

EXHIBIT A

COC ENC

Rev. 6-11-25

Date 9/3/25

Plan No. 3990-E

**PARCEL 44-ENC
0.009 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 Henry E. Gills Addition, of record in Plat Book 2, Page 332 (destroyed by fire), and a portion of right of way of Twentieth Street, as originally dedicated in the Henry E. Gills Addition, of record in Plat Book 2, Page 332 (destroyed by fire). 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 Twentieth Street (R/W width 49.5');

Thence **North 77 degrees 28 minutes 32 seconds East**, with the centerline of Mount Vernon Avenue, a distance of **4.61 feet** to a monument box found;

Thence **North 77 degrees 15 minutes 38 seconds East**, with the centerline of Mount Vernon Avenue, a distance of **107.85 feet**;

Thence **South 12 degrees 44 minutes 22 seconds East** a distance of **30.00 feet** across the right of way of Mount Vernon Avenue to the ***True Point of Beginning***;

Thence **South 12 degrees 44 minutes 22 seconds East**, across the right of way of Mount Vernon Avenue, a distance of **3.00 feet** to the southerly existing right of way of Mount Vernon Avenue, being also the northeast corner of Lot 98 of said Henry E. Gills Addition as conveyed to Kristine Salser in Instrument Number 201201170006551 and the northwest corner of Lot 99 of said Henry E. Gills Addition as conveyed to Main-Miller Company, LLC. in Instrument Number 201509280135405;

Thence **South 77 degrees 15 minutes 38 seconds West**, with the southerly existing right of way of Mount Vernon Avenue and the north lines of Lot 98, Lot 97, and Lot 96 of said Henry E. Gills Addition as conveyed to Kristine Salser in Instrument Number 201201170006551, a distance of **96.27 feet** to the northwest corner of said Lot 96;

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Thence **South 03 degrees 26 minute 49 seconds West**, with the easterly existing right of way of Twentieth Street and the west line of said Lot 96, a distance of **73.57 feet**;

Thence **North 86 degrees 33 minutes 11 seconds West**, leaving said easterly existing right of way of Twentieth Street and the west line of said Lot 96, a distance of **1.50 feet** across the right of way of Twentieth Street;

Thence **North 03 degrees 26 minute 49 seconds East** a distance of **76.26 feet** across the right of way of Twentieth Street;

Thence **North 77 degrees 15 minutes 38 seconds East** a distance of **96.96 feet** across the right of way of Mount Vernon Avenue to the ***True Point of Beginning***.

The above described area contains a total of **0.009 acres** (*402.22 square feet*), more or less, being 0.007 acres (*292.18 square feet*) within the right of way of Mount Vernon Avenue and 0.002 acres (*110.04 square feet*) within the right of way of Twentieth 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°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.

Professional Surveyor No. S-7514