

EXHIBIT A

COC ENC

Rev. 6-11-25

Date 10/20/25

Plan No. 3990-E

**PARCEL 52-ENC
0.005 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 Beatty & Hanes Addition, of record in Plat Book 3, Page 290. 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 Twenty Second Street (R/W width 50');

Thence **South 03 degrees 06 minutes 28 seconds West** a distance of **41.40 feet** with the centerline of Twenty Second Street to a point in said line;

Thence **North 86 degrees 53 minutes 32 seconds West** a distance of **25.00 feet** across the right of way of Twenty Second Street to the intersection of the existing westerly right of way of Twenty Second Street and the southerly right of way of Mount Vernon Avenue, also being the northeast corner of the east half of Lot 25 of said Beatty & Hanes Addition as conveyed to Lorelei Theve and Christian Theve in Instrument Number 202203090037733 (*witness iron pipe 0.12' N03°00'01"E of Lot corner*);

Thence **South 77 degrees 15 minutes 38 seconds West**, with the existing southerly right of way line of Mount Vernon Avenue, the north line of said east half of said Lot 25, and the north line of the west half of said Lot 25 and of the east half of Lot 24 of said Beatty & Hanes Addition as conveyed to Deloris C. Harrington and Laura H. Locke in Instrument Numbers 200604200074192, 200604200074189, 200604200074191, and 199805060110504, a distance of **54.19 feet** to the northwest corner of said east half of said Lot 24 and the northeast corner of the land conveyed to Mt. Vernon Ave A.M.E. Church in Instrument Number 201009170121603, being the northeast corner of the west half of said Lot 24, also being the **True Point of Beginning**;

Thence **South 77 degrees 15 minutes 38 seconds West**, with the existing southerly right of way line of Mount Vernon Avenue, the north line of said west half of said Lot 24, and the north lines of Lots 23, 22, and 21 of said Beatty & Hanes Addition, a distance of **92.75 feet**;

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Thence **North 12 degrees 44 minutes 22 seconds West**, leaving the existing southerly right of way line of Mount Vernon Avenue and the north line of said Lot 21, a distance of **0.75 feet** across the right of way of Mount Vernon Avenue;

Thence **North 77 degrees 15 minutes 38 seconds East** a distance of **36.00 feet** across the right of way of Mount Vernon Avenue;

Thence **North 12 degrees 44 minutes 22 seconds West** a distance of **2.25 feet** across the right of way of Mount Vernon Avenue;

Thence **North 77 degrees 15 minutes 38 seconds East** a distance of **56.75 feet** across the right of way of Mount Vernon Avenue;

Thence **South 12 degrees 44 minutes 22 seconds East** a distance of **3.00 feet** across the right of way of Mount Vernon Avenue to the ***True Point of Beginning***.

The above described area contains a total of **0.005 acres** (*197.25 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°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.



Mark S. Ward, P.S.
Professional Surveyor No. S-7514
Date: _____