

**PERMANENT EASEMENT  
0.007 Acres (324.4 Square Foot Tract)  
EXHIBIT "A"**

**503-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 Nos. 9 and 10 of Mount Pleasant Heights Addition as described in Plat Book 2, Page 343, conveyed to KD Hummingbird, Ltd. (Auditor's Parcel Number 010-043099-00) as described in Instrument Number 200210040250070, all references being those of record in Franklin County, Ohio Records Office and being more particularly describes as follows:

Beginning at the southeast corner of said Lot No. 10, said point being at the intersection of the westerly right-of-way line of Hamlet Street (25') with the northerly right-of-way line of a 10 foot wide alley, said point being the southeast corner of said KD Hummingbird, Ltd. property, thence along the southerly right-of-way line of said alley, and the southerly line of said Lot No. 10 and said KD Hummingbird, Ltd. property, North 87°07'30" West, 5.10 feet to a point;

Thence crossing said Lot Nos. 10 and 9 and crossing said KD Hummingbird, Ltd. property, North 08°32'44" West, 64.89 feet to a point on the northerly line of said Lot No. 9 and said KD Hummingbird, Ltd. property, said point being on the southerly line of Lot No. 8 and the property conveyed to Z and Z Investments, Inc. by Inst. No. 200006290128326;

Thence along the northerly line of said Lot No. 9 and said KD Hummingbird, Ltd. property, and the southerly line of Lot No. 8 and said Z and Z Investments, Inc. property, South 87°07'30" East, 5.10 feet to an Iron Pin Found on the westerly right-of-way line of Hamlet Street, said point being the northeast corner of said Lot No. 9 and said KD Hummingbird, Ltd. property, and being the southeast corner of said Lot No. 8 and said Z and Z Investments, Inc. property;

Thence along the westerly right-of-way line of Hamlet Street, along the easterly line of said Lot Nos. 9 and 10, and along the easterly line of said KD Hummingbird, Ltd. property, South 08°32'44" East, 64.89 feet to the **TRUE POINT OF BEGINNING**, containing 0.007 Acres (324.4 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.

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

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Date