

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By GnA Date 2-25-2021

RECEIVED

FEB 25 2021

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

**DESCRIPTION OF 4.75+/- ACRES LOCATED IN
BLENDON TOWNSHIP TO BE ANNEXED
TO THE CITY OF COLUMBUS**

Situated in the State of Ohio, County of Franklin, City of Columbus and being in Quarter Township 4, Township 2, Range 17 in the United States Military District, and being all of Lots 1, 2, 38 and 39 in Block "C" of the Chilcote's Ingleside Addition as recorded in Plat Book 19, Page 28 as conveyed to Floyd G. Blackburn and Jacqueline J. Blackburn, married, for their joint lives, remainder to the survivor of them in Instrument Number 201305030073674 along with a portion of the north half of vacated Maplewood Drive as vacated by Road Record 26, Page 326 (Resolution No. 1149-96), all of Lots 3 through 17 and Lots 23 through 37 in Block "C" of said Chilcote's Ingleside Addition as conveyed to Jacqueline J. Oder in Official Record 24074, Page B05 along with a portion of the north half of said vacated Maplewood Drive, Lots 18, 19, 21 & 22 in Block "C" of said Chilcote's Ingleside Addition as conveyed to Agoston A. Varsanyi and Anne M. Varsanyi, for their joint lives, remainder to the survivor of them in Official Record 2633, Page I18 along with a portion of the north half of said vacated Maplewood Drive, Beechwood Drive (40' R/W) right of way as dedicated in Plat Book 19, Page 28, all of a 0.643 acre tract as conveyed to Agoston A. Varsanyi and Anne M. Varsanyi in Instrument Number 200802280030467 along with a portion of the north half of said vacated Maplewood Drive, all of a tract as conveyed to Agoston A. Varsanyi and Anne M. Varsanyi, husband and wife, for their joint lives remainder to the survivor of them in Instrument Number 200806020084227, Tract 1 and Tract 2 along with a portion of the south half of said vacated Maplewood Drive, a portion of Ingleside Drive South (50' R/W) as dedicated in Plat Book 19, Page 28, and a portion of Cherry Bottom Road (RW Varies) as dedicated in Plat Book 19, Page 28 as further described as follows;

Beginning at the southwest corner of a 11.429 acre tract as conveyed to Magnolia Trace LLC in Instrument Number 201911070149048, the intersection of the northerly right of way line of Beechwood Drive and the easterly right of way line of Walnut View Boulevard (50' R/W) as dedicated Plat Book 19, Page 28 and being an angle point in the south line of an existing City of Columbus Corporation Line (Case #20-17, Ord. #0218-2018, I.N. 201804090045777), and also being the **TRUE POINT OF BEGINNING** for the land herein described as follows;

Thence with the south line of said 11.429 acre tract, the northerly right of way line of Beechwood Drive, the south line of a 0.353 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201906140071184 and a south line of said existing City of Columbus Corporation line (Case #20-17, Ord. #0218-2018, I.N. 201804090045777), **N 85° 14' 48" E, 775.20± feet** to the southeast corner of said 0.353 acre tract and being an angle point in the south line of said existing City of Columbus Corporation Line (Case #20-17, Ord. #0218-2018, I.N. 201804090045777);

Thence across said Beechwood Drive and with the westerly right of way line of Cherry Bottom Road, the east line of said Lot 19 in Block "C" of the Chilcote's Ingleside and the south line of said existing City of Columbus Corporation line (Case #20-17, Ord. #0218-2018, I.N. 201804090045777), **S 04° 45' 12" E, 80.00± feet** to the southeast corner of said Lot 19, the northeast corner of Lot 20 in said Block "C", an angle point in the south line of said existing City of Columbus Corporation Line (Case #20-17, Ord. #0218-2018, I.N. 201804090045777) and being in the north line of an existing City of Columbus Corporation Line (Case #15-83, Ord. #1584-84, Official Record 3851, Page H10);

Thence with the south line of said Lot 19, the north line of said Lot 20 and the north line of said existing City of Columbus Corporation Line (Case #15-83, Ord. #1584-84, Official Record 3851, Page H10), **S 85° 14' 48" W, 80.00± feet** to the southwest corner of said Lot 19, the northwest corner of said Lot 20 and being in the east line of

said Lot 18, and also being the northwest corner of said existing City of Columbus Corporation Line (Case #15-83, Ord. #1584-84, Official Record 3851, Page H10);

Thence with the west line of said Lot 20, the east line of said Lot 18 and said Lot 22 in said Block "C" and the west line of said existing City of Columbus Corporation Line (Case #15-83, Ord. #1584-84, Official Record 3851, page H10), **S 04° 45' 12" E, 40.00± feet** to the southwest corner of said Lot 20 in said Block "C", the northwest corner of said Lot 21 in said Block "C" and the southwest corner of said existing City of Columbus Corporation Line (Case #15-83, Ord. #1584-84, Official Record 3851, Page H10);

Thence with the south line of said Lot 20, the north line of said Lot 21, and across Cherry Bottom Road and also with the south line of said existing City of Columbus Corporation Line (Case #15-83, Ord. #1584-84, Official Record 3851, Page H10), **N 85° 14' 48" E, 140.00± feet** to the easterly right of way line of Cherry Bottom Road, the west line of a 69.226 acre tract as conveyed to the Board of Park Commissioners of The Columbus and Franklin County Metropolitan Park District in Deed Volume 3333, Page 598, the southeast corner of said existing City of Columbus Corporation Line (Case #15-83, Ord. #1584-84, Official Record 3851, Page H10) and the west line of an existing City of Columbus Corporation Line (Case #19-69, Ord. #1312-69, Misc. Record 149, Page 35)

Thence with the easterly right of way line of Cherry Bottom Road, the west line of said 69.226 acre tract and the west line of said existing City of Columbus Corporation Line (Case #19-69, Ord. #1312-69, Misc. Record 149, Page 35), **S 04° 45' 12" E, 250.00± feet** to the intersection of the easterly right of line of Cherry Bottom Road and the projection of the southerly right of way line of Ingleside Drive South (50' R/W), and being the northeast corner of an existing City of Columbus Corporation Line (Case #11-98, Ord. #6-99, Instrument Number 199906140150471);

Thence crossing Cherry Bottom Road and with the southerly right of way line of Ingleside Drive South, the north line of a tract (known as Lots 12 thru 33 in Block "A" of said Chilcote's Ingleside Addition) as conveyed to Mark Christopher Mauri in Official Record 34896, Page J16, the north line of said Lots 21, 20, 19 and 18 in Block "A" of said Chilcote's Ingleside Addition, the north line of said existing City of Columbus Corporation Line (Case #11-98, Ord. #6-99, Instrument Number 199906140150471), **S 85° 14' 48" W, 260.00± feet** to the northwest corner of said Lot 18 in Block "A" of said Chilcote's Ingleside Addition and the northeast corner of said Lot 17 in Block "A", being in the north line of said Mauri property;

Thence leaving the north line of said existing City of Columbus Corporation Line (Case #11-98, Ord. #6-99, Instrument Number 199906140150471) across Ingleside Drive South and with the west line of said 0.643 acre tract along with a portion of the south half of said vacated Maplewood Drive, the east line of said 0.771 acre tract along with a portion of the south half of said vacated Maplewood Drive, the west line of Lots 26 and 18 in Block "B" in said Chilcote's Ingleside Addition and the east line of Lots 27 and 17 in Block "B" in said Chilcote's Ingleside Addition, **N 04° 45' 12" W, 190.00± feet** to the northwest corner of said 0.643 acre tract along with a portion of the south half of said vacated Maplewood Drive, the northeast corner of said 0.771 acre tract along with a portion of the south half of said vacated Maplewood Drive, being in the south line of said Oder tract along with a portion of the north half of said vacated Maplewood Drive, and being in the centerline of said vacated Maplewood Drive;

Thence with the north line of said 0.771 acre tract along with a portion of the south half of said vacated Maplewood Drive, the north line of a tract conveyed to Linda Lee Boling and Candace Lou Geshwilm in Instrument Numbers 200901080002394 and 201303210047889 along with a portion of the south half of said vacated Maplewood

Drive, the north line of a tract conveyed to Jack E. Wooten in Deed Volume 3407, Page 670, Tract 3 and Tract 4 along with a portion of the south half of said vacated Maplewood Drive, the south line of said Oder property and the south line of a portion of said Blackburn property, **S 85° 14' 48" W, 600.00± feet** to the northwest corner of said Wooten Property along with a portion of the south half of said vacated Maplewood Drive, the northeast corner of a tract as conveyed to Agoston A. Varsanyi and Anne M. Varsanyi, husband and wife, for their joint lives remainder to the survivor of them in Instrument Number 200806020084227, Tract 1 and Tract 2 along with a portion of the south half of said vacated Maplewood Drive;

Thence with the east line of said Agoston A. Varsanyi and Anne M. Varsanyi, husband and wife, for their joint lives remainder to the survivor of them in Instrument Number 200806020084227, Tract 1 and Tract 2 along with a portion of the south half of said vacated Maplewood Drive property and the west line of said Wooten property along with a portion of the south half of said vacated Maplewood Drive, the east line of Lots 2 and 42 in Block "B" in said Chilcote's Ingleside Addition and the west line of Lots 3 and 41 in said Block "B" in said Chilcote's Ingleside Addition, **S 04° 45' 12" E, 140.00± feet** to the southeast corner of said Agoston A. Varsanyi and Anne M. Varsanyi, husband and wife, for their joint lives remainder to the survivor of them in Instrument Number 200806020084227, Tract 1 and Tract 2 property along with a portion of the south half of said vacated Maplewood Drive, the southwest corner of said Wooten property along with a portion of the south half of said vacated Maplewood Drive, the southeast corner of said Lot 42, the southwest corner of said Lot 41 and being in the northerly right of way line of Ingleside Drive South;

Thence with the south line of said Agoston A. Varsanyi and Anne M. Varsanyi, husband and wife, for their joint lives remainder to the survivor of them in Instrument Number 200806020084227, Tract 1 and Tract 2 property, the south line of Lots 42, 43 and 44 in Block "B" in said Chilcote's Ingleside Addition and the northerly right of way line of Ingleside Drive South, **S 85° 14' 48" W, 131.1± feet** to the southwest corner of said Agoston A. Varsanyi and Anne M. Varsanyi, husband and wife, for their joint lives remainder to the survivor of them in Instrument Number 200806020084227, Tract 1 and Tract 2 property, the southwest corner of said Lot 44 and being the intersection of the northerly right of way line of Ingleside Drive South and the easterly right of way line of Walnut View Boulevard;

Thence with the west line of said Agoston A. Varsanyi and Anne M. Varsanyi, husband and wife, for their joint lives remainder to the survivor of them in Instrument Number 200806020084227, Tract 1 and Tract 2 along with a portion of the south half of said vacated Maplewood Drive property, the west line of Lots 44 and 1 in Block "B" in said Chilcote's Ingleside Addition, the easterly right of way line of Walnut View Boulevard and along the west line of a portion of said vacated Maplewood Drive, **N 28° 08' 48" E, 153.67± feet;**

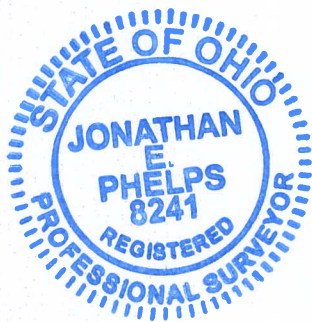
Thence with the easterly right of way of Walnut View Boulevard, the west line of said vacated Maplewood Drive, the west line of said Agoston A. Varsanyi and Anne M. Varsanyi, husband and wife, for their joint lives remainder to the survivor of them in Instrument Number 200806020084227, Tract 1 and Tract 2 along with a portion of the south half of said vacated Maplewood Drive property, the west line of said Blackburn property along with a portion of the north half of said vacated Maplewood Drive, the west line of Lots 39 and 1 in Block "A" in said Chilcote's Ingleside Addition, **N 17° 25' 18" E, 175.49± feet** to a projected intersection of the easterly right of way line of Walnut View Boulevard;

Thence with the projected easterly right of way line of Walnut View Boulevard, **N 07° 30' 48" E, 29.13± feet** to the **True Point of Beginning**. Containing **4.75± acres**,

more or less. The above description was written by Advanced Civil Design. A drawing of the above description is attached hereto and made a part thereof.

The total length of the annexation perimeter is about 3,044.6 feet, of which about 1,625.2 feet are contiguous with existing City of Columbus Corporation Lines, being about 50.3% contiguous. This annexation does not create any islands of township property.

This description was written for annexation purposes only and was not intended to be used in the transfer of lands.



ADVANCED CIVIL DESIGN INC.

Jonathan E. Phelps 2/24/2021
Jonathan E. Phelps, PS
Registration No. 8241