

EXHIBIT A

COC ENC

Rev. 6-11-25

Date 9/3/25

Plan No. 3990-E

**PARCEL 16-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 East Grove Addition, of record in Plat Book 2, Page 102. 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 mag spike found at the centerline intersection of Mount Vernon Avenue (variable R/W width) and Monroe Avenue (R/W width 66');

Thence **South 77 degrees 28 minutes 32 seconds West** a distance of **129.17 feet** with the centerline of Mount Vernon Avenue;

Thence **South 12 degrees 31 minutes 28 seconds East** a distance of **32.00 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 **1.00 feet** to the existing southerly right of way line, being also the north line of Lot 92 of the East Grove Addition Amended Plat as recorded in Plat Book 2, Page 172 and conveyed to Maroon Arts Group in Instrument Number 202312010125328;

Thence **South 77 degrees 28 minutes 32 seconds West**, with said existing southerly right of way line and the north line of said tract conveyed to Maroon Arts Group, being the north lot line of said Lot 92, the north line of Lot 91 of said East Grove Addition Amended Plat, and the north line of the vacated Talmadge Alley (20') of said East Grove Addition Amended Plat, a distance of **46.76 feet**;

Thence **North 12 degrees 31 minutes 28 seconds West**, leaving said existing southerly right of way line and the north lot line of said vacated Talmadge Alley (20'), a distance of **1.00 feet** across the right of way of Mount Vernon Avenue;

Thence **North 77 degrees 28 minutes 32 seconds East** a distance of **46.76 feet** across the right of way of Mount Vernon Avenue to the ***True Point of Beginning***.

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The above described area contains a total of **0.001 acres** (46.76 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