

EXHIBIT-A
28-ENC
ENCROACHMENT EASEMENT
FOR EXISTING WALL
0.0220 ACRE

Situated in the State of Ohio, Franklin County, City of Columbus, Survey Number 2668, Virginia Military Survey, being in that portion of Grace Street and Warren Avenue as dedicated to The City of Columbus, Franklin County, Ohio by Wicklow Addition No. 3 as shown and delineated in Plat Book 7, Page 106 and adjoining Lot 968 of said Wicklow Addition No. 3, being conveyed to Cynthia Chriss-Knochel in Instrument Number 202205100071536. Being bounded and described as follows:

Commencing at the point of intersection of the north right-of-way line of Grace Street (40' wide) and the east right-of-way line of an unnamed alley (15' wide) west of Warren Avenue, 20.00 feet left of station 47+80.52 of the Grace Street centerline of right-of-way, witnessed by a 3/4" iron pipe found N 33°53'02" E a distance of 0.57', 20.42' left of station 47+80.90 of the Grace Street centerline of right-of-way, said point also being at the southwest corner of said Lot 968 and being the **True Point of Beginning**;

Thence N 81°33'27" E a distance of 136.88', to a point at the southeast corner of said Lot 968 and the west right-of-way of said Warren Street, being 20.00' left of station 49+17.41 of the Grace Street centerline of right-of-way;

Thence N 08°23'17" W a distance of 30.00', along the west right-of-way of said Warren Avenue to a point at 50.00' left of station 49+17.43 of the Grace Street centerline of right-of-way;

Thence leaving the west right-of-way line of said Warren Avenue and through said Warren Avenue right-of-way and said Grace Street right-of-way the following (4) four courses;

- 1.) N 81°33'26" E a distance of 8.78' to a point, 50.00' left of station 49+26.21 of the Grace Street centerline of right-of-way;
- 2.) S 08°23'17" E a distance of 34.78' to a point, 15.22' left of station 49+26.18 of the Grace Street centerline of right-of-way;

- 3.) S 81°33'27" W a distance of 145.63' to a point, 15.22' left of station 47+80.55 of the Grace Street centerline of right-of-way;
- 4.) N 08°47'00" W a distance of 4.78' to the **True Point of Beginning**.

The above described area contains 0.0220 acres of land, more or less, of which the present road occupies 0.0220 acres of land, being part of the present right-of-way of Grace Street and Warren Avenue Franklin County Auditor's Parcel Number 010-049347.

All references here in are to records in the Recorders Office, Franklin County, Ohio.

Grantor claims title by dedication from Wicklow Addition No. 3, recorded in Plat Book 7, Page 106.

The basis of bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 with 2011 NSRS adjustment with the centerline of Grace Street between Hague Avenue and the Alley west of Harris Avenue being N 81°37'11" E.

All stations and offsets here in are referenced to the centerline of existing right-of-way of Grace Street as shown upon the right-of-way plan no. 3683-E "FRA-SRTS Grace St Sidewalks" on file with the City of Columbus, Ohio.

This description was prepared under the direction of Charles W. Price Jr., Registered Professional Surveyor, No. 7825.

This description is based on a field survey in 2021 prepared under the direct supervision of Daniel L. Quick, Registered Professional Surveyor, No. 7803.




Charles W. Price, Jr., P.S. No. 7825

7/13/2023
Date