

**PERMANENT SEWER EASEMENT
PARCEL 54-S
0.0009 ACRE TRACT (39.3 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 8711 116 (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:

Commencing for reference at the northwest 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 east right of way line of the 1st Alley West of Wayne Avenue (16' public right of way);

thence along the north line of said Lot No. 206 and the south right of way line of said Mound Street, South seventy-six degrees forty-five minutes fifty-seven seconds East ($S76^{\circ}45'57''E$) for one hundred sixteen and 40/100 feet (116.40') to the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence along said lines, South seventy-six degrees forty-five minutes fifty-seven seconds East ($S76^{\circ}45'57''E$) for seven and 60/100 feet (7.60');

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

1. South thirteen degrees fourteen minutes three seconds West ($S13^{\circ}14'03''W$) for five and 17/100 feet (5.17');
2. North seventy-six degrees forty-five minutes fifty-seven seconds West ($N76^{\circ}45'57''W$) for seven and 60/100 feet (7.60');
3. North thirteen degrees fourteen minutes eight seconds East ($N13^{\circ}14'08''E$) for five and 17/100 feet (5.17') to the **TRUE POINT OF BEGINNING**, containing 0.0009 acres (39.3 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.

