

EXHIBIT A

COC ENC

Rev. 6-11-25

Date 9/3/25

Plan No. 3990-E

**PARCEL 35-ENC
0.001 ACRES & 0.003 ACRES**

ENCROACHMENT EASEMENT

[Surveyor's description of the premises follows]

Tract 1:

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 the Mitchell & Watson Mount Vernon Addition, of record in Plat Book 2, Page 189. All records being of record in the Franklin County Recorder's Office, Franklin County, Ohio and being more fully described as follows:

Commencing at the centerline intersection of Mount Vernon Avenue (variable R/W width) and Eighteenth Street (R/W width 60');

Thence **South 77 degrees 28 minutes 32 seconds West** a distance of **44.32 feet** with the centerline of Mount Vernon Avenue;

Thence **South 12 degrees 31 minutes 28 seconds East** a distance of **31.50 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 **1.50 feet** to the southerly existing right of way of Mount Vernon Avenue, being also the north line of Lot 20 of said Mitchell & Watson Mount Vernon Addition as conveyed to SSDA Properties, LLC. in Instrument Number 202408210084553;

Thence **South 77 degrees 28 minutes 32 seconds West**, with said southerly existing right of way of Mount Vernon Avenue and the north line of Lot 20 and 19 of said Mitchell & Watson Mount Vernon Addition, a distance of **38.50 feet** to the northwest corner of a portion of said Lot 19 as conveyed to SSDA Properties, LLC. and the northeast corner of a portion of said Lot 19 as conveyed to Mainspring Collective, LLC. in Instrument Number 202506170063563;

Thence **North 12 degrees 31 minutes 28 seconds West**, leaving said southerly existing right of way of Mount Vernon Avenue and the north line of said Lot 19, a distance of **1.50 feet** across the right of way of Mount Vernon Avenue;

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Thence **North 77 degrees 28 minutes 32 seconds East** a distance of **38.50 feet** across the right of way of Mount Vernon Avenue to the ***True Point of Beginning***.

The above described area contains a total of **0.001 acres** (*57.75 square feet*), more or less, within the right of way of Mount Vernon Avenue.

Tract 2:

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 Eighteenth Street, as originally dedicated in the Mitchell & Watson Mount Vernon Addition, of record in Plat Book 2, Page 189. All records being of record in the Franklin County Recorder's Office, Franklin County, Ohio and being more fully described as follows:

Commencing at the centerline intersection of Mount Vernon Avenue (variable R/W width) and Eighteenth Street (R/W width 60');

Thence **South 02 degrees 44 minutes 22 seconds West** a distance of **46.45 feet** with the centerline of Eighteenth Street;

Thence **North 87 degrees 15 minutes 38 seconds West** a distance of **28.50 feet** across the right of way of Eighteenth Street to the ***True Point of Beginning***;

Thence **South 02 degrees 44 minutes 22 seconds West** a distance of **74.48 feet** across the right of way of Eighteenth Street;

Thence **North 87 degrees 15 minutes 38 seconds West**, across the right of way of Eighteenth Street, a distance of **1.50 feet** to the westerly existing right of way of Eighteenth Street, being also the east line of Lot 20 of said Mitchell & Watson Mount Vernon Addition as conveyed to SSDA Properties, LLC. in Instrument Number 202408210084553;

Thence **North 02 degrees 44 minutes 22 seconds East**, with said westerly existing right of way of Eighteenth Street and the east line of said Lot 20, a distance of **74.48 feet**;

Thence **South 87 degrees 15 minutes 38 seconds East**, leaving said westerly existing right of way of Eighteenth Street and the east line of said Lot 20, a distance of **1.50 feet** across the right of way of Eighteenth Street to the ***True Point of Beginning***.

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The above described area contains a total of **0.003 acres** (*111.73 square feet*), more or less, within the right of way of Eighteenth Street.

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