

PARCEL 78-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 Sallie E. McCall (Grantor) by deed of record in Instrument # 199709160094420 all references to the Recorder's Office, Franklin County, Ohio, also being part of lot 9 of Theodore Leonards Heirs Subdivision in Plat Book 4, Page 396 and being a parcel of land located on the left side of the centerline of construction for 17th Avenue and the left side of the centerline of Brentnell 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 an iron pin set at the intersection of the existing northerly right of way line of 17th Avenue (60' RW) and the existing 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, being the Grantor's southeast corner and the true point of beginning, 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 line of 17th Avenue and the said north line of a tract conveyed to 17th Avenue Company a distance of 119.37 feet to an iron pin set at a corner common to lot 17 of the Brentnell Avenue Subdivision of record in Plat Book 70, Page 73, a tract of land conveyed to New Jerusalem Deliverance Church of God in Christ by deed of record in Instrument # 200210090253705, being 30.00 feet left of station 265+23.36;

Thence N 03°31'29" E along a line common to said Grantor and said Church tract, a distance of 6.00 feet to an iron pin set for the proposed northerly right of way line of 17th Avenue, being 36.00 feet left of station 265+23.30;

Thence S 85°50'34" E crossing through said Grantor's tract and along said proposed right of way line a distance of 119.36 feet to an iron pin set on said westerly right of way line of Brentnell Avenue, being 36.00 feet left of station 266+42.66;

Thence S 03°31'29" W along said westerly right of way line of Brentnell Avenue a distance of 6.00 feet to the point of beginning.

The above described area is contained within the Franklin County Auditor's Parcel Numbers 010-201603. Within said boundary is 0.016 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.016 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 McConnelssville 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 refernced 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