

EXHIBIT-A  
25-ENC  
ENCROACHMENT EASEMENT  
FOR EXISTING WALL  
0.0053 ACRE

Situated in the State of Ohio, Franklin County, City of Columbus, Survey Number 2668, Virginia Military Survey, being in that portion of Harris Avenue as dedicated to The City of Columbus, Franklin County, Ohio by Vansickles Subdivision as shown and delineated in Plat Book 5, Page 429 and adjoining Lot 15 of said Vansickles Subdivision, being conveyed to Joseph Robert Keaton and Cindy Ellen Keaton in Instrument Number 201704200053468. Being bounded and described as follows:

**Commencing** at a  $\frac{3}{4}$ " inch iron pipe found at the intersection of the south right-of-way line of Grace Street (40' wide) and the west right-of-way line of an unnamed alley (15' wide) east of Hague Avenue, said point being the northeast corner of Lot 269 of Hilltop Addition as shown and delineated in Plat Book 10, Page 132 as conveyed to Board of Education of the Columbus City School District in Deed Book 672, Page 387 (see Instrument Number 200603290058642), being 20.00' right of station 44+93.75 of the Grace Street centerline of right-of-way;

Thence N 81°37'11" E a distance of 15.00' leaving the northeast corner of said Lot 269 and crossing said unnamed alley to a point at the intersection of the south right-of-way line of Grace Street and the east right-of-way line of said unnamed alley, at the northwest corner of said Lot Number 15, 20.00' right of station 45+08.75 of the Grace Street centerline of right-of-way;

Thence N 81°37'11" E a distance of 103.42', along the south right-of-way line of Grace Street, to a point at the northeast corner of said Lot Number 15 and being the west right-of-way line of Harris Avenue (50' wide), said point also being 20.00 feet right of station 46+12.17 of the Grace Street centerline of right-of-way and being the **True Point of Beginning**;

Thence leaving the west right-of-way line of said Harris Avenue and through said Harris Avenue right-of-way the following (3) three courses;

- 1.) N 81°37'11" E a distance of 6.00' to a point, 20.00' right of station 46+18.17 of the Grace Street centerline of right-of-way;

- 2.) S 08°54'22" E a distance of 38.50' to a point, 58.50' right of station 46+18.53 of the Grace Street centerline of right-of-way;
- 3.) S 81°37'10" W a distance of 6.00' to a point on the west right-of-way line of said Harris Avenue, being 58.50' right of station 46+12.53 of the Grace Street centerline of right-of-way;

Thence N 08°54'22" W a distance of 38.50', along the west right-of-way line of said Harris Avenue to the **True Point of Beginning**.

The above described area contains 0.0053 acres of land, more or less, of which the present road occupies 0.0053 acres of land, being part of the present right-of-way of Harris Avenue adjoining Franklin County Auditor's Parcel Number 010-007965.

All references here in are to records in the Recorders Office, Franklin County, Ohio.

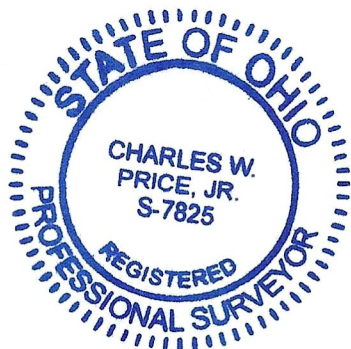
Grantor claims title by dedication from Vansickles Subdivision recorded in Plat Book 5, Page 429.

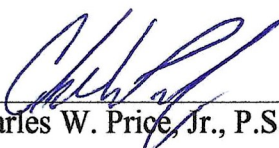
The basis of bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 with 2011 NSRS adjustment with the centerline of Grace Street between Hague Avenue and the Alley west of Harris Avenue being N 81°37'11" E.

All stations and offsets here in are referenced to the centerline of existing right-of-way of Grace Street as shown upon the right-of-way plan no. 3683-E "FRA-SRTS Grace St Sidewalks" on file with the City of Columbus, Ohio.

This description was prepared under the direction of Charles W. Price Jr., Registered Professional Surveyor, No. 7825.

This description is based on a field survey in 2021 prepared under the direct supervision of Daniel L. Quick, Registered Professional Surveyor, No. 7803.



  
Charles W. Price, Jr., P.S. No. 7825

7/13/2023  
Date