

LEGAL DESCRIPTION
0.013 ACRE BOUNDARY

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 3, Township 1 North, Range 18 West, United States Military Lands, being part of an Alley (15.5 feet wide) as dedicated in Plat Book 2, Page 303 and partially sold in Ordinance Number 1286-87 dated 6/29/1987, all being of record in the Franklin County Recorder's Office, and being more particularly described as follows:

BEGINNING at a Mag Nail set at the northeasterly corner of Lot 41 of TULLER BROTHERS ADDITION as delineated in Plat Book 2, Page 303, a northeasterly corner of a tract of land conveyed to Inn Town Holdings III LLC, referred to as "Parcel No. One", in Instrument Number 201812210173059, and the intersection of the southerly right-of-way line of said Alley with the westerly right-of-way line of Tuller Street (50 feet wide) as dedicated in Plat Book 2, Page 303;

Thence along the northerly line of said Lot 41, a northerly line of said "Parcel No. One", and the southerly line of said Alley, North 86°03'48" West, 37.58 feet to a Mag Nail set at the northwesterly corner of said Lot 41, the northeasterly corner of Lot 42 of said TULLER BROTHERS ADDITION, a northerly corner of said "Parcel No. One", and the southeasterly corner of the sold portion of said Alley;

Thence along the westerly right-of-way line of said Alley, the easterly line of the sold portion of said Alley, in part along an easterly line of said "Parcel No. One", and in part along an easterly line of a tract of land, referred to as "Parcel No. Two" conveyed to Inn Town Holdings III LLC in Instrument Number 201812210173059, North 03°54'01" East, 15.50 feet to a Mag Nail set at the northeasterly corner of the sold portion of said Alley, a southerly corner of said "Parcel No. Two", the southeasterly corner of Lot 11 of said TULLER BROTHERS ADDITION, and the southwestwesterly corner of Lot 12 of said TULLER BROTHERS ADDITION;

Thence along the northerly line of said Alley and the southerly line of said Lot 12, South 86°03'48" East, 37.58 feet to a Mag Nail set at the intersection of the northerly right-of-way line of said alley and the westerly right-of-way line of said Tuller Street, the southeasterly corner of said Lot 12, and the southeasterly corner of said "Parcel No. Two";

Thence leaving said northerly and westerly right-of-way lines and along a new right-of-way line, South 03°54'01" West, 15.50 feet to the **TRUE POINT OF BEGINNING**;

The above described parcel contains 0.013 acres (583 S.F.), of which 0.013 acres are in the present road occupied of a 15.5 feet wide Alley dedicated in Plat Book 2, Page 303.

Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011 Adjustment, 2010.00 Epoch) as determined by ODOT RTN observations, with the westerly right-of-way line of Tuller Street bearing South 03°54'01" West.

Mag Nails set are magnetic nails with a 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8797" inscribed on top.

This description was prepared by Garrett G. Brown, Ohio Registered Professional Surveyor 8797 and is based on a field survey conducted on February 27, 2026.

This description was prepared on May 28, 2026.



Garrett G. Brown, PS, E.I.
Registered Surveyor No. 8797

Date