

PARCEL 76-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 and being part of a tract of land conveyed to New Jerusalem Deliverance Church of God in Christ (Grantor) by deed of record in Instrument #200210090253705 all references to the Recorder's Office, Franklin County, Ohio and being part of lot 17, Plat Book 70 Page 73, 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 an iron pin set at the intersection of the northerly right of way line of 17th Avenue (60' RW) and the westerly right of way line of Brentnell Avenue (70' RW dedicated in Plat Book 61, page 11), being in the north line of a tract conveyed to 17th Avenue Company of record in Deed Book 3776, Page 859, said point being 30.00 feet left of station 266+42.73 on 17th Avenue;

Thence N 85°50'34" W along the said northerly right of way of 17th Avenue and the north line of a tract conveyed to the said 17th Avenue Company a distance of 119.37 feet to an iron pin set on a corner common to a tract of land conveyed to Sallie E. McCall by deed of record in Instrument # 199709160094420, being 30.00 feet left of station 265+23.36 and being the True Point of Beginning;

Thence N 85°50'34" W along a line common to said northerly right of way line of 17th Avenue and the north line of a tract conveyed to the said 17th Avenue Company a distance of 84.42 feet to an iron pin set on a corner of a tract of land conveyed to 17th Avenue Mobile Home Park LLC by deed of record in Instrument # 201007140088799, being 30.00 feet left of station 264+38.94;

Thence N 03°31'45" E along a line common to said Grantor and said Mobile Home Park tract a distance of 6.00 feet to an iron pin set on the proposed northerly right of way line of 17th Avenue, being 36.00 feet left of station 264+38.88;

Thence S 85°50'34" E crossing through said Grantor's land along said proposed northerly right of way line of 17th Avenue a distance of 84.42 feet to an iron pin set on a line common to said McCall tract, being 36.00 feet left of station 265+23.30;

Thence S 03°31'29" W along the said westerly line of the McCall tract a distance of 6.00 feet to the True Point of Beginning.

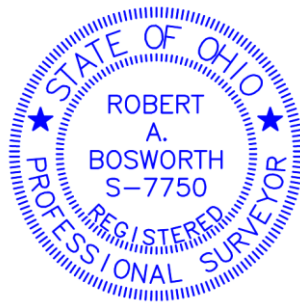
The above described area is contained within the Franklin County Auditor's Parcel Numbers 010-215036. Within said boundary is 0.012 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.012 acres, more or less.

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 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