

EXHIBIT A

COC ENC

Rev. 6-11-25

Date 9/3/25

Plan No. 3990-E

**PARCEL 34-ENC
0.001 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 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 **82.82 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 northeast corner of the portion of Lot 19 of said Mitchell & Watson Mount Vernon Addition conveyed to Mainspring Collective, LLC. in Instrument Number 202506170063563 and the northwest corner of the portion of Lot 19 of said Mitchell & Watson Mount Vernon Addition 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 said Lot 19, a distance of **32.99 feet** to the northwest corner of the portion of Lot 19 conveyed to Mainspring Collective, LLC. and the northeast corner of Lot 18 in said Mitchell & Watson Mount Vernon Addition as conveyed to Morning Enterprise, LLC. in Instrument Number 202105260093136;

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 **32.99 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** (*49.48 square feet*), more or less, within the right of way of Mount Vernon Avenue.

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