

## **EXHIBIT A**

COC ENC

Rev. 6-11-25

Date 9/3/25

Plan No. 3990-E

**PARCEL 18-ENC  
0.003 ACRES**

### **ENCROACHMENT EASEMENT**

**[Surveyor's description of the premises follows]**

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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 East Grove Addition Amended Plat, of record in Plat Book 2, Page 102, and a portion of right of way of a 9' Alley, as originally dedicated in George A. Powells Heir's Subdivision, of record in Plat Book 4, Page 70. All records being of record in the Franklin County Recorder's Office, Franklin County, Ohio and being more fully described as follows:

**Commencing** at a mag spike found at the centerline intersection of Mount Vernon Avenue (variable R/W width) and Monroe Avenue (R/W width 66');

Thence **South 77 degrees 28 minutes 32 seconds West** a distance of **40.41 feet** with the centerline of Mount Vernon Avenue;

Thence **South 12 degrees 31 minutes 28 seconds East** a distance of **32.00 feet** across the right of way of Mount Vernon Avenue to the **True Point of Beginning**;

Thence **South 12 degrees 31 minutes 28 seconds East**, continuing across the right of way of Mount Vernon Avenue, a distance of **1.00 feet** to the southerly existing right of way of Mount Vernon Avenue, also being the northerly line of Lot 2 of said George A. Powells Heir's Subdivision as conveyed to Hathaway & Ferguson, Inc. in Deed Book 3580, Pg. 835;

Thence **South 77 degrees 28 minutes 32 seconds West**, with said southerly existing right of way of Mount Vernon Avenue and the northerly line of said Lot 2 and Lot 3 of said George A. Powells Heir's Subdivision as conveyed to Hathaway & Ferguson, Inc. in Deed Book 1614, Pg. 86 and Deed Book 1094, Pg. 136, a distance of **69.50 feet** to the northwest corner of Lot 3 of said George A. Powells Heir's Subdivision, also being the intersection of the southerly existing right of way of Mount Vernon Avenue and the easterly existing right of way of a 9' Alley as dedicated in said George A. Powells Heir's Subdivision;

Thence **South 04 degrees 08 minutes 59 seconds West**, with the easterly existing right of way of said 9' Alley and the westerly line of said Lot 3, a distance of **76.05 feet** to an angle point in the easterly existing right of way of said 9' Alley and said westerly line of Lot 3;

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Thence **South 40 degrees 51 minutes 01 seconds East**, with the easterly existing right of way of said 9' Alley and said westerly line of Lot 3, a distance of **0.84 feet**;

Thence **North 85 degrees 51 minutes 01 seconds West**, leaving the easterly existing right of way of said 9' Alley and said westerly line of Lot 3, a distance of **1.59 feet** across the right of way of said 9' Alley;

Thence **North 04 degrees 08 minutes 59 seconds East** a distance of **77.38 feet** across the right of way of a 9' Alley;

Thence **North 77 degrees 28 minutes 32 seconds East** a distance of **70.24 feet** across the right of way of Mount Vernon Avenue to the ***True Point of Beginning***.

The above described area contains a total of **0.003 acres** (*147.06 square feet*), more or less, within the right of way of Mount Vernon Avenue and the right of way of a 9' Alley.

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°28'32" 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

