



2740 East Main Street
 Bexley, Ohio 43209-2577
 (614) 235-8677
 Telefax (614) 235-4559
 Email: info@myerssurveying.com

January 7, 2021

0.011 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of a fifteen (15) foot wide alley shown on the plat of Charles Kemmler's Subdivision, as same is delineated upon the recorded plat thereof, of record in Plat Book 4, Page 192, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a set iron pipe at the northwest corner of Lot 4 of said subdivision, being the northwest corner of Tract 2 and in the east line of Tract 1 both conveyed to Krisztina Nadasdy and Brandon M. Shaw by Instrument No. 201908010096092, also being the southwest corner of said alley;

Thence, along the west line of said alley, part of the east line of said Tract 1, and part of the east line of the 2,057 square foot tract conveyed to William C. and Celeste A. Malver-Stewart by Instrument Number 201203290042996, NORTH, 15.00 feet to a set iron pipe at the southwest corner of Lot 1 of said subdivision, the southwest corner of the tract conveyed to 369 East Livingston Avenue LLC by Instrument No. 201504010040804 and the northwest corner of said alley;

Thence, along the north line of said alley, the south line of said Lot 1 and part of the south line of said 369 East Livingston Avenue LLC tract, South 89° 56' 27" East, 33.30 feet to a set iron pipe at the southeast corner of said Lot 1, and the southwest corner of Lot 2 of said subdivision, the northeast corner of said alley and the northwest corner of said alley as vacated by City of Columbus Ordinance No. 60-96, passed on January 22, 1996;

Thence, across said alley, SOUTH, 15.00 feet to a set iron pipe at the northeast corner of said Lot 4, northeast corner of said Tract 2 and the northwest corner of Lot 5 of said subdivision, the southeast corner of said alley and the southwest corner of said vacated alley;

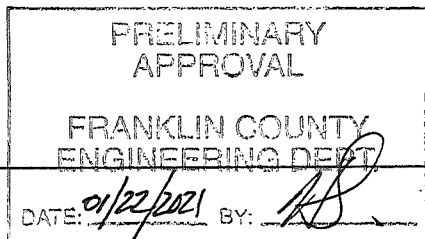
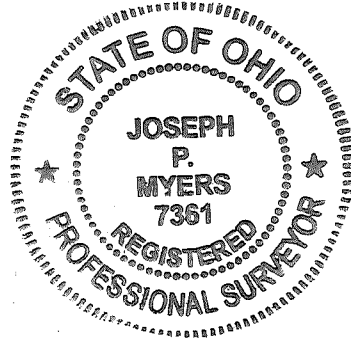
Thence, along the north line of said Lot 4 and north line of said Tract 2, North 89° 56' 27" West, 33.30 feet to the place of beginning **CONTAINING 0.011 ACRES (499 SQUARE FEET)**, subject however, to all legal highways, easements, leases and restrictions of record, and of records in the respective utility offices.

The foregoing description was prepared from an actual field survey made in April 2013. Iron pipe set are 30" x 1" O.D. with an orange plastic cap inscribed "MYERS P.S. 6579". Bearings are based on the west line of Lot 4 assumed NORTH.

Myers Surveying Company, Inc.

Joseph P. Myers 1/18/2021

Joseph P. Myers, P.S. #7361
 JPM/emf
 (0212232020legal)



Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX:614-235-4559

A Boundary Survey prepared for and certified to:

Krisztina Nadasdy and Brandon M. Shaw

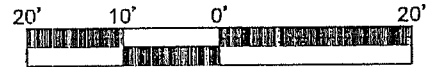
Legal Description: Situated in The State of Ohio, County of Franklin, City of Columbus, Being 0.011 Acres, Part of a 15' Alley in Charles Kemmler's Subdivision, Plat Book 4, Page 192

Applicant:

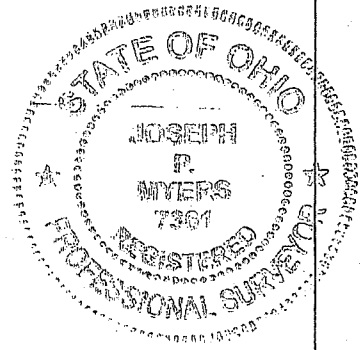
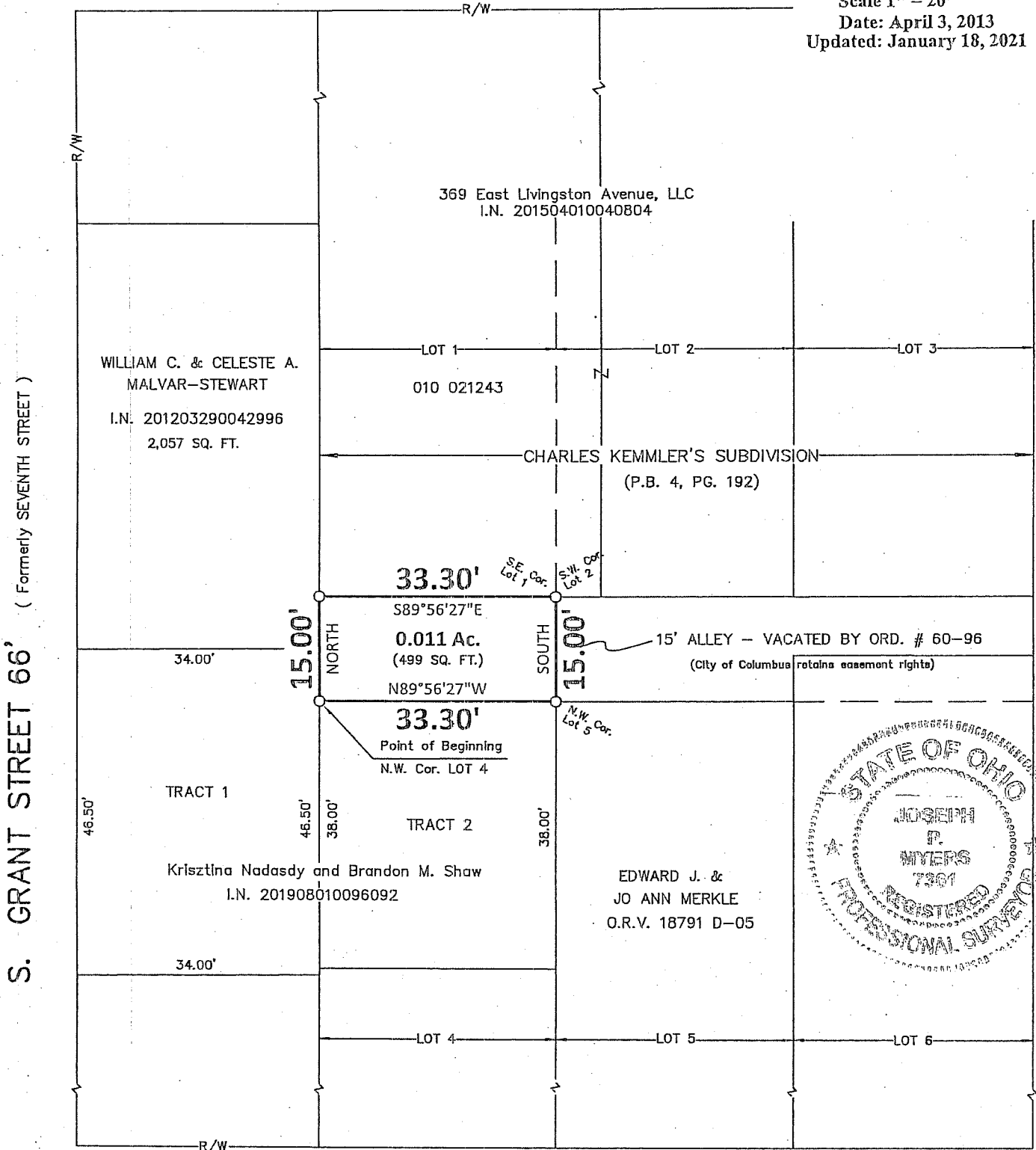
Posted Address: 554 S. Grant Avenue, Columbus, Ohio



E. LIVINGSTON AVENUE



Scale 1" = 20'
Date: April 3, 2013
Updated: January 18, 2021



LEGEND

O = I.P. Set

JACKSON STREET 30'

Myers Surveying Co., Inc

By *Joseph P. Myers*
1/18/2021
Professional Surveyor

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30"x1" O.D. with an orange plastic plug inscribed "MYERS P.S. 6579", unless otherwise noted. Basis of bearings are based on the west line of Lot 4 assumed NORTH.

Myers Order No.-2-12/23/2020

Rec.	Field	DWG.	Ltr.	Ck.
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>>> AREA PT. TO PT. <<<

PT.	BEARING	DISTANCE	NORTHING	EASTING
10			500.000	500.000
11	N 0 00 00 W	15.000	515.000	500.000
12	S 89 56 27 E	33.300	514.966	533.300
13	S 0 00 00 E	15.000	499.966	533.300
10	N 89 56 27 W	33.300	500.000	500.000
10	S 0 00 00 W	0.000	500.000	500.000

Total area is : 499.50 Sq. ft. or 0.0115 Acres