

**Annexation Description**  
**44.29 Acres**  
**North side of Home Road (C.R. 124)**  
**East side of Sawmill Parkway**  
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Situated in the State of Ohio, County of Delaware, Township of Liberty, Farm Lots 3, 24 and 25, Section 2, Township 3, Range 19, United States Military District and being 44.29 acres of land, said 44.29 acres being all of Lots 5136 through 5148, inclusive, as numbered and delineated upon the record plat for Golf Village North Commercial Revised of record in Plat Cabinet 4, Slides 12-12B, said Lots 5136, 5139 through 5148, inclusive, being in the name of Golf Village North LLC, said Lot 5137 being in the name of R&KC Adventures LLC of record in Official Record 1537, Page 620 and said Lot 5138 being in the name of Delaware County Bank & Trust Company of record in Official Record 1494, Page 1877, said 44.29 also being part of that parcel of land described as Parcel 12-WDV in the deed to The Board of Commissioners of Delaware County, Ohio of record in Official Record 827, Page 2624 and being part of Home Road (C.R. 124) as dedicated in Plat Cabinet 2, Slide 636 and Plat Cabinet 3, Page 767, also part of Sawmill Parkway and Royal Belfast Boulevard, as dedicated in Plat Cabinet 3, Page 767, and said 44.29 acres of land more particularly described as follows:

**Beginning** at the northeasterly corner of said Lot 5148, said corner also being the southwesterly corner of "Kinsale Village Condominiums Twenty-Second Amendment, Phase XXII, Part I" of record in Official Record 1428, Page 20 and being in the westerly line of that 77.427 acre tract of land as conveyed to the Board of Education of the Olentangy Local School District of record in Official Record 616, Page 516;

Thence **S 03° 36' 21" W**, along an easterly line of said Lot 5148, **845.23 feet** to a southeasterly corner thereof;

Thence **N 85° 54' 24" W**, partially along a southerly line of said Lot 5148, **341.02 feet** to a southwesterly corner of said Lot 5148, said corner also being a northeasterly corner of said Lot 5147 and a northwesterly corner of Lot 117 as numbered upon the record plat for Flory Subdivision of record in Plat Book 5, Page 9, said Lot 117 being in the name of Randolph A. & Reva R. Schirtzinger of record in Deed Book 905, Page 26;

Thence **S 03° 33' 39" W**, along an easterly line of said Lot 5147, an easterly line of said Lot 5136, an easterly line of said Parcel 12-WDV and across the right-of-way of said Home Road, **866.88 feet** to the northerly line of an existing City of Powell Corporation Line by Ordinance No. 2007-49;

Thence **N 86° 14' 57" W**, along the southerly right-of-way line of said Home Road, along the northerly line of said existing City of Powell Corporation Line (#2007-49), along an existing City of Powell Corporation Line by Ordinance No. 2002-30 and across the right-of-way of said Sawmill Parkway, **986.67 feet** to a point in the northerly line of Lot 3499 as numbered and delineated on the record plat "Sub Area E" of record in Plat Cabinet 3, Slide 727, also being in the northerly line of that tract of land as conveyed to SMB International Inc. of record in Official Record 1526, Page 2481, also being the southwesterly corner of that 116.40 acre tract of land as conveyed to the Olentangy Local School District Board of Education of record in Official Record 104, Page 366;

Thence **N 03° 39' 47" E**, across the right-of-way line of said Home Road and with the easterly line of said 116.40 acre tract, **100.00 feet** to a point in the northerly right-of-way line of said Home Road and the southwesterly corner of Lot 4943 as numbered and delineated upon the record plat for Sawmill Parkway Extension of record in Plat Cabinet 3, Slide 767;

Thence with the northerly right-of-way line of Home Road, the westerly right-of-way line of said Sawmill Parkway, the easterly line of said Lot 4943 and easterly line of said 116.40 acre tract, the following seven (7) courses and distances;

**S 86° 14' 57" E, 40.94 feet** to a point of curvature;

with a curve to the left having a central angle of **90° 03' 07"** and a radius of **60.00 feet**, an arc length of **94.30 feet** and a chord bearing and distance of **N 48° 43' 32" E, 84.89 feet** to a point of tangency;

**N 03° 41' 56" E, 42.70 feet** to a point of curvature;

with a curve to the left having a central angle of **10° 23' 02"** and a radius of **1357.39 feet**, an arc length of **245.98 feet** and a chord bearing and distance of **N 01° 29' 35" W, 245.67 feet** to a point of tangency;

**N 06° 41' 06" W, 303.21 feet** to a point of curvature;

with a curve to the right having a central angle of **10° 20' 54"** and a radius of **1507.39 feet**, an arc length of **272.25 feet** and a chord bearing and distance of **N 01° 30' 39" W, 271.88 feet** to a point of tangency;

**N 03° 39' 47" E, 741.69 feet** to a point;

Thence **S 86° 20' 13" E**, across the right-of-way of said Sawmill Parkway, **150.00 feet** to a point in the northerly right-of-way line of Royal Belfast Boulevard as dedicated upon said Sawmill Parkway Extension Plat (P.C. 3, Page 767), said point also being in the westerly line of "Kinsale Village Condominiums Twenty-Second Amendment, Phase XXII, Part III" of record in Official Record 1428, Page 20;

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Thence with the northerly right-of-way line of said Royal Belfast Boulevard and with the northerly lines of said Lots 5145 and 5148 of Golf Village North Commercial Revised, the following two (2) courses and distances:

with a curve to the left having a central angle of **90° 00' 00"** and a radius of **50.00 feet**, an arc length of **78.54 feet** and a chord bearing and distance of **S 41° 20' 13" E, 70.71 feet** to a point of tangency;

**S 86° 20' 13" E, 1125.29 feet** to the **True Point of Beginning**, and containing **44.29 acres**, more or less.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on July 9, 2018 and is based on existing records from the Delaware County Auditor's and Recorder's Office. A drawing of the above description is attached hereto and made a part thereof.

This description is to be used for annexation purposes only and not to be used in the transfer of land.

The total length of the annexation perimeter is about 6234.7 feet, of which about 986.7 feet are contiguous with existing City of Powell Corporation lines, being about 15.8% contiguous.  
This annexation does not create any islands of township property.

All references used in this description can be found at the Recorder's Office, Delaware County, Ohio.

**ADVANCED CIVIL DESIGN, INC.**

Douglas R. Hock, P.S. 7661

Date: 7/9/18

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**County Engineer**  
**Delaware County, Ohio**

I hereby certify the within to be a true copy of the document  
that is on file in the Map Department.

**CHRIS E. BAUSERMAN, P.E., P.S.**  
**County Engineer**

By \_\_\_\_\_

, Date

7/10/18





