

KOEHLER SURVEYING
P.O. BOX 28
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LEGAL DESCRIPTION OF A 3.362 ACRE PARCEL
FOR ROCK RUN, LLC

Being a parcel of land situated in part of the Southwest Quarter of Section 26, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the centerlines of United States Route 30 (East Wyandot Avenue) and Rock Run Drive, referenced by a found iron rod situated S 18° 14' 40" W a distance of 61.69 feet;

thence on an assumed bearing of S 72° 23' 03" W along the centerline of United States Route 30 (East Wyandot Avenue) a distance of 995.71 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence S 00° 40' 17" E a distance of 491.80 feet to a set iron rod, passing a set iron rod a distance 52.27 feet;

thence S 71° 16' 28" W a distance of 172.08 feet to a set iron rod;

thence an arc distance of 37.81 feet along a curve to the right, having a radius of 120.00 feet, a chord of 37.66 feet and a chord bearing of S 80° 18' 05" W to a set iron rod;

thence S 89° 19' 43" W a distance of 75.00 feet to a set iron rod;

thence an arc distance of 39.27 feet along a curve to the right, having a radius of 25.00 feet, a chord of 35.36 feet and a chord bearing of N 45° 40' 17" W to a set iron rod on the east line of a parcel of land currently owned by Nantucket Green Limited Partnership;

thence N 00° 40' 17" W along the east line of said Nantucket Green parcel a distance of 434.30 feet to a found MAG nail on the centerline of United States Route 30 (East Wyandot Avenue) marking the northeast corner of said Nantucket Green parcel, passing a found iron rod a distance of 382.01 feet;

thence along said centerline an arc distance of 125.43 feet along a curve to the right, having a radius of 84,599.09 feet, a chord of 125.43 feet and a chord bearing of N 72° 20' 25" E to a found MAG nail;

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thence N 72° 23' 03" E along said centerline a distance of 189.05 feet to the **POINT OF BEGINNING**.

Containing in all 3.362 acres of land, more or less, of which 0.362 acre, more or less, is currently contained within highway right-of-ways. 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 February, 2002.

Prior Deed Reference – OR Volume 27, Page 843.

02026-S (028)