

PARCEL 107-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 4, Township 1, Range 18 of the United States Military Lands and being part of a tract of land conveyed to Airport Taxi Service Inc. by deed of record in Instrument # 200807110106973 (all references to the Recorder's Office, Franklin County, Ohio) also being part of lots 208 and 209 of Lindale Addition Subdivision in Plat Book 16, Page 37 and being a parcel of land located on the right side of the centerline of construction for Joyce 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 existing southerly right of way of 17th Avenue (60' RW) and the existing easterly right of way of Joyce Avenue (60' RW), being the northwest corner of lot 1 of the Lindale Addition Subdivision in Plat Book 16, Page 37 and being 30.00 feet right of station 77+86.19 on Joyce Avenue;

Thence along the said existing easterly right of way of Joyce Avenue and the said west line of lot 1, S 13°47'39" W a distance of 147.07 feet (passing an iron pin set in the north right of way of a 20 foot dedicated alley of record in said Plat Book 16, page 37 and the southwest corner of the said lot 1) to an iron pin set at the intersection of the easterly right of way of Joyce Avenue and the southerly right of way of said 20 foot alley, being the grantor's northwest corner and the northwest corner of said lot 209, being 29.69 feet right of station 76+38.25 and being the True Point of Beginning;

Thence S 85°49'30" E along the southerly right of way of said 20' alley and the north line of said lot 209 a distance of 1.00 feet to an iron pin set, being 30.68 feet right of station 76+38.39;

Thence S 13°55'59" W across the grantor's tract a distance of 15.99 feet to an iron pin set, being 30.00 feet right of station 76+21.76;

Thence S 8°45'23" W across the grantor's tract a distance of 53.04 feet to an iron pin set in said lot 208, being 30.05 feet right of station 75+66.54;

Thence N 83°10'51" W a distance of 1.00 feet to an iron pin set on the said existing easterly right of way of Joyce Avenue and the west line of the said lot 208, and being 29.05 feet right of station 75+66.54;

Thence N 3°49'48" E along the said right of way of Joyce Avenue and the west line of said lots 208-209 a distance of 26.66 feet to an iron pin set, being 27.22 feet right of station 75+94.15;

Thence N 13°47'39" E along the said right of way of Joyce Avenue and the west line of said lot 209 a distance of 42.52 feet to the True Point of Beginning.

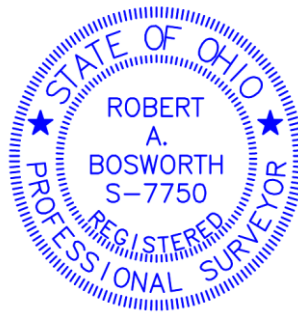
The above described area is contained within the Franklin County Auditor's Parcel Numbers 010-108647. Within said boundary is 0.001 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.001 acres and Parcel Number 010-108648. Within said boundary is 0.002 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.002 acres all in the present road occupied. Within said total boundary is 0.003 acres, more or less, of which 0.000 acres is in the present road occupied, for a net take of 0.003 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 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