

**PARCEL 100-WD2**  
**JOYCE AVENUE AND 17<sup>th</sup> 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 4, Township 1, Range 18 of the United States Military Lands, being part of Lot A of Plat Book 3, Page 268 and being part of a tract of land conveyed to Columbus Site Development Group, Ltd. (Grantor) by deed of record in Instrument # 201205250074367 all references to the Recorder's Office, Franklin County, Ohio and being a parcel of land located on the right side of the centerline of construction for Joyce Avenue and the left 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:

*Commencing for reference* at an iron pin set at the intersection of the easterly right of way line of Joyce Avenue (60' RW) and the northerly right of way line of Windsor Avenue (60' RW), said point being the grantor's southwest corner, at a corner of a property owned (in the right of way) by Maude B. Harley, Claude E. Belknap, and William D. Belknap by Deed Book 1285, page 390, and being 30.00 feet right of station 65+66.23 on Joyce Avenue;

Thence N 03°49'48" E along the said easterly right of way line of Joyce Avenue and a property line of the said Maude B. Harley, Claude E. Belknap, and William D. Belknap a distance of 12.04 feet to an iron pin set, being 30.00 feet right of station 65+78.27 and being the True Point of Beginning;

Thence N 03°49'48" E continuing along said easterly right of way line of Joyce Avenue and a property line of the said Maude B. Harley, Claude E. Belknap, and William D. Belknap a distance of 115.40 feet to an iron pin set, being 30.00 feet right of station 66+93.66 on Joyce Avenue;

Thence S 86°23'48" E across said Grantor's tract a distance of 165.18 feet to an iron pin set, being 195.18 feet right of station 66+94.31 on Joyce Avenue;

Thence S 03°49'48" W across the Grantor's tract a distance of 97.76 feet to an iron pin set, being 195.18 feet right of station 65+96.56 on Joyce Avenue;

Thence S 86°17'06" E across the Grantor's tract a distance of 10.76 feet to an iron pin set, being 205.94 feet right of station 65+96.58 on Joyce Avenue;

Thence S 03°42'54" W across the Grantor's tract a distance of 30.00 feet to an iron pin set along the said northerly right of way line of Windsor Avenue and a property line of the said Maude B. Harley, Claude E. Belknap, and William D. Belknap, being 206.00 feet right of station 65+66.58 on Joyce Avenue;

Thence N 86°17'06" W along said northerly right of way line of Windsor Avenue and a property line of the said Maude B. Harley, Claude E. Belknap, and William D. Belknap a distance of 172.21 feet to an iron pin set, being 33.79 feet right of station 65+66.24 on Joyce Avenue;

Thence N 13°39'09" W across the Grantor's tract a distance of 12.62 feet to the True Point of Beginning.

The above described area is contained within the Franklin County Auditor's Parcel Numbers 010-108438. Within said boundary is 0.491 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.491 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 17<sup>th</sup> 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".



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

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Date