**ALLEY DESCRIPTION** 0.026 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part that Alley (16 feet wide) lying south of East Jenkins Avenue and east of South 19th Street (R/W varies) as shown for record on the Plat of the Estate of Wm Merion Dec'd, of record in Plat Book 17, Page 256, (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 0.026 acre Alley being more particularly described as follows:

Beginning at a ¾ inch iron pipe found at the southeasterly corner of Lot 407 of said Plat, also being the southwesterly corner of Lot 408 of said Plat, also being in the northerly line of said Alley;

Thence across and through said Alley, with the west line of that portion of said Alley, declared as "Excess Right of Way" in Ordinance No. 1932-95, of record in Official Record 30109 E13, South 3°30'13" West, a distance of 16.00 feet to an iron pipe set at the northeasterly corner of Lot 450 of said Plat, also being the northwesterly corner of Lot 451 of said Plat, also being in the southerly line of said Alley;

Thence with the southerly line of said Alley, also with the northerly line of said Lot 450 and continuing with the northerly line of Lot 449 of said Plat, North 86°11'41" West, a distance of 70.00 feet to an iron pipe set at the northwesterly corner of said Lot 449, also being the northeasterly corner of Lot 448 of said Plat;

Thence across and through said Alley, North 3°30'13" East, a distance of 16.00 feet to an iron pipe set at the southeasterly corner of Lot 405 of said Plat, also being the southwesterly corner of Lot 406 of said Plat, also being in the northerly line of said Alley;

Thence with the northerly line of said Alley, also with the southerly line of said Lot 406, and continuing with the southerly line of said Lot 407, South 86°11'41" East, a distance of 70.00 feet to the point of beginning, and containing 0.026 acre of land, more or less.

Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The southerly Right of Way line of Jenkins Avenue was assigned a bearing of South 86°11'41" East, as described in Instrument Number 201904010036100, Recorder's Office, Franklin County, Ohio.

The above description was prepared by Kevin Beechy, Ohio Professional Surveyor No. 7891 of Sands Decker, and is based on an actual survey of the premises performed in August 2023.

Kevin Beechy

Ohio Professional Surveyor No. 7891



## ALLEY SURVEY FOR UPGRADE EQUITY, LLC & TAGGART TEXAS, LTD.

SITUATED IN AND BEING PART OF THAT ALLEY LYING SOUTH OF EAST JENKINS AVENUE AND EAST OF SOUTH 19TH STREET AS SHOWN ON PLAT OF THE ESTATE OF WM MERION DEC'D PLAT BOOK 17. PAGE 256 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



FRANKLIN COUNTY, OHIO

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DRAWN

DATE 08-17-23

SHEET 1 OF 1

422 North Broad Street Lancaster, Ohio 43130 740-385-2140

Columbus, Ohio 43220 614-459-6992

<u>NOTES</u> 1495 Old Henderson Road Basis of Bearings: The southerly Right of Way line Line Bearing & Distance L1 S 3°30'13" W 16.00' L2 N 86°11'41" W 70.00 Jenkins Avenue was assigned a bearing of South 86'11'41" East, as described in Instrument Number 70.00 201904010036100, Recorder's Office, Franklin County, 507 Main Street N 330'13" E S 86'11'41" E Zanesville, Ohio 43701 L3 16.00' Ohio 740-450-1640 70.00 All linear dimensions shown are in feet and decimal parts thereof. **LEGEND** a Westmoreland <sup>1</sup>. 202105270093841 <sup>2</sup>1 # 010–035608 References to record plats and deeds are as shown Monument Box on the drawing. ⊙ ● 3/4" Iron Pipe (Found/Set) ⊚ o PK Nail (Found/Set) All iron pipes set are 3/4 inch inside diameter by 30 inches in length with a yellow cap stamped "Sands Decker". 60 Kierra Instr. No. Parcel \*Parcel # 010-232936 declared as "Excess Right of SCALE 1 INCH = 60 FEET Way in Ord. No. 1932-95 (Or. 30109 E13). Lot 357 Lot 358 Lot 360 Lot 361 Lot 362 Lot 363 Lot 364 Lot 365 Lot 366 <u> East Jenkins Avenue ~ 50'</u> S 86'11'41" E Lot 403 Lot 404 Lot 405 Lot 406 ight A. Davis 2. 202110130184988 el # 010-029514 Lot 408 Lot 409 Lot 410 Lot 411 Upgrade Equity, LLC & Toggart Texas, Ltd. Instr. No. 20190401003510C Parcel # 010-035633 Lot 412 Parcel # 010-240949 Brian Abrass Instr. No. 201604280052797 Parcel # 010-035634 Upgrade Equity, LLC & Taggart Texas, Ltd Instr. No. 20190401003610. Parcel # 010-035635 Upgrade Equity, LLC & Taggart Texas, Ltd. Instr. No. 20190401003510C Parcel # 010-035636 Dwight Instr. No. 20. Parcel # ( Point of Beginning South 19th Street (R/W varies) Alley 16° L4 # 010-232936 — Vacated Ord. 2176—78 & 109—66 Nickole Warner Instr. No. 200503010036786 Parcel # 010–014705 Vacated Ord. 1836—97 Parcel # 010-240950 0.026 Acre Alley Upgrade Equity, LLC & Taggart Texas, Ltd. 13.823 Acres Instr. No. 201904010036100 Parcel # 010-113409 Lot 446 Lot 447 Lot 448 *"*2 Lot 449 Lot 450 tot Lot 452 Lot 453 Lot 454 Lot 455 E Southwood Avenue ~ 50' Lot 470 bin E. Emrick
200410250245425
4 # 010-033242 Lot 47.3 Lot 474 Lot 475 Lot 476 Lot 477 Lot 478 Lot 479 STATE OF OTO Robin I Instr. No. 200 Parcel # ( KEVIN N. I hereby certify that the foregoing drawing represents the results of an actual field survey of the premises BEECHY S-7891 performed under my responsible supervision and that ALLEY SURVEY FOR UPGRADE EQUITY, LLC & TAGGART TEXAS, LTD. 0.026 ACRE ~ JENKINS AVENUE CITY OF COLUMBUS the said drawing is correct to the best of my knowledge and belief.

Un

Ohio Professional Surveyor No.

Kevin Beechy

eech

7/23

Date