

PARCEL 99A-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 part of a 38.349 acre tract of land conveyed to Le Petomane XXV Inc. (Grantor) by deeds of record in I.N. 200912150180665 all references to the Recorder's Office, Franklin County, Ohio, being part of Lots A and B of the Windsor Atcheson Partition of record in Plat Book 3, Page 268, being a parcel of land located on the left side of the centerline of construction for Joyce Avenue and the south side of the centerline of Windsor 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 Joyce Avenue (60' RW) and of Windsor Avenue (50' RW) and being at a corner of a property conveyed to Windsor Atcheson (in the right of way) in Deed Book 70, Page 390, being the true point of beginning, at centerline station 10+00.00 on Windsor Avenue and centerline station 65+36.22 on Joyce Avenue;

Thence S 04°09'10" W along the centerline of Joyce Avenue a distance of 1136.18 feet to railroad spike set, being centerline station 54+00.00 on Joyce Avenue;

Thence S 06°50'52" W along the centerline of Joyce Avenue a distance of 109.51 feet to railroad spike set at the northeast corner of a tract conveyed to Tennebaum Limited Partnership, being centerline station 52+90.49 on Joyce Avenue;

Thence N 86°15'10" W along the north line of the said Tennebaum tract to said existing westerly right of way line of Joyce Avenue a distance of 30.23 feet to an iron pin set, being 30.18 feet left of station 52+88.80 on Joyce Avenue;

Thence N 06°50'52" E through said Grantor on a line common with said existing westerly right of way line of Joyce Avenue a distance of 114.31 feet to an iron pin set, being 30.04 feet left of station 54+03.17 on Joyce Avenue;

Thence N 04°09'11" E continuing on said common line a distance of 1096.42 feet to an iron pin set for right of way line for Joyce and Windsor Avenues, being 30.00 feet left of station 65+01.00 on Joyce Avenue;

Thence N 45°32'34" W continuing through said Grantor on a line common with said proposed right of way line a distance of 18.36 feet to an iron pin set on said existing southerly right of way line of Windsor Avenue and being 44.00 feet left of station 65+12.87 on Joyce Avenue;

Thence N 83°34'14" W on a line through said Grantor along said existing southerly right of way line a distance of 1203.80 feet to an iron pin set on the east line of a tract conveyed to Pennsylvanis Lines LLC by deed of record in Instrument # 2002121800325195, being 1246.69 feet left of station 65+67.72 on Joyce Avenue;

Thence N 14°29'36" E on the east line of the said tract conveyed to Pennsylvanis Lines LLC a distance of 39.57 feet to an iron pin set at the southwest corner of a tract conveyed to 1465 Part, LTD by deed of record in Instrument # 200512020253597, being 1239.37 feet left of station 66+06.61 on Joyce Avenue;

Thence S 83°40'54" E along the south line of the said 1465 Part, LTD tract, the south line of a tract conveyed to LE Petomane XXV INC. in Instrument Number 200912150180665, the south line of a tract conveyed to Eugene and Carrie Wooden by Official Record 13116I03 and a line of the said Windsor Atcheson tract, a distance of 1240.54 feet to a railroad spike set on the said centerline of Joyce Avenue, being centerline station 65+52.74;

Thence S 03°49'43" W on said centerline line a distance of 16.52 feet to the point of beginning.

The above described area is contained within the Franklin County Auditor's Parcel Number 010-126232. Gross take of 2.004 acres with 2.002 acres in the present road occupied resulting in a net take of 0.002 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 station and offset 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