th Avenue and east side of the centerline of 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:

Beginning at a railroad spike found at the centerline intersection of 17th Avenue (60' RW) and of Woodland Avenue (60' RW), being the Grantor's southwest corner and the true point of beginning, being at centerline station 252+44.03 on 17th Avenue;

Thence N 03°35'30" E along the said centerline of Woodland Avenue, being the west line of lot 8 and the east line of lot 7 of the said Theodore Leonards Heirs Subdivision, a distance of 341.17 feet to a railroad spike set, bounded to the west by the City of Columbus tract of record in Deed Book 2145 Page 297 and being 341.17 feet left of station 252+44.03 on 17th Avenue;

Thence S 86°24'30" E a distance of 30.00 feet crossing said grantor's tract to an iron pin set on a line common to said existing easterly right of way line of Woodland Avenue and said Grantor's land and being 341.47 feet left of station; 252+44.33 on 17th Avenue;

Thence S 03°35'30" W along said common line a distance of 305.46 feet to an iron pin set for the northerly right of way line of 17th Avenue and being 36.00 feet left of station 252+43.97 on 17th Avenue;

Thence S 85°50'34" E along the northerly right of way line of 17th Avenue a distance of 707.48 feet to an iron pin set on a line common with land conveyed by deed of record to 17th Avenue Mobile Home Park LLC in Instrument # 201007140088799 and in Instrument # 200406300151948, being the east line of lot 8 and the west line of lot 9 of the said Theodore Leonards Heirs Subdivision and being 36.00 feet left of station 259+51.46 on 17th Avenue;

Thence S 03°38'28" W along said common line a distance of 36.00 feet to a railroad spike set on the centerline of 17th Avenue, being at centerline station 259+49.41;

Thence N 85°50'34" W west along the centerline of 17th Avenue and the Grantor's land a distance of 737.46 feet to the point of beginning.

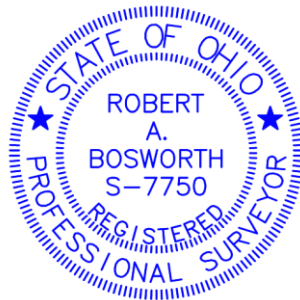
The above described area is contained within the Franklin County Auditor's Parcel Numbers 010-104646. Within said boundary is 0.819 acres, more or less, of which 0.722 acres is in the present road occupied, for a net take of 0.097 acres, more or less.

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