

EXHIBIT A

COC ENC

Rev. 6-11-25

Date 9/3/25

Plan No. 3990-E

**PARCEL 48-ENC
0.002 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 English And Monypeny's Subdivision, of record in Plat Book 3, Page 17, and a portion of right of way of a 17' Alley, as originally dedicated in English And Monypeny's Subdivision, of record in Plat Book 3, Page 17. 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 monument box found in the centerline of Mount Vernon Avenue (variable R/W width);

Thence **North 77 degrees 15 minutes 38 seconds East**, with the centerline of Mount Vernon Avenue, a distance of **191.72 feet** to the intersection of the centerline of Mount Vernon Avenue and said 17' Alley;

Thence **South 02 degrees 38 minutes 44 seconds West** a distance of **31.32 feet** with the centerline of said 17' Alley;

Thence **South 87 degrees 21 minutes 16 seconds East** a distance of **7.75 feet** across the right of way of said 17' Alley to the ***True Point of Beginning***;

Thence **North 77 degrees 15 minutes 38 seconds East** a distance of **14.47 feet** across the right of way of Mount Vernon Avenue;

Thence **North 12 degrees 44 minutes 22 seconds West** a distance of **0.50 feet** across the right of way of Mount Vernon Avenue;

Thence **North 77 degrees 15 minutes 38 seconds East** a distance of **20.91 feet** across the right of way of Mount Vernon Avenue;

Thence **South 12 degrees 44 minutes 22 seconds West**, across the right of way of Mount Vernon Avenue, a distance of **1.25 feet** to the southerly existing right of way of Mount Vernon Avenue, being also the northeast corner of Lot 1 of said English and Monypeny's Subdivision as

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conveyed to Carolyn M. Griggs in Instrument Number 201304020054006 and the northwest corner of Lot 2 of said English and Monypeny's Subdivision as conveyed to Mt. Vernon Ave A.M.E. Church in Instrument Number 200908180121255;

Thence **South 77 degrees 15 minutes 38 seconds West**, with said southerly existing right of way of Mount Vernon Avenue and the north line of said Lot 1, a distance of **34.81 feet** to the northwest corner of said Lot 1, being the intersection of the southerly existing right of way of Mount Vernon Avenue and the easterly existing right of way of said 17' Alley;

Thence **South 02 degrees 38 minutes 44 seconds West**, with the easterly right of way of said 17' Alley and the west line of said Lot 1, a distance of **41.46 feet**;

Thence **North 87 degrees 21 minutes 16 seconds West**, leaving said easterly right of way of said 17' Alley and the west line of said Lot 1, a distance of **0.75 feet** across the right of way of said 17' Alley;

Thence **North 02 degrees 38 minutes 44 seconds East** a distance of **42.03 feet** across the right of way of said 17' Alley to the ***True Point of Beginning***.

The above described area contains a total of **0.002 acres** (*68.09 square feet*), more or less, being 0.007 acres (*37.07 square feet*) within the right of way of Mount Vernon Avenue and 0.002 acres (*31.02 square feet*) within the right of way of said 17' 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°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.
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