

PAUL J. BOESHART, PLS  
Email: pjboeshart@hotmail.com

94 CANYON VILLA DRIVE  
HEBRON, OH 43025

Ph: 740-928-4130

May 5, 2022

Job No. 21-6809

Surveyor's Description – 16 Foot Alley

The parcel herein described is known as being an alley 16.00 feet in width extending easterly from Sixth Street, and laying between Lot 7 and Lot 8 from the west line of the said lots to the east line of the said lots dedicated to the City of Columbus in the Anna M. Erbs and Joseph Erbs Subdivision (Plat Book 4 on Page 151) found recorded in the Franklin County Recorder's Office in Columbus, Ohio and is better known as being situated in the City of Columbus located in the Fourth Quarter of Township 1 in Range 18 in the U.S. Military Lands of Franklin County, Ohio and is better described as follows:

**Beginning** at an existing 4" Magnetic Spike at the Northwest Corner of Lot 8 in the Anna M. Erbs and Joseph Erbs Subdivision (Plat Book 4 Page 151) on the east line of North 6<sup>th</sup> Street (Plat Book 4 Page 151, formerly know as Katherine Street, 50' R/W);

**Thence**, across the said east-west alley, **North 3 degrees 12 minutes 20 seconds East, 16.00 feet** to a set 5/8" iron pin on the Southwest Corner of Lot 7 on the east line of North 6<sup>th</sup> Street;

**Thence**, with the south line of Lot 7 and the north line of the said alley, **South 86 degrees 47 minutes 40 seconds East, 105.00 feet** to a set 4" Magnetic Spike at the Southeast Corner of Lot 7 on the west line of a north-south alley (Plat Book 4 Page 151, 16' R/W);

**Thence**, across the said east-west alley, **South 3 degrees 12 minutes 20 seconds West, 16.00 feet** to an existing 5/8" iron pin at the Northeast Corner of Lot 8


**Thence**, with the north line of the said Lot 8 and the south line of the said east-west alley, **North 86 degrees 47 minutes 40 seconds West, 105.00 feet** to the **point of beginning**;

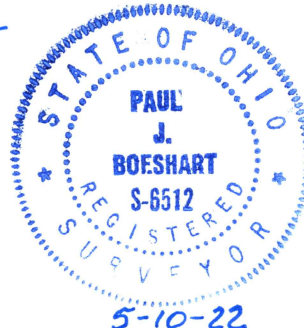
**Containing 0.039 Acres (1680 Square Feet)** and being subject to all legal road, easements and restrictions of record.

The bearings used in this description are based on the Ohio State Plane Co-ordinate System – South Zone NAD83 (CORS) as established using GPS observations processed against the Ohio CORS network, with the east line of North 6<sup>th</sup> Street as bearing North 3 degrees 12 minutes 20 seconds East and are used to denote angles only.

All iron pins set are 5/8" x 30" re-bar with a 2" Aluminum ID cap stamped "Paul J. Boeshart S-6512".

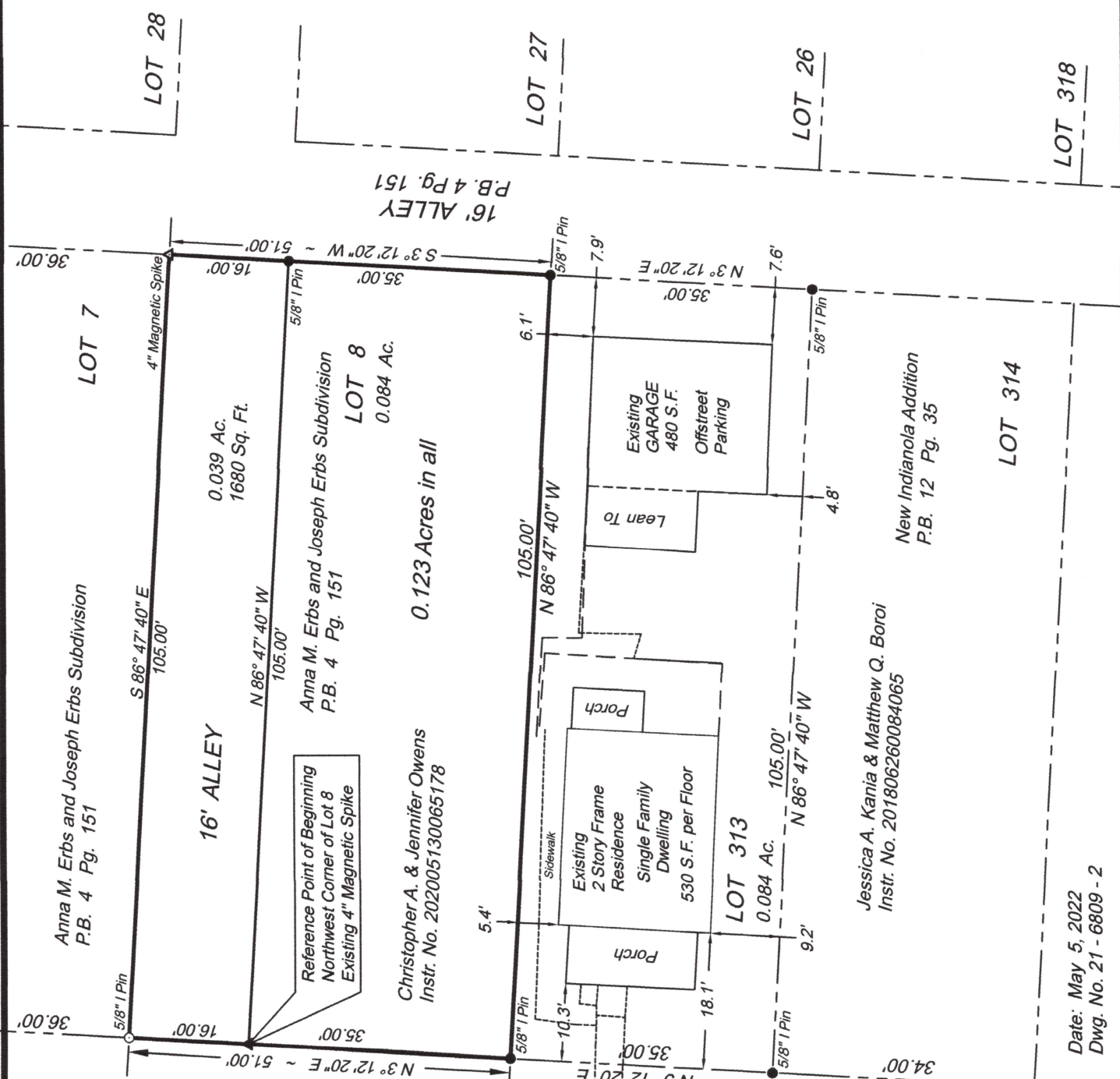
I, Paul J. Boeshart, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in January, 2022.

  
Paul J. Boeshart, P.L.S.  
Registration No. S-6512



STATE of OHIO  
 FRANKLIN COUNTY  
 CITY of COLUMBUS  
 QUARTER TOWNSHIP 4  
 TOWNSHIP 1 in RANGE 18  
 U.S. MILITARY LANDS

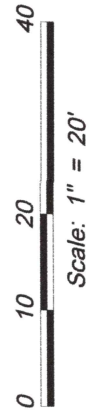
NORTH 6TH STREET 50' R/W  
 F.K.A. Katherine Street, P.B. 4 Pg. 151



"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the east line of N 6th Street as bearing N 3° 12' 20" E and are used to denote angles only."



- ▲ = Magnetic Spike Found
- △ = 4" Magnetic Spike set
- = 5/8" x 30" Re-bar with a Plastic ID cap stamped "Boeshart S-6512" set
- = Iron Pin Found as noted

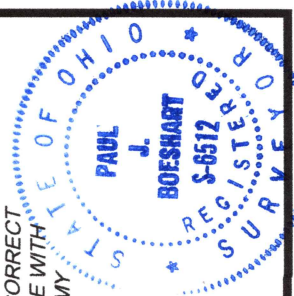


Pertinent Data:  
 Franklin County Tax Maps  
 Plat Book 4 Page 151  
 Plat Book 12 Page 35  
 Deeds as shown on this plat

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 4733-38 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN JANUARY, 2022.

*Paul J. Boeshart*

PAUL J. BOESHART, PLS ~ REG. NO. S-6512  
 94 CANYON VILLA DRIVE  
 HEBRON, OH 43025  
 PHONE: 740-928-4130 CELL: 740-616-0812



5-10-22

Date: May 5, 2022  
 Dwg. No. 21 - 6809 - 2

Jessica A. Kania & Matthew Q. Boroi  
 Instr. No. 201806260084065

New Indianola Addition  
 P.B. 12 Pg. 35

Anna M. Erbs and Joseph Erbs Subdivision  
 P.B. 4 Pg. 151

Reference Point of Beginning  
 Northwest Corner of Lot 8  
 Existing 4" Magnetic Spike

Christopher A. & Jennifer Owens  
 Instr. No. 202005130065178

0.123 Acres in all

Anna M. Erbs and Joseph Erbs Subdivision  
 P.B. 4 Pg. 151

0.039 Ac.  
 1680 Sq. Ft.

LOT 8  
 0.084 Ac.

LOT 7

LOT 27

LOT 26

LOT 318

LOT 314

LOT 28

16' ALLEY  
 P.B. 4 Pg. 151

16' ALLEY

Sidewalk

Porch

Porch

Lean To

Existing GARAGE  
 480 S.F.  
 Offstreet Parking

Existing 2 Story Frame Residence  
 Single Family Dwelling  
 530 S.F. per Floor

LOT 313  
 0.084 Ac.

LOT 314