

EXHIBIT A

COC ENC

Rev. 6-11-25

Date 9/3/25

Plan No. 3990-E

**PARCEL 41-ENC
0.006 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 Knapp DeWitt & Hoffman Addition, of record in Plat Book 2, Page 254, and a portion of right of way of Miami Avenue, as originally dedicated in the Knapp DeWitt & Hoffman Addition, of record in Plat Book 2, Page 254. 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 Miami Avenue (R/W width 55');

Thence **South 77 degrees 28 minutes 32 seconds West** a distance of **35.42 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 03 degrees 16 minutes 36 seconds West** a distance of **90.16 feet** across the right of way of Miami Avenue;

Thence **North 86 degrees 43 minutes 24 seconds West**, across the right of way of Miami Avenue, a distance of **2.00 feet** to the westerly existing right of way of Miami Avenue, being also the east line of Lot 23 of said Knapp DeWitt & Hoffman Addition as conveyed to L.L.I.J.M.A.S., LLC. in Instrument Number 200904290060356;

Thence **North 03 degrees 16 minutes 36 seconds East**, with said westerly existing right of way of Miami Avenue and the east line of said Lot 23, a distance of **88.03 feet** to the northeast corner of said Lot 23, being also the intersection of the westerly existing right of way of Miami Avenue and the southerly existing right of way of Mount Vernon Avenue;

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Thence **South 77 degrees 28 minutes 32 seconds West**, with the existing southerly right of way of Mount Vernon Avenue and the north line of said Lot 23, a distance of **42.47 feet** to the northwest corner of said Lot 23 and the northeast corner of Lot 22 of said Knapp DeWitt & Hoffman Addition as conveyed to Phillips Pharmacy, LLC. in Instrument Number 200904020046580;

Thence **North 12 degrees 31 minutes 28 seconds West**, leaving said existing southerly right of way line and the north line of said Lot 23, a distance of **1.50 feet** across the right of way of Mount Vernon Avenue;

Thence **North 77 degrees 28 minutes 32 seconds East** a distance of **44.97 feet** across the right of way of Mount Vernon Avenue to the ***True Point of Beginning***.

The above described area contains a total of **0.006 acres** (243.77 square feet), more or less, being 0.002 acres (67.14 square feet) within the right of way of Mount Vernon Avenue and 0.004 acres (176.63 square feet) within the right of way of Miami 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

