

EXHIBIT A

COC ENC

Rev. 6-11-25

Date 9/3/25

Plan No. 3990-E

**PARCEL 46-ENC
0.005 ACRES**

ENCROACHMENT EASEMENT

[Surveyor's description of the premises follows]

Situate in the State of Ohio, County of Franklin, City of Columbus, being located in Half Section 13, Township 5, Range 22, Refugee Lands, and being a portion of right of way of Mount Vernon Avenue, as originally dedicated in the Henry E. Gills Addition, of record in Plat Book 2, Page 332 (destroyed by fire). All records being of record in the Franklin County Recorder's Office, Franklin County, Ohio and being more fully described as follows:

Commencing at the centerline intersection of Mount Vernon Avenue (variable R/W width) and Twentieth Street (R/W width 49.5');

Thence **North 77 degrees 28 minutes 32 seconds East**, with the centerline of Mount Vernon Avenue, a distance of **4.61 feet** to a monument box found;

Thence **North 77 degrees 15 minutes 38 seconds East**, with the centerline of Mount Vernon Avenue, a distance of **107.85 feet**;

Thence **South 12 degrees 44 minutes 22 seconds East** a distance of **30.00 feet** across the right of way of Mount Vernon Avenue to the ***True Point of Beginning***;

Thence **North 77 degrees 15 minutes 38 seconds East** a distance of **65.98 feet** across the right of way of Mount Vernon Avenue;

Thence **South 12 degrees 44 minutes 22 seconds East**, across the right of way of Mount Vernon Avenue, a distance of **3.00 feet** to the intersection of the southerly existing right of way of Mount Vernon Avenue and the westerly existing right of way of a 17' Alley, being also the northeast corner of Lot 100 of said Henry E. Gills Addition as conveyed to Main-Miller Company, LLC. in Instrument Number 201509280135405;

Thence **South 77 degrees 15 minutes 38 seconds West**, with said southerly existing right of way of Mount Vernon Avenue and the north lines of Lot 100 and Lot 99 of said Henry E. Gills Addition as conveyed to Main-Miller Company, LLC. in Instrument Number 201509280135405, a distance of **65.98 feet** to the northwest corner of said Lot 99 and the northeast corner of Lot 98 of said Henry E. Gills Addition as conveyed to Kristine Salser in Instrument Number 201201170006551;

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Thence **North 12 degrees 44 minutes 22 seconds West**, leaving said southerly existing right of way of Mount Vernon Avenue and the north line of said Lot 99, a distance of **3.00 feet** across the right of way of Mount Vernon Avenue to the ***True Point of Beginning***.

The above described area contains a total of **0.005 acres** (197.94 square feet), more or less, within the right of way of Mount Vernon Avenue.

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's RTN System, GPS equipment and procedures and with a reference bearing of N 77°15'38" E on the centerline of Mount Vernon Avenue.

This description was prepared from existing records and a field survey performed in November 2024 by Resource International, Inc.



09/03/25

Mark S. Ward, P.S.
Professional Surveyor No. S-7514