

## PROPOSED ANNEXATION OF 3.8 +/- ACRES

## FROM MIFFLIN TOWNSHIP TO THE CITY OF COLUMBUS

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

By Date 08/17/2021

Situate in the State of Ohio, County of Franklin, Township of Mifflin, and being in Quarter Township 3, Township 1, Range 17, United States Military District, and being all of the remainder of a 4.07 acre tract as conveyed to Niam Stelzer Road LLC in Instrument Number 201704190052755, of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the northeasterly corner of the remainder of said 4.07 acre tract, also being the northwesterly corner of a 0.082 acre tract designated Parcel 53WD as conveyed to Franklin County Commissioners in Instrument Number 200411180264457, also being the southwesterly corner of a 0.168 acre tract designated Parcel 54WD as conveyed to Franklin County Commissioners in Instrument Number 200412060277414, also being the southeasterly corner of the remainder of a 1.267 acre tract as conveyed to Steltzer Road Baptist Church in Deed Book 2645, Page 245, now known as United Faith International Baptist Church by Statement of Facts by Affidavit recorded in Instrument Number 200403120054876, also being on the westerly right-of-way line of Steltzer Road (C.R. 177) (R/W Varies), also being on the westerly corporation line of the City of Columbus as established by Ordinance Number 0043-2007, as recorded in Instrument Number 200705150084538 and Instrument Number 200705150084542;

Thence along the easterly line of the remainder of said 4.07 acre tract and along the westerly line of said Steltzer Road right-of-way, the westerly line of said Parcel 53WD, and along the westerly line of said City of Columbus corporation line, South 02°14'10" West, 112.2 feet to a point;

Thence continuing along the easterly line of the remainder of said 4.07 acre tract and along the westerly line of said Steltzer Road right-of-way, the westerly line of said Parcel 53WD, and along the westerly line of said City of Columbus corporation line, South 03°33'01" West, 77.7 feet to the southeasterly corner of the remainder of said 4.07 acre tract, also being the southwesterly corner of said Parcel 53WD, also being the northwesterly corner of a 0.133 acre tract designated Parcel 52WD as conveyed to Franklin County Commissioners in Instrument Number 200408120188054, also being the northeasterly corner of the remainder of a 2.707 acre tract as conveyed to Tucker Bear Capital, LLC in Instrument Number 202011060176332, also being on the northerly pending annexation corporation line of the City of Columbus as established by Ordinance Number \_\_\_\_\_\_\_, as recorded in Instrument Number \_\_\_\_\_\_\_, (Case Number 10-21).

Thence along the southerly line of the remainder of said 4.07 acre tract, along the northerly line of the remainder of said 2.707 acre tract, and along the northerly line of said City of Columbus corporation line, North 85°54'00" West, 884.5 feet to the southwesterly corner of the remainder of said 4.07 acre tract, also being the southeasterly corner of the remainder of a 5 acre tract as conveyed to Trustees Agler Road Parcel #3 LLC in Instrument Number 201008190106494, being on the easterly corporation line of the City of Columbus as established by Ordinance Number 1066-64, as recorded in M.R. 137-331;

Thence along the westerly line of the remainder of said 4.07 acre tract and the easterly line of the remainder of said 5 acre tract, along the easterly line of said City of Columbus corporation line, North 04°03'00" East, 188.0 feet to the northwesterly corner of the remainder of said 4.07 acre tract, also being the southwesterly line of the remainder of a 4 acre tract as conveyed to Lewis Ted Oatts, Trustee of the Lewis Ted Oatts Revocable Living Trust Dtd 03/31/2011, of record in Instrument Number 201611140156860;

Thence along the northerly line of the remainder of said 4.07 acre tract, along the southerly lines of the remainder of said 4 acre tract and the remainder of said 1.267 acre tract, South 85°54'00" East, 880.4 feet to the **POINT OF TRUE BEGINNING**, containing 3.8 Acres, more or less.

Total perim	ete	r of annexa	tion is 21	40.7 feet, of	which 1	1260.6	feet is	contiguous	with	the Ci	ty of
Columbus	by	Ordinance	Number	0043-2007,	Ordina	nce N	lumber	1066-64,	and	Ordina	ance
Number		, gi	ving 59%	perimeter c	ontiguity	<i>1</i> .					

The bearings shown on this plat are based on a survey of record in Instrument Number 201704190052755. The northerly property line of the proposed annexation area, having a bearing of South 85°54'00" East as described in said survey, serves as the designated "basis of bearing" for this plat.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on records. This description and exhibit are intended for annexation purposes only and is not to be used for transfer of property.



Matthew Lee Sloat, PS 8342

Date