

(TRACT 1) (0.573 A)

REFERENCE SURVEY VOL. C
PAGE 1251 IN THE TAX MAP OFFICE



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**TRACT 1 - RIGHT OF DEDICATION
0.573 ACRE LEGAL DESCRIPTION
FOR LW ASSOCIATES, INC.
CITY OF UPPER SANDUSKY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 14 EAST, BEING AN 0.573 ACRE TRACT OUT OF A TRACT CONVEYED TO KOEHLER-DALE PROPERTIES, LTD. OF RECORD IN OFFICIAL RECORD 190, PAGE 2388, RECORDS REFER TO THE COUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO, SAID 0.573 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A SURVEY NAIL SET AT THE CENTERLINE INTERSECTION OF EAST WYANDOT AVENUE (RIGHT-OF-WAY WIDTH VARIES) AND WESTBROOK BOULEVARD (50 FEET IN WIDTH), SAID SURVEY NAIL SET BEING REFERENCED BY AN IRON PIN SET AT THE SOUTHEAST RIGHT-OF-WAY INTERSECTION OF SAID EAST WYANDOT AVENUE AND WESTBROOK BOULEVARD SOUTH $34^{\circ}54'34''$ EAST, A DISTANCE OF 52.51 FEET;

THENCE ALONG THE CENTERLINE OF SAID EAST WYANDOT AVENUE WITH AN ARC OF CURVE TO THE LEFT HAVING A DELTA ANGLE OF $00^{\circ}01'20''$, A RADIUS OF 85943.67 FEET, ARC LENGTH OF 31.38 FEET, THE CHORD OF WHICH BEARS SOUTH $72^{\circ}51'29''$ WEST, A DISTANCE OF 31.38 FEET, TO A SURVEY NAIL FOUND ON THE CENTERLINE OF EAST WYANDOT AVENUE AT THE NORTHEAST CORNER OF SAID KOEHLER-DALE PROPERTY AND MARKING THE POINT OF BEGINNING, SAID SURVEY NAIL FOUND BEING REFERENCED BY AN IRON PIN SET SOUTH $00^{\circ}03'59''$ EAST A DISTANCE OF 77.31 FEET;

THENCE SOUTH $00^{\circ}03'59''$ EAST, A DISTANCE OF 52.31 FEET OVER AND ACROSS SAID WYANDOT AVENUE AND WITH THE WEST RIGHT-OF-WAY LINE OF SAID WESTBROOK BOULEVARD AND THE EAST LINE OF SAID KOEHLER-DALE TRACT, TO A SURVEY NAIL FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WYANDOT AVENUE, SAID SURVEY NAIL FOUND REFERENCED BY AN IRON PIN SET SOUTH $00^{\circ}03'59''$ EAST, A DISTANCE OF 25.00 FEET;

THENCE ALONG THE SOUTH RIGHT-OF-WAY OF SAID EAST WYANDOT AVENUE WITH AN ARC OF CURVE TO THE LEFT HAVING A DELTA ANGLE OF $00^{\circ}07'50''$, A RADIUS OF 85893.67 FEET, ARC LENGTH OF 196.22 FEET, THE CHORD OF WHICH BEARS SOUTH $72^{\circ}46'19''$ WEST, A DISTANCE OF 196.22 FEET, TO A IRON PIN FOUND;

THENCE SOUTH $72^{\circ}42'24''$ WEST, A DISTANCE OF 302.24 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST WYANDOT AVENUE, TO AN IRON PIN FOUND;

THENCE NORTH $0^{\circ}03'59''$ WEST, A DISTANCE OF 52.35 FEET OVER AND ACROSS SAID EAST WYANDOT AVENUE, TO A MAG SPIKE SET ON THE CENTERLINE OF SAID EAST WYANDOT AVENUE, AND THE NORTH LINE OF KOEHLER-DALE TRACT, SAID MAG SPIKE SET BEING REFERENCED BY AN IRON PIN FOUND SOUTH $00^{\circ}03'59''$ EAST, A DISTANCE OF 52.35 FEET;

THENCE NORTH $72^{\circ}42'24''$ EAST, A DISTANCE OF 286.74 FEET WITH THE CENTERLINE OF SAID EAST WYANDOT AVENUE AND THE NORTH LINE OF SAID KOEHLER-DALE TRACT, TO A RAILROAD SPIKE SET BEING REFERENCED BY AN IRON PIN SET SOUTH $17^{\circ}17'36''$ EAST, A DISTANCE OF 50.00 FEET;

THENCE WITH THE CENTERLINE OF SAID EAST WYANDOT AVENUE AND THE NORTH LINE OF SAID KOEHLER-DALE TRACT, WITH AN ARC OF CURVE TO THE RIGHT HAVING A DELTA ANGLE OF $00^{\circ}08'30''$, A RADIUS OF 85943.67 FEET, ARC LENGTH OF 211.71 FEET, THE CHORD OF WHICH BEARS NORTH $72^{\circ}46'38''$ EAST, A DISTANCE OF 211.71 FEET, TO THE SURVEY NAIL FOUND AT THE POINT OF BEGINNING, CONTAINING 0.573 ACRES OF LAND, MORE OR LESS, OF WHICH 0.017 ACRES IS IN SECTION 26, 0.556 ACRES IS IN SECTION 27, AND ALL IS WITHIN THE PRESENT ROAD RIGHT-OF-WAY.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S., PROFESSIONAL SURVEYOR NUMBER 8318, DATED JUNE, 2010, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83).

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCE: OFFICIAL RECORD 190, PAGE 2388.



ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318

DATED: 6-21-2010





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**TRACT 3 – RIGHT OF DEDICATION
0.739 ACRE LEGAL DESCRIPTION
FOR LW ASSOCIATES, INC.
CITY OF UPPER SANDUSKY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 14 EAST, BEING AN 0.739 ACRE TRACT OUT OF A TRACT CONVEYED TO KOEHLER-DALE PROPERTIES, LTD. OF RECORD IN OFFICIAL RECORD 190, PAGE 2388, RECORDS REFER TO THE COUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO, SAID 0.739 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A SURVEY NAIL SET AT THE CENTERLINE INTERSECTION OF EAST WYANDOT AVENUE (RIGHT-OF-WAY WIDTH VARIES) AND WESTBROOK BOULEVARD (60 FEET IN WIDTH), SAID SURVEY NAIL SET BEING REFERENCED BY AN IRON PIN SET AT THE SOUTHEAST RIGHT-OF-WAY INTERSECTION OF SAID EAST WYANDOT AVENUE AND WESTBROOK BOULEVARD SOUTH $34^{\circ}54'34''$ EAST, A DISTANCE OF 52.51 FEET;

THENCE ALONG THE CENTERLINE OF SAID EAST WYANDOT AVENUE WITH AN ARC OF CURVE TO THE LEFT HAVING A DELTA ANGLE OF $00^{\circ}01'20''$, A RADIUS OF 85943.67 FEET, ARC LENGTH OF 31.38, THE CHORD OF WHICH BEARS SOUTH $72^{\circ}51'29''$ WEST, A DISTANCE OF 31.38 FEET, TO A SURVEY NAIL FOUND BEING REFERENCED BY AN IRON PIN SET SOUTH $00^{\circ}03'59''$ EAST, A DISTANCE OF 77.31 FEET, SAID SURVEY NAIL FOUND AT THE NORTHEAST CORNER OF SAID KOEHLER- DALE PROPERTY;

THENCE ALONG THE CENTERLINE OF SAID EAST WYANDOT AVENUE AND THE NORTH LINE OF SAID KOEHLER-DALE PROPERTY WITH AN ARC OF CURVE TO THE LEFT HAVING A DELTA ANGLE OF $00^{\circ}08'30''$, A RADIUS OF 85943.67 FEET, ARC LENGTH OF 211.71 FEET, THE CHORD OF WHICH BEARS SOUTH $72^{\circ}46'38''$ WEST, A DISTANCE OF 211.71 FEET, TO A RAILROAD SPIKE FOUND BEING REFERENCED BY AN IRON PIN FOUND SOUTH $17^{\circ}17'36''$ EAST, A DISTANCE OF 50.00 FEET;

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THENCE SOUTH 72°42'24" WEST, A DISTANCE OF 286.74 FEET WITH THE CENTERLINE OF SAID EAST WYANDOT AVENUE AND THE NORTH LINE OF SAID KOEHLER-DALE PROPERTY, TO A RAILROAD SPIKE FOUND, MARKING THE POINT OF BEGINNING, SAID RAILROAD SPIKE FOUND BEING REFERENCED BY AN IRON PIN FOUND SOUTH 00°03'59" EAST, A DISTANCE OF 52.35 FEET;

THENCE SOUTH 00°03'59" EAST, A DISTANCE OF 52.35 FEET OVER AND ACROSS SAID EAST WYANDOT AVENUE AND SAID KOEHLER-DALE TRACT, TO AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY OF SAID EAST WYANDOT AVENUE;

THENCE SOUTH 72°42'24" WEST, A DISTANCE OF 643.94 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST WYANDOT AVENUE, TO AN IRON PIN SET, SAID IRON PIN SET ON THE WEST LINE OF SAID KOEHLER-DALE TRACT AND ON THE EAST LINE OF A TRACT CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST, OF RECORD IN OFFICIAL RECORD 174, PAGE 931;

THENCE NORTH 0°05'09" EAST, A DISTANCE OF 52.39 FEET OVER AND ACROSS SAID EAST WYANDOT AVENUE, TO A RAILROAD SPIKE SET ON THE CENTERLINE OF SAID EAST WYANDOT AVENUE, AND MARKING THE NORTHWEST CORNER OF SAID KOEHLER-DALE TRACT, SAID RAILROAD SPIKE SET BEING REFERENCED BY AN IRON PIN SET SOUTH 00°05'09" EAST, A DISTANCE OF 52.39 FEET;

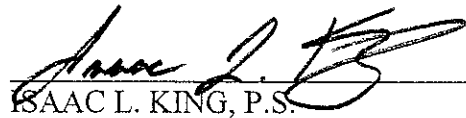
THENCE NORTH 72°42'24" EAST, A DISTANCE OF 643.79 FEET WITH THE CENTERLINE OF SAID EAST WYANDOT AVENUE AND THE NORTH LINE OF SAID KOEHLER-DALE TRACT, TO THE RAILROAD SPIKE FOUND AT THE POINT OF BEGINNING, CONTAINING 0.739 ACRES OF LAND, MORE OR LESS, OF WHICH ALL IS WITHIN THE PRESENT ROAD RIGHT-OF-WAY.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S., PROFESSIONAL SURVEYOR NUMBER 8318, DATED JUNE, 2010, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

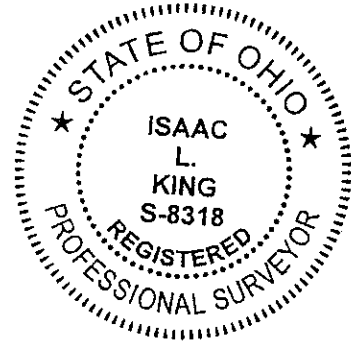
BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83).

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCE: OFFICIAL RECORD 190, PAGE 2388.



ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATED: 6-21-2010





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**TRACT 2 - RIGHT OF DEDICATION
7.427 ACRE LEGAL DESCRIPTION
FOR LW ASSOCIATES, INC.
CITY OF UPPER SANDUSKY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 14 EAST, BEING AN 7.427 ACRE TRACT OUT OF A TRACT CONVEYED TO KOEHLER-DALE PROPERTIES, LTD. OF RECORD IN OFFICIAL RECORD 190, PAGE 2388, RECORDS REFER TO THE COUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO, SAID 7.427 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A SURVEY NAIL SET AT THE CENTERLINE INTERSECTION OF EAST WYANDOT AVENUE (RIGHT-OF-WAY WIDTH VARIES) AND WESTBROOK BOULEVARD (60 FEET IN WIDTH) SAID SURVEY NAIL SET BEING REFERENCED BY AN IRON PIN SET AT THE SOUTHEAST RIGHT-OF-WAY INTERSECTION OF SAID EAST WYANDOT AVENUE AND WESTBROOK BOULEVARD SOUTH $34^{\circ}54'34''$ EAST, A DISTANCE OF 52.51 FEET;

THENCE ALONG THE CENTERLINE OF SAID EAST WYANDOT AVENUE WITH AN ARC OF THE CURVE TO THE LEFT HAVING A DELTA ANGLE OF $00^{\circ}01'20''$, A RADIUS OF 85943.67 FEET, ARC LENGTH OF 31.38 FEET, THE CHORD OF WHICH BEARS SOUTH $72^{\circ}51'29''$ WEST, A DISTANCE OF 31.38 FEET, TO A SURVEY NAIL FOUND ON THE CENTERLINE OF EAST WYANDOT AVENUE AT THE NORTHEAST CORNER OF SAID KOEHLER-DALE PROPERTY, SAID SURVEY NAIL FOUND BEING REFERENCED BY AN IRON PIN SET SOUTH $00^{\circ}03'59''$ EAST, A DISTANCE OF 77.31 FEET;

THENCE SOUTH $00^{\circ}03'59''$ EAST, A DISTANCE OF 52.31 FEET OVER AND ACROSS SAID EAST WYANDOT AVENUE AND WITH THE WEST RIGHT-OF-WAY LINE OF SAID WESTBROOK BOULEVARD AND THE EAST LINE OF SAID KOEHLER-DALE TRACT, TO A SURVEY NAIL FOUND MARKING THE POINT OF BEGINNING, SAID SURVEY NAIL FOUND BEING REFERENCED BY AN IRON PIN SET SOUTH $00^{\circ}03'59''$ EAST, A DISTANCE OF 25.00 FEET;

(TRACT 2)
(7.427A)

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THENCE SOUTH 00°03'59" EAST, A DISTANCE OF 726.73 FEET WITH THE WEST RIGHT-OF-WAY LINE OF SAID WESTBROOK BOULEVARD AND THE EAST LINE OF SAID KOEHLER-DALE TRACT, TO AN IRON PIN FOUND;

THENCE SOUTH 44°41'12" WEST, A DISTANCE OF 35.51 FEET WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WESTBROOK BOULEVARD AND THE SOUTHEAST LINE OF SAID KOEHLER-DALE TRACT, TO AN IRON PIN FOUND;

THENCE SOUTH 89°26'24" WEST, A DISTANCE OF 451.18 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WESTBROOK BOULEVARD AND THE SOUTH LINE OF SAID KOEHLER-DALE TRACT (PASSING AN IRON PIN FOUND AT A DISTANCE OF 286.04 FEET), TO AN IRON PIN FOUND;

THENCE NORTH 00°03'59" WEST, A DISTANCE OF 608.43 FEET OVER AND ACROSS SAID KOEHLER-DALE PROPERTY, TO AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST WYANDOT AVENUE;

THENCE NORTH 72°42'24" EAST, A DISTANCE OF 302.24 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST WYANDOT AVENUE, TO AN IRON PIN FOUND;

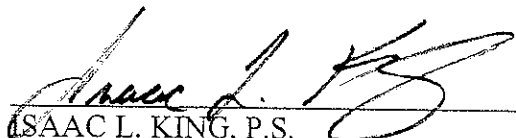
THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST WYANDOT AVENUE, WITH AN ARC OF THE CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 00°07'50", A RADIUS OF 85893.67 FEET, THE CHORD OF WHICH BEARS NORTH 72°46'19" EAST, A DISTANCE OF 196.22 FEET TO THE SURVEY NAIL FOUND AT THE POINT OF BEGINNING, CONTAINING 7.427 ACRES OF LAND, MORE OR LESS, OF WHICH 0.247 ACRES ARE IN SECTION 26 AND 7.180 ACRES ARE IN SECTION 27.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S., PROFESSIONAL SURVEYOR NUMBER 8318, DATED JUNE, 2010, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83).

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PRIOR DEED REFERENCE: OFFICIAL RECORD 190, PAGE 2388.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATED: 6-21-2010

