

PERMANENT EASEMENT
0.003 Acres (140 Square Foot Tract)
EXHIBIT "A"

502-P

Situated in the State of Ohio, County of Franklin, City of Columbus, being in the Southeast Quarter of Half Section 5, Township 5N, Range 22W, Refugee Lands, being a part of Lot No. 16 of Mount Pleasant Heights Addition as described in Plat Book 2, Page 343, conveyed to KD Hummingbird, Ltd. (Auditor's Parcel Number 010-002980-00) as described in Instrument Number 200210040250073, all references being those of record in Franklin County, Ohio Records Office and being more particularly describes as follows:

Beginning at the northeast corner of said Lot No. 16, said point being at the intersection of the westerly right-of-way line of Hamlet Street (25') with the southerly right-of-way line of a 10 foot wide alley, said point being the northeast corner of said KD Hummingbird, Ltd. property, thence along the westerly right-of-way line of said Hamlet Street, and the easterly line of said Lot No. 16 and said KD Hummingbird, Ltd. property, South 08°32'44" East, 35.00 feet to an Iron Pin Found at the southeast corner of said KD Hummingbird, Ltd. property, said point being the northeast corner of the property conveyed to Lindsay S. Barrie and Catherine A. Latimer by Inst. No. 201608120106377;

Thence crossing said Lot No. 16, along the southerly line of said KD Hummingbird, Ltd. property, and the northerly line of said Barrie/Latimer property, North 87°07'30" West, 4.08 feet to a point;

Thence crossing said Lot No. 16 and crossing said KD Hummingbird, Ltd. property, North 08°32'44" West, 35.00 feet to a point in the southerly right-of-way line of said alley, said point being in the northerly line of said Lot No. 16 and said KD Hummingbird, Ltd. property;

Thence along the southerly right-of-way line of said alley, and the northerly line of said Lot No. 16 and said KD Hummingbird, Ltd. property, South 87°07'30" East, 4.08 feet to the **TRUE POINT OF BEGINNING**, containing 0.003 Acres (140 Square Feet), more or less.

Subject to all legal rights-of-way and/or easements, if any of previous record.

The bearings shown on this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the westerly right-of-way of Hamlet Street, having a bearing of North 08°32'44" West, is designated as the "BASIS OF BEARING" for this description.

This description was prepared by Brian D. Smart, Registered Surveyor No. 7611, of Smart Services, Inc. on February 7, 2019.

Brian D. Smart, P.S.
Registered Surveyor No. 7611

Date