

Date 03/31/23

Rev 1-10-23

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Plan No. 3813-E

EXHIBIT-A

63-ENC ENCROACHMENT EASEMENT

0.0020 ACRE

Situated in the State of Ohio, Franklin County, City of Columbus, Survey Number 2668, Virginia Military District, being in that portion of Wheatland Avenue adjoining Lot 162 of the Glen View Heights Subdivision as dedicated and delineated in Plat Book 11, Page 4 and said adjoining Lot 162 being conveyed to Virginia A. Black-Woods N/K/A Virginia A. Black. Prior instrument reference as of the date this survey was prepared: Instrument Number 202203220045136, of Franklin County, Ohio. Being bounded and described as follows:

Commencing at a point at the northeast corner of Lot 164 of said Glen View Heights Subdivision and as conveyed to Paradise 4U Properties, LTD, LLC, an Ohio Limited Liability Company in Instrument Number 2011111180150928 and also being the southeast corner of Lot 163 of said Glen View Heights Subdivision and as conveyed to Lee Spector in Instrument Numbers 201410300143810 and 201309300165065. Said point also being along the westerly right-of-way line of Wheatland Avenue (40' wide) and being referenced by a 1" iron pipe found 20.72' left of Wheatland Avenue centerline station 30+19.08, said point also being 20.00' left of the Wheatland Avenue centerline station 30+18.62;

Thence N 08°24'17" W a distance of 34.00' along the westerly right-of-way line of said Wheatland Avenue to a point on the northeast corner of said Lot 163 and the southeast corner of said Lot 162, being 20.00' left of the Wheatland Avenue centerline station 30+52.62 and being the **True Point of Beginning**;

Thence N 08°24'17" W a distance of 34.00' continuing along the westerly right-of-way line of said Wheatland Avenue and also being along the east property line of said Lot 162 to a point on the southeast corner of Lot 161 of said Glen View Heights Subdivision and as conveyed to Nicholas Barons in Instrument Number 202211280161373, being 20.00' left of the Wheatland Avenue centerline station 30+86.62;

Thence leaving the westerly right-of-way line of said Wheatland Avenue and through said Wheatland Avenue right-of-way the following (3) three courses;

- 1.) N 81°36'07" E a distance of 2.50' to a point, being 17.50' left of the Wheatland Avenue centerline station 30+86.62;

- 2.) S 08°24'17" E a distance of 34.00' to a point, being 17.50' left of the Wheatland Avenue centerline station 30+52.62;
- 3.) S 81°36'07" W a distance of 2.50' to the **True Point of Beginning**;

The above described area contains 0.0020 acres of land, more or less, of which the present road occupies 0.0020 acres of land, being part of the present right-of-way of Wheatland Avenue adjoining Franklin County Auditor's Parcel Number 010-011883.

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

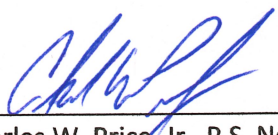
Grantor claims title by dedication from Glen View Heights Subdivision recorded in Plat Book 11, Page 4.

The basis of bearings for this description are based Geodetic North of the Ohio State Plane Coordinate System, South zone, NAD83 (2007) as determined from GPS observations utilizing the ODOT RTN with Wheatland Avenue being N 08°24'17" W.

All stations and offsets here in are referenced to the centerline of existing right-of-way of Wheatland Avenue as shown upon the right-of-way plan "Improvements of Wheatland Avenue from W Broad Street to Oakley Avenue "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 November, 2022 prepared under the direct supervision of Michael Jay Wilson, Registered Professional Surveyor, No. 8281.


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

4/19/2023
Date



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