



**DESCRIPTION OF A 0.084 ACRE TRACT**

Situated in the State of Ohio, County of Franklin, City of Columbus and being a portion of a 19.5-foot-wide public alley, commonly known as Zettler Street, as dedicated by Crosby and Co. Addition of Inlots No. 731 to No. 862 to the City of Columbus, as numbered and delineated in Deed Book 11, Page 97, destroyed by fire and reconstituted by the Franklin County Court of Common Pleas in Complete Record 35, Page 302 of the Franklin County Recorder’s Office, and being more particularly described as follows:

**Beginning** at a mag nail set at the intersection of the existing southerly line of Rich Street (82.5’ Wide, dedicated by Deed Book 11, Page 97) and the existing easterly line of Zettler Street (19.5’ Wide, dedicated by Deed Book 11, Page 97), said point also being the northwesterly corner of Lot No. 771 of said Crosby and Co. Addition of Inlots No. 731 to No. 862 to the City of Columbus;

Thence along the existing easterly line of Zettler Street and the westerly line of Lot No. 771, **South 08°06’52” East** for a distance of **187.85 feet** to a mag nail found at the intersection of the existing easterly line of Zettler Street and the existing northerly line of Cherry Street (33’ Wide, dedicated by Deed Book 11, Page 97), said point also being the southwesterly corner of Lot No. 771;

Thence across Zettler Street with the existing northerly line of Cherry Street extended, **South 81° 49’ 50” West** for a distance of **19.50 feet** to a mag nail set at the intersection of existing westerly line of Zettler Street and the existing northerly line of Cherry Street, said point also being the southeasterly corner of Lot No. 770 of said Crosby and Co. Addition of Inlots No. 731 to No. 862 to the City of Columbus;

Thence along the existing westerly line of Zettler Street and the easterly line of Lot No. 770, **North 08°06’52” West** for a distance of **187.86 feet** to a mag nail set at the intersection of the existing westerly line of Zettler Street and the existing southerly line of Rich Street, said point also being the northeasterly corner of Lot No. 770;

Thence across Zettler Street with the existing southerly line of Rich Street extended, **North 81° 50’ 58” East** for a distance of **19.50 feet** to the **Point of Beginning** and containing **0.084 Acres**, more or less, of which all are within dedicated right-of-way and subject to all legal easements, agreements, and rights-of-way of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed by Korda/Nemeth Engineering, Inc. in February 2020.

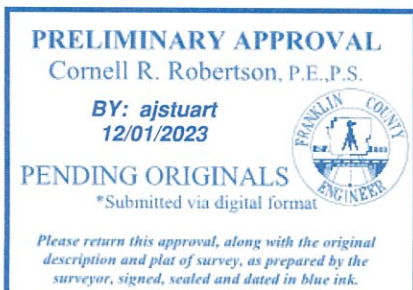
The bearings in this description are based on the existing southerly line of East Rich Street being N 81° 50’ 58” E as referenced to the State Plane Coordinates Ohio South Zone, NAD 83 with 2011 NSRS Adjustment.

Iron pins set, if any are 5/8"x30" rebar topped by a yellow plastic identification cap, stamped "Korda/Nemeth Engineering".

  
Daniel L. Quick, P.S.7803



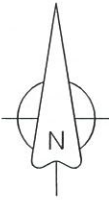
December 01, 2023  
Date



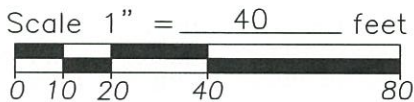
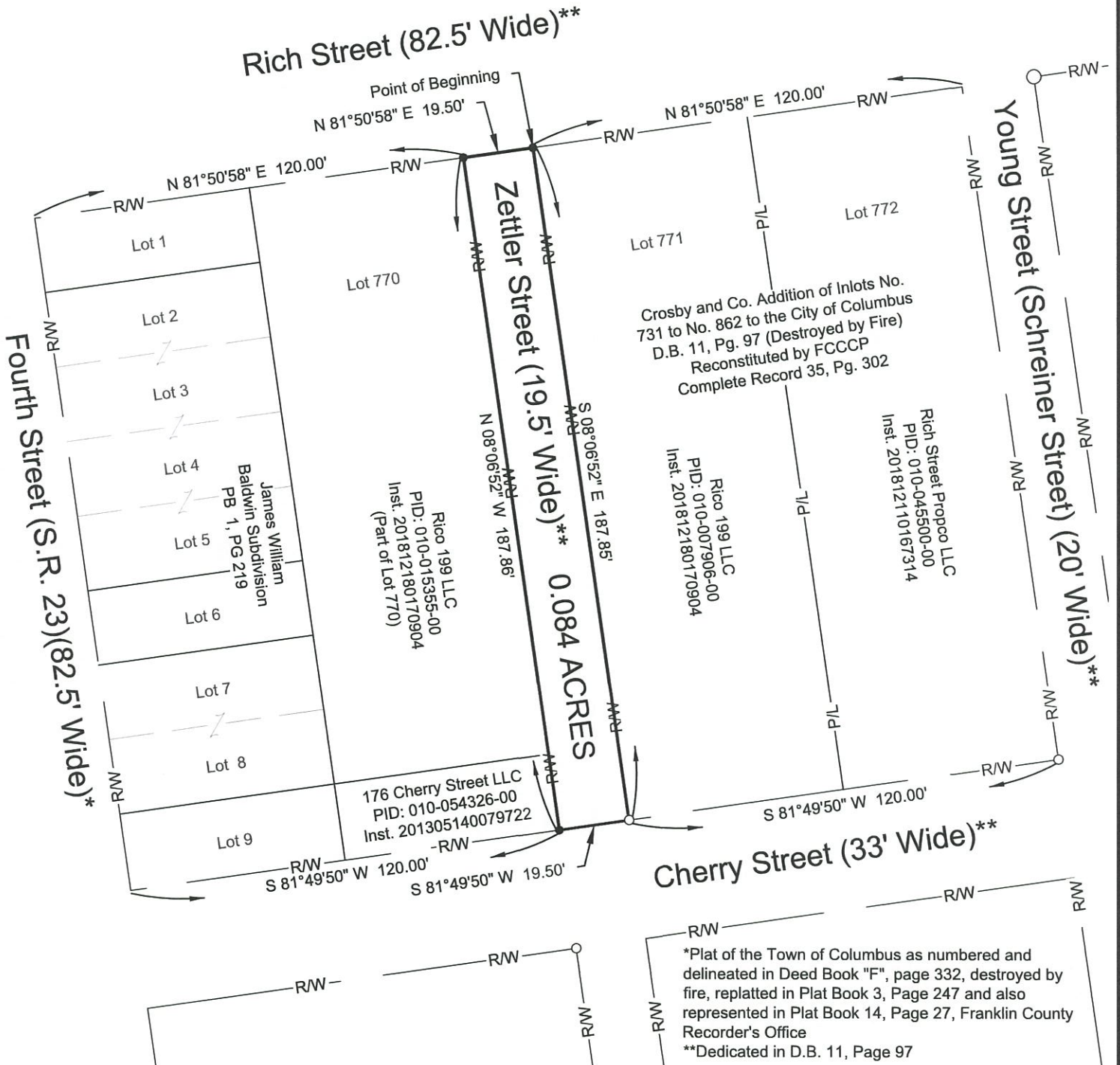


## PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS AND BEING A PORTION OF A 19.5 FOOT WIDE PUBLIC ALLEY, COMMONLY KNOWN AS ZETTLER STREET, AS DEDICATED BY CROSBY AND CO. ADDITION OF INLOTS NO. 731 TO NO. 862 TO THE CITY OF COLUMBUS, DEED BOOK 11, PAGE 97, DESTROYED BY FIRE AND RECONSTITUTED BY THE FRANKLIN COUNTY COURT OF COMMON PLEAS IN COMPLETE RECORD 35, PAGE 302, FRANKLIN COUNTY RECORDER'S OFFICE.



Basis of Bearings: The bearings shown upon this plat are based on the existing southerly line of East Rich Street being N 81° 50' 58" E as referenced to the State Plane Coordinates Ohio South Zone, NAD 83 with 2011 NSRS Adjustment.



**FLOOD DATA:**

All lots delineated on this plat are located in flood Zone "X" per F.E.M.A. Community Panel No.39049C0328K J dated June 17, 2008.

Survey requested by: Berardi Partners

**CERTIFICATION:**

I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

REGISTERED SURVEYOR NO.7803

12/01/2023  
 DATE

**REFERENCES:**

- 1) D.B. 11, PG. 97 (DESTROYED BY FIRE)
- 2) FCCCP COMPLETE RECORD 35, PAGE 302
- 3) SURVEY BY J&J SURVEYING SERVICES, INC. DATED 07/25/2018
- 4) CITY OF COLUMBUS 60-SCALE MAPPING - PANELS M\_0004-4 AND M\_0004-5
- 5) DEEDS AS NOTED

**LEGEND:**

- ⊗ - Post found
- ⊙ - 3/4" Ø Iron pipe fnd.
- ⊠ - 3/4" Sq. iron bar fnd.
- ⊙ - 5/8"x30" Iron pin set
- - 5/8" Iron pin found
- △ - Railroad spike found
- ▲ - Railroad spike set
- - Survey nail found
- - Survey nail set
- - Stone found
- ⊠ - Monument box assembly found

