

PARCEL 75-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 9 of Theodore Leonards Heirs Subdivision of record in Plat Book 4, Page 396 and being part of a tract of land conveyed to 17th Avenue Mobile Home Park LLC (Grantor) by deed of record in Instrument # 201007140088799 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, 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 found at the centerline intersection of 17th Avenue (60' RW) and of Woodland Avenue (60' RW), said point being centerline station 252+44.03 on 17th Avenue;

Thence S 85°50'34" E a distance of 737.46 feet to a railroad spike set on the southeast corner of a tract of land conveyed to Springhill Missionary Baptist Church by deed of record in Instrument # 201109210119387 and a corner common to said Grantor's land, being centerline station 259+51.78 and the True Point of Beginning;

Thence N 03°38'28" E along a line common to said Springhill Missionary Baptist Church land and said Grantor's land a distance of 36.00 feet to an iron pin set for the northerly right of way line of 17th Avenue, being 36.00 feet left of station 259+51.46 on 17th Avenue;

Thence S 85°50'34" E crossing through said Grantor's land on a line common to said right of way line a distance of 487.42 feet to an iron pin set on a line common with a tract of land conveyed to New Jerusalem Deliverance Church of God in Christ by deed of record in Instrument # 200210090253705, being in the west line of lot 17 of the Brentnell Avenue Subdivision of record in Plat Book 70, Page 73, and being 36.00 feet left of station 264+38.89 on 17th Avenue;

Thence S 03°31'45" W along said common line and the west line of a tract conveyed to 17th Avenue Company of record in Deed Book 3776, Page 859, a distance of 36.00 feet to a railroad spike set in the centerline of 17th Avenue and the southeast corner of said Grantor's land, being centerline station 264+39.27;

Thence N 85°50'34" W along a line common to the centerline of 17th Avenue and said Grantor's land a distance of 487.49 feet to the True Point of Beginning.

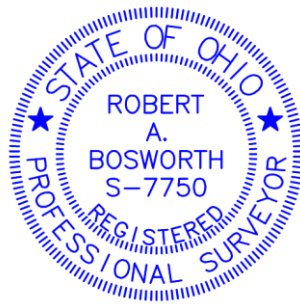
The above described area is contained within the Franklin County Auditor's Parcel Numbers 010-210657. Within said boundary is 0.403 acres, more or less, of which 0.336 acres is in the present road occupied, for a net take of 0.067 acres, more or less.

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 McConnelville CORS stations were used in determining the grid bearing, and establishing a bearing along the centerline of Joyce Avenue to be S 86°12'13"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 1"



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

Date