

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

LEGAL DESCRIPTION OF A 2.487 ACRE PARCEL  
FOR WYANDOT RETAIL PARTNERS, LLC

Being a parcel of land situated in part of the Southeast Quarter of Section 27, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the intersection of the centerline of East Wyandot Avenue and the north-south half section line of said section 27, referenced by a set iron rod situated S 39° 13' 39" E a distance of 48.48 feet;

thence on an assumed bearing of S 00° 05' 40" W along said half section line a distance of 408.08 feet to a set MAG nail, referenced by the next mentioned set iron rod;

thence S 89° 54' 20" E a distance of 30.08 feet to a set iron rod on the east right-of-way of Huffman Way and being the **POINT OF BEGINNING**;

thence N 00° 11' 34" E along the east right-of-way line of Huffman Way a distance of 60.00 feet to a set iron rod;

thence S 89° 54' 20" E a distance of 33.89 feet to a set iron rod;

thence N 72° 42' 43" E a distance of 562.54 feet to a set iron rod on the west line of a parcel of land currently owned by Wal-Mart Real Estate Business Trust;

thence S 17° 18' 15" E along said line a distance of 30.00 feet to a set iron rod;

thence S 72° 42' 43" W a distance of 111.70 feet to a set iron rod;

thence S 17° 18' 15" E a distance of 419.95 feet to a set iron rod;

thence S 72° 42' 43" W a distance of 193.30 feet to a set iron rod;

thence N 17° 16' 57" W a distance of 389.95 feet to a set iron rod;

thence S 72° 42' 43" W a distance of 266.87 feet to a set iron rod;

thence N 89° 54' 20" W a distance of 43.17 feet to the **POINT OF BEGINNING**.

Containing in all 2.487 acres of land, more or less, 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.

(TRACT 3)

REFERENCE SURVEY VOL. C  
PAGE 101,9 IN THE TAX MAP OFFICE

(2-487A)

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in March and April, 2007.

Prior Deed Reference - OR, Volume 40, Page 306.

07023-S Tract 3

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 3.564 ACRE PARCEL  
FOR WYANDOT RETAIL PARTNERS, LLC**

Being a parcel of land situated in part of the Southeast Quarter of Section 27, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the intersection of the centerline of East Wyandot Avenue and the north-south half section line of said section 27, referenced by a set iron rod situated S 39° 13' 39" E a distance of 48.48 feet;

thence on an assumed bearing of S 00° 05' 40" W along said half section line a distance of 408.08 feet to a set MAG nail, referenced by the next mentioned set iron rod;

thence S 89° 54' 20" E a distance of 30.08 feet to a set iron rod on the east right-of-way line of Huffman Way and being the **POINT OF BEGINNING**;

thence N 00° 11' 34" E along the east right-of-way line of Huffman Way a distance of 60.00 feet to a set iron rod;

thence S 89° 54' 20" E a distance of 33.89 feet to a set iron rod;

thence N 72° 42' 43" E a distance of 562.54 feet to a set iron rod on the west line of a parcel of land currently owned by Wal-Mart Real Estate Business Trust;

thence S 17° 18' 15" E along said line a distance of 449.95 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence S 72° 42' 43" W a distance of 305.00 feet to a set iron rod, passing a set iron rod a distance of 111.70 feet;

thence N 17° 16' 57" W a distance of 389.95 feet to a set iron rod;

thence S 72° 42' 43" W a distance of 266.87 feet to a set iron rod;

thence N 89° 54' 20" W a distance of 43.17 feet to the **POINT OF BEGINNING**.

Containing in all 3.564 acres of land, more or less, 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.

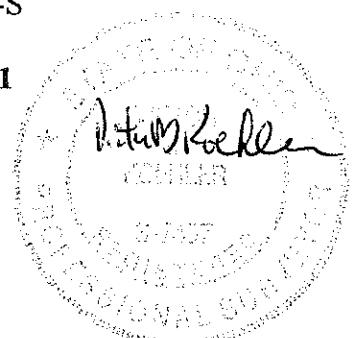
(TRACT 1) (3.564)

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in March and April, 2007.

Prior Deed Reference – OR Volume 40, Page 306.

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**Tract 1**



KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 1.077 ACRE PARCEL  
FOR WYANDOT RETAIL PARTNERS, LLC**

Being a parcel of land situated in part of the Southeast Quarter of Section 27, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the intersection of the centerline of East Wyandot Avenue and the north-south half section line of said section 27, referenced by a set iron rod situated S 39° 13' 39" E a distance of 48.48 feet;

thence on an assumed bearing of S 00° 05' 40" W along said half section line a distance of 408.08 feet to a set MAG nail referenced by the next mentioned set iron rod;

thence S 89° 54' 20" E a distance of 30.08 feet to a set iron rod on the east right-of-way line of Huffman Way;

thence N 00° 11' 34" E along the east right-of-way line of Huffman Way a distance of 60.00 feet to a set iron rod;

thence S 89° 54' 20" E a distance of 33.89 feet to a set iron rod;

thence N 72° 42' 43" E a distance of 562.54 feet to a set iron rod on the west line of a parcel of land currently owned by Wal-Mart Real Estate Business Trust;

thence S 17° 18' 15" E along said line a distance of 30.00 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing S 17° 18' 15" E along said line a distance of 419.95 feet to a set iron rod;

thence S 72° 42' 43" W a distance of 111.70 feet to a set iron rod;

thence N 17° 18' 15" W a distance of 419.95 feet to a set iron rod;

thence N 72° 42' 43" E a distance of 111.70 feet to the **POINT OF BEGINNING**.

Containing in all 1.077 acres of land, more or less, 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 March and April, 2007.

Prior Deed Reference – OR Volume 40, Page 306.

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**Tract 2**

