

EXHIBIT-A  
31-ENC  
ENCROACHMENT EASEMENT  
FOR EXISTING WALL  
0.0015 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 934 of said Wicklow Addition No. 3, being conveyed to Kristina Alcon and Rebecca Alcon in Instrument Number 202309150095732. Being bounded and described as follows:

**Commencing** at the point of intersection of the south right-of-way line of Grace Street (40' wide) and the west right-of-way line of Warren Avenue (50' wide), being the northeast corner of Lot 969 of said Wicklow Addition No. 3 and as conveyed to Alea N. Herman in Instrument Number 202108100140837, said point being witnessed by a 3/4" iron pipe found S 08°23'17" E a distance of 0.13' at 19.87' feet right of station 49+17.37 of the Grace Street centerline of right-of-way, said point also being 20.00' right of station 49+17.37 of the Grace Street centerline of right-of-way;

Thence N 81°33'27" E a distance of 50.00', to a point at the northwest corner of said Lot 934 and the east right-of-way of said Warren Avenue, being 20.00' right of station 49+67.37 of the Grace Street centerline of right-of-way and being the **True Point of Beginning**;

Thence S 08°23'17" E a distance of 0.63', along the east right-of-way of said Warren Avenue to a point at 20.63' right of station 49+67.37 of the Grace Street centerline of right-of-way;

Thence leaving the east 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.) S 81°36'43" W a distance of 1.00' to a point, 20.62' right of station 49+66.37 of the Grace Street centerline of right-of-way;
- 2.) N 08°23'17" W a distance of 1.22' to a point, 19.40' right of station 49+66.37 of the Grace Street centerline of right-of-way;

3.) N 81°33'27" E a distance of 111.00' to a point, 19.40' right of station 50+77.37 of the Grace Street centerline of right-of-way;

4.) S 08°26'33" E a distance of 0.60' to a point on the south right-of-way of Grace Street at 20.00' right of station 50+77.37 of the Grace Street centerline of right-of-way;

Thence S 81°33'27" W a distance of 110.00', along the south right-of-way line of Grace Street to the **True Point of Beginning**.

The above described area contains 0.0015 acres of land, more or less, of which the present road occupies 0.0015 acres of land, being part of the present right-of-way of Grace Street and Warren Avenue Franklin County Auditor's Parcel Number 010-015134.

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.

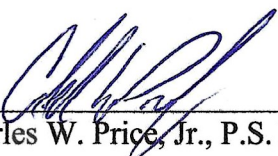
The basis of bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 with 2011 NSRS adjustment with the centerline of Grace Street between Hague Avenue and the Alley west of Harris Avenue being N 81°37'11" E.

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