

**KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388**

**LEGAL DESCRIPTION OF A 0.031 ACRE PARCEL
FOR KIMMEL ENTERPRISES UPPER SANDUSKY, LTD.**

Being a parcel of land known as a portion of an alley situated between Original Inlots #250 and #259, of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Beginning at a set iron rod on the east right-of-way line of Sandusky Avenue marking the southwest corner of Inlot #259 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 89° 58' 55" E along the south line of said Inlot #259 a distance of 165.55 feet to a set iron rod on the west right-of-way line of a 16.50 foot wide alley marking the southeast corner of said Inlot #259;

thence S 00° 01' 55" E along said right-of-way line a distance of 8.25 feet to a set iron rod on the centerline of a 16.50 foot wide alley;

thence S 89° 58' 55" W along the centerline of said alley a distance of 165.55 feet to a set iron rod marking the east right-of-way line of said Sandusky Avenue;

thence N 00° 02' 14" W on said right-of-way line a distance of 8.25 feet to the **POINT OF BEGINNING**.

Containing in all 0.031 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in December 2016.

Prior Plat Reference - Cabinet A, Slides 21 & 22

16190-S

Tract 1

Adjoiner only tract.

(INLOT 259)

"2016"
(TRACT 1)(0.031A)

REFERENCE SURVEY VOL. **B**
PAGE 167 IN THE TAX MAP OFFICE

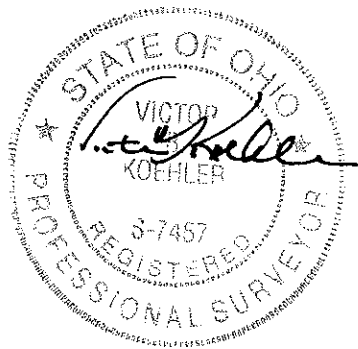


PT: 1 N: 0.0000 E: 0.0000
N0°02'14"W DIST: 8.25
PT: 2 N: 8.2500 E: -0.0054
N89°58'55"E DIST: 165.55
PT: 3 N: 8.3022 E: 165.5446
S0°01'55"E DIST: 8.25
PT: 4 N: 0.0522 E: 165.5492
S89°58'55"W DIST: 165.55
PT: 5 N: 0.0000 E: -0.0008

CLOSING BEARING/DISTANCE: N89°57'55"E DIST: 0.0008

MISCLOSURE: N: 0.0000 E: -0.0008

AREA: 0.031 ACRES



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Beginning at a set iron rod on the east right-of-way line of Sandusky Avenue marking the northwest corner of Inlot #250 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 02' 14" W along said right-of-way line a distance of 8.25 feet to a set iron rod marking the centerline of a 16.50 foot wide alley;

thence N 89° 58' 55" E along the centerline of said alley a distance of 165.55 feet to a set iron rod, marking the west right-of-way line of a 16.50 foot wide alley;

thence S 00° 01' 55" E along said right-of-way line a distance of 8.25 feet to a set iron rod marking the northeast corner of Inlot #250;

thence S 89° 58' 55" W along the north line of Inlot #250 a distance of 165.55 feet to the **POINT OF BEGINNING**.

Containing in all 0.031 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

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16190-S

Tract 2 Adjoiner only tract.

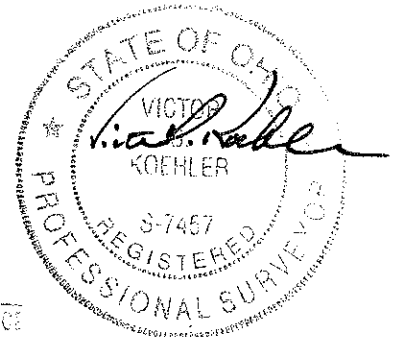
(INLOT 250)

(TRACT 2)

(0.031A)

"2016"

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PAGE **167** IN THE TAX MAP OFFICE



PT: 1 N: 10000.0000 E: 10000.0000
N89°58'55"E DIST: 165.55
PT: 2 N: 10000.0521 E: 10165.5499
S0°01'55"E DIST: 8.25
PT: 3 N: 9991.8021 E: 10165.5545
S89°58'55"W DIST: 165.55
PT: 4 N: 9991.7500 E: 10000.0046
N0°02'14"W DIST: 8.25
PT: 5 N: 10000.0000 E: 9999.9992

CLOSING BEARING/DISTANCE: N90°00'00"E DIST: 0.0008

MISCLOSURE: N: 0.0000 E: -0.0008

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thence on an assumed bearing of N 00° 02' 14" W along said right-of-way line a distance of 8.25 feet to a set iron rod marking the centerline of a 16.50 foot wide alley;

thence N 89° 58' 55" E along the centerline of said alley a distance of 165.55 feet to a set iron rod, marking the west right-of-way line of a 16.50 foot wide alley;

thence S 00° 01' 55" E along said right-of-way line a distance of 8.25 feet to a set iron rod marking the northeast corner of Inlot #250;

thence S 89° 58' 55" W along the north line of Inlot #250 a distance of 165.55 feet to the **POINT OF BEGINNING**.

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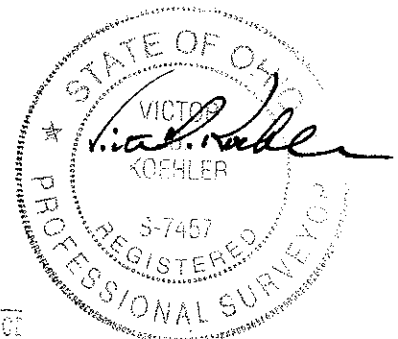
(INLOT 259)

(TRACT 2)

(0.031A)

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thence S 00° 01' 55" E along said right-of-way line a distance of 8.25 feet to a set iron rod on the centerline of a 16.50 foot wide alley;

thence S 89° 58' 55" W along the centerline of said alley a distance of 165.55 feet to a set iron rod marking the east right-of-way line of said Sandusky Avenue;

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