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**DESCRIPTION OF A
1.105 ACRE TRACT
NORTH OF WYANDOT AVENUE
EAST OF RIVER'S EDGE LANE
CITY OF UPPER SANDUSKY,
WYANDOT COUNTY, OHIO**

Situated in the State of Ohio, County of Wyandot, Township of Crane, City of Upper Sandusky, lying in Section 33, Township 2 South, Range 14 East, of the South and East of the First Principal Meridian and Base Line, being 1.105 acres of an original 7.753 acre tract conveyed to WXXZ Retail Group/US, LLC, by deed of record in Official Record Volume 178, Page 175, all records herein are from the Recorder's Office, Wyandot County, Ohio, said 1.105 acre tract being more particularly described as follows:

BEGINNING FOR REFERENCE, at a found 3/4 inch iron pipe at the southwest corner of Lot 4 as conveyed to Richard Hetzel, LE, ETAL., by deed of record in Official Record Volume 152, Page 913 and the northwest corner of a 2.740 acre tract conveyed to The Steer Barn L.L.C., by deed of record in Official Record Volume 1, Page 299;

Thence South 01°26'48" West, a distance of 553.20 feet, along the common line of said original 7.753 acre tract said 2.740 acre tract, and an original 14.765 acre tract conveyed to MBO Ltd., by deed of record in Official Record Volume 113, Page 132, to a point, on the northerly right-of-way of Wyandot Avenue (U.S. Route 30, R/W varies) and the southwest corner of said 2.740 acre tract;

Thence with the following two (2) courses and distances along the northerly right-of-way of said Wyandot Avenue;

1. Along a curve to the left, having a delta angle of 00°22'29", a radius of 43025.99 feet, an arc length of 281.38 feet, a chord which bears South 74°28'02" West, and a chord distance of 281.38 feet (passing a found 3/4 inch iron pipe at a distance of 5.98 feet), to a found iron pipe;

2. South 74°25'11" West, a distance of 58.48 feet, to a set iron pipe and the **TRUE POINT OF BEGINNING**;

Thence South 74°25'11" West, a distance of 259.69 feet, along the northerly right-of-way of said Wyandot Avenue, to a found iron pipe on the easterly right-of-way of River's Edge Lane (60' R/W) conveyed to the City of Upper Sandusky, by deed of record in Deed Book 216, Page 716;

Thence North 01°37'30" East, a distance of 247.28 feet, along the easterly right-of-way of said River's Edge Lane and the westerly line of said original 7.753 acre tract, to a set iron pipe;

Thence the following four (4) courses and distances over and across said original 7.753 acre tract;

1. North 74°31'23" East, a distance of 161.97 feet, to a set iron pipe;
2. South 15°28'37" East, a distance of 183.92 feet, to a set iron pipe;
3. North 74°31'23" East, a distance of 25.00 feet, to a set iron pipe;

4. South 15°28'37" East, a distance of 51.95 feet, to the **TRUE POINT OF BEGINNING** containing 1.105 acres more or less. Being subject to all easements, restrictions, and right-of-ways of record.

The above description was prepared by David Heagren on April 18, 2007 by using existing documents obtained from the Wyandot County Recorder's Office.

Prior Deed Reference: O.R. 178, Page 175.

The bearings are based on the bearing of South 74°16'48" West, for the centerline of Wyandot Avenue (State Route 30, R/W Varies), by deed of record in Official Record 113, Page 132, in the Wyandot County Recorder's Office, all other bearings are from angles and distances measured in the field.

This Survey was based on an actual field survey done by "Civil and Environmental Consultants, Inc." in September of 2006.

All iron pipes set are 3/4 inch in DIA, by 30" in length, with a yellow cap bearing the name "CEC PROP. COR."

Civil & Environmental Consultants, Inc.


Jerry A Malott Date 6.01.07
Registered Surveyor No. S-5963

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