

**PERMANENT SIDEWALK/UTILITY EASEMENT  
PARCEL 54-P/U  
0.0015 ACRE TRACT (65.3 S.F.)  
EXHIBIT "A"**

Situate in the City of Columbus, County of Franklin, State of Ohio, Virginia Military Survey No. 971, being part of Lot No. 206 of Westland Addition Extension Subdivision as recorded in Plat Book 18, Page 40 and conveyed to S & S Properties by deed recorded in Official Record 8711116 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Franklin County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

**BEGINNING** at the northeast corner of said Lot No. 206, being at the intersection of the south right of way line of Mound Street (50' public right of way, originally dedicated as Dartmoor Road, see City of Columbus Ordinance No. 196-43) with the west right of way line of Wayne Avenue (60' public right of way);

thence along the east line of said Lot No. 206 and the west right of way line of said Wayne Avenue, South thirteen degrees five minutes three seconds West (S13°05'03"W) for nine and 84/100 feet (9.84');

thence leaving said lines across said Lot No. 206 for the following three (3) courses:

1. North thirty-one degrees fifty-four minutes fifty-seven seconds West (N31°54'57"W) for nine and 73/100 feet (9.73');
2. North seventy-six degrees fifty-four minutes fifty-seven seconds West (N76°54'57"W) for seven and 07/100 feet (7.07');
3. North thirteen degrees five minutes three seconds East (N13°05'03"E) for three and 00/100 feet (3.00') to the north line of said Lot No. 206 and the south right of way line of said Mound Street;

thence along said lines, South seventy-six degrees forty-five minutes fifty-seven seconds East (S76°45'57"E) for thirteen and 95/100 feet (13.95') to the **POINT OF BEGINNING**, containing 0.0015 acres (65.3 S.F.), more or less, subject however to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

Bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2007). Said bearings originated from said coordinate system by GPS observations and observations of Franklin County Survey Monuments 5/14 and COC 1-83. The portion of the centerline of Mound Street stretching west to east from Binns Boulevard to Ogden Avenue, having a bearing of S81°45'59"E, is designated the "Basis of Bearing" for this description.

This description was prepared under the direction of Cody Schneider, Ohio Registered Surveyor No. 8670, of Woolpert Inc., and is based on a field survey performed during February and March, 2013, as well as February, 2016.

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Cody Schneider, PS  
Ohio Registered Surveyor No. 8670

Date