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November 19, 2025

0.240 ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 4, Township 1, Range 18, United States Military Lands, being part of Lot 25, part of a 15 foot alley and part of a 17.5 foot alley as numbered and delineated on Benjamin Monett Jr. Centennial Park Addition as recorded in Plat Book 4, Page 110 and part of a 16 foot alley as dedicated by City of Columbus Ordinance Number 457-32, being a parcel conveyed to City of Columbus in Deed Book 982, Page 320, Parcel Number Seven, all records being of the Recorder's Office, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

BEGINNING at a set iron pipe at the northwest corner of Lot 13 of said Centennial Park Addition, said point being the intersection of the east line of a 15 foot alley, Plat Book 4, Page 110 (being the alley between Grogan Avenue and Oxford Street) and the south line of a 15 foot alley, Plat Book 4, Page 110 (being the first alley south of East Eleventh Avenue);

Thence along the east line of said 15 foot alley, along the west line of said Lot 13 and along the west lines of Lots 14 through 21 of said Centennial Park Addition, South 03 degrees 34 minutes 42 seconds West, 319.95 feet to a set iron pipe at the southwest corner of said Lot 21, at the intersection of the east line of said 15 foot alley and the north line of said 17.5 foot alley, passing a found $\frac{3}{4}$ " O.D. iron pipe at 70.66 feet and South 86 degrees 29 minutes 43 seconds East, 0.38 feet;

Thence, along the south line of said Lot 21 and along the north line of said 17.5 foot alley, South 86 degrees 29 minutes 43 seconds East, 105.60 feet to a found $\frac{5}{8}$ " rebar at the southeast corner of said Lot 21, at the intersection of the north line of said 17.5 foot alley with the west line of Oxford Street, 50 feet wide, as recorded in Plat Book 4, Page 110;

Thence, across said 17.5 foot alley, along the west line of Oxford Street, South 03 degrees 34 minutes 42 seconds West, 17.50 feet to a set Mag spike in the south line of said 17.5 foot alley and at the northeast corner of Lot 22 of said Centennial Park Addition;

Thence, along the south line of said 17.5 foot alley and along the north line of said Lot 22, North 86 degrees 29 minutes 43 seconds West, 105.60 feet to a set Mag spike at the northwest corner of said Lot 22, at the intersection of the south line of said 17.5 foot alley with the east line of said 15 foot alley;

Thence, along the east line of said 15 foot alley, along the west line of said Lot 22 and along the west lines of Lots 23 and 24 of said Centennial Park Addition, South 03 degrees 34 minutes 42 seconds West, 108.00 feet to a set iron pipe at the southwest corner of said Lot 24, at the northwest corner of said Lot 25, at the northwest corner of said City of Columbus parcel and at the intersection of the east line of said 15 foot alley with the north line of said 16 foot alley, passing a found 1" O.D. iron pipe at 35.96 feet and South 86 degrees 29 minutes 43 seconds East, 0.15 feet;

Thence, along the south line of said Lot 24, along the north line of said Lot 25, along the north line of said City of Columbus parcel and along the north line of said 16 foot alley, South 86 degrees 29 minutes 43 seconds East, 105.60 feet to the southeast corner of said Lot 24, the northeast corner of said Lot 25, the northeast corner of said City of Columbus parcel and at the intersection of the north line of said 16 foot alley with the west line of Oxford Street, said point being referenced by a set iron pipe on the west line of Oxford Street, North 03 degrees 34 minutes 42 seconds East, 5.00 feet and also referenced by a set iron pipe on the west line of Oxford Street, South 03 degrees 34 minutes 42 West, 16.00 feet;

Thence, along the east line of said 16 foot alley, along part of the east line of said Lot 25, along the east line of said City of Columbus parcel and along the west line of Oxford Street, South 03 degrees 34 minutes 42 seconds West, 16.00 feet to a set iron pipe in the south line of said 16 foot alley, in the south line of said City of Columbus parcel and in the north line of a 25.251 Acre tract conveyed to Riverside Construction Materials, Inc., in Instrument Number 202407020065545, Parcel 22;

Thence, across said Lot 25, along the south line of said 16 foot alley, along the south line of said City of Columbus parcel, along part of the north line of said 25.251 Acre tract and across said 15 foot alley, North 86 degrees 29 minutes 43 seconds West, 120.60 feet to a point in the west line of said 15 foot alley, in the east line of a "Reserve" as delineated on Jacob S. Roloson's Addition as recorded in Plat Book 3, Page 403 and in the east line of a parcel conveyed to 1400 Grogan Ave LLC in Instrument Number 201808140109291, Parcel "C", said point referenced by a found 1" O.D. iron pipe, capped "MYERS PS 6579", being South 03 degrees 34 minutes 42 seconds West, 0.20 feet and further referenced by a found 1" O.D. iron pipe, capped "MYERS PS 6579", being South 03 degrees 34 minutes 42 seconds West, 4.50 feet;

Thence, along part of the east line of said "Reserve", along part of the east line of said Parcel "C", along the east line of a parcel conveyed to 1400 Grogan Ave LLC in Instrument Number 201808140109291, Parcel "E" and along part of the east line of a parcel conveyed to 1400 Grogan Ave LLC in Instrument Number 201808140109291 Parcel "D", across said 16 foot alley and along the west line of said 15 foot alley, North 03 degrees 34 minutes 42 seconds East, 461.45 feet to a set iron pipe in the south line of said 15 foot alley (being the first alley south of East Eleventh Avenue);

Thence, along the south line of said 15 foot alley (being the first alley south of East Eleventh Avenue), South 86 degrees 29 minutes 43 seconds East, 15.00 feet to the **POINT OF BEGINNING, CONTAINING 0.240 ACRES**. Subject however to all legal highways, easements, agreements, leases, restrictions of record and of records in the respective utility offices.

Basis of bearings is assumed to be South 03 degrees 34 minutes 42 seconds West on the west line of a Oxford Street. Iron pipes set are 1" O.D. x 30" long with an orange plastic cap inscribed "MYERS PS 6579". This description is based on a field survey by Myers Surveying Company, in November, 2025.

Myers Surveying Company, Inc.

 11/19/2025

Joseph P. Myers, Professional Surveyor 7361
PTD/ptd (510082025alleyvacation)

