

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

**LEGAL DESCRIPTION OF A 1.952 ACRE PARCEL
FOR THE C. H. MCCARTHY CORPORATION**

Being a parcel of land situated in part of the Southwest Quarter of Section 28, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the east right-of-way line of River's Edge Lane and the south line of said Section 28;

thence on an assumed bearing of N 01° 37' 30" E along said right-of-way line a distance of 100.00 feet to a found iron rod situated on the west line of a parcel of land currently owned by The C. H. McCarthy Corporation and being the **POINT OF BEGINNING**;

thence N 88° 33' 23" W along said right-of-way line a distance of 60.00 feet to a found iron rod on an easterly line of a parcel of land currently owned by New Haven Investment, LLC;

thence N 01° 37' 30" E along said New Haven Investment, LLC parcel a distance of 1145.42 feet to a found iron rod marking a corner of said parcel;

thence N 88° 35' 00" W along said New Haven Investment, LLC parcel a distance of 211.92 feet to a set iron rod;

thence N 01° 25' 00" E a distance of 60.00 feet to set iron rod on a line of the aforementioned C. H. McCarthy Corporation parcel;

thence S 88° 35' 00" E along said C. H. McCarthy Corporation parcel a distance of 272.14 feet to a found iron rod;

thence S 01° 37' 30" W along said C. H. McCarthy Corporation parcel a distance of 1205.45 feet to the **POINT OF BEGINNING**.

Containing in all 1.952 acres of land, more or less, being subject to all legal highways and easements of record.

(TRACT 1)

(1.952A)

REFERENCE SURVEY VOL. 1394
PAGE 1394 IN THE TAX MAP OFFICE

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 September, 2012.

Prior Deed Reference – OR Volume 102, Pages 550.

12091-S

Tract 1

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

**LEGAL DESCRIPTION OF A 3.870 ACRE PARCEL
FOR THE C. H. MCCARTHY CORPORATION**

Being a parcel of land situated in part of the Southwest Quarter of Section 28, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the east right-of-way line of River's Edge Lane and the south line of said Section 28;

thence on an assumed bearing of N 01° 37' 30" E along said right-of-way line a distance of 100.00 feet to a found iron rod marking a corner of a 8.228 acre parcel of land currently owned by C & S McCarthy Land Co., LLC;

thence continuing N 01° 37' 30" E along said 8.228 acre parcel a distance of 1205.45 feet to a found iron rod marking a corner of said parcel;

thence N 88° 35' 00" W along said 8.228 acre parcel a distance of 272.14 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing N 88° 35' 00" W along said 8.228 acre parcel a distance of 36.00 feet to a found iron rod marking a corner of said parcel;

thence N 82° 02' 32" W along said 8.228 acre parcel a distance of 83.01 feet to a found iron rod marking a corner of said parcel;

thence N 01° 25' 00" E along said 8.228 acre parcel a distance of 414.75 feet to a found iron rod marking a corner of said parcel;

thence N 88° 35' 00" W along said 8.228 acre parcel a distance of 341.08 feet to a point on the top of the bank of the Sandusky River marking a corner of said parcel, passing a found iron rod for reference a distance of 244.47 feet;

thence N 58° 26' 16" E along said top of bank a distance of 151.92 feet to a found iron rod;

(TRACT 3)
(3.870 A)

REFERENCE SURVEY VOL. C
PAGE 1394 IN THE TAX MAP OFFICE

thence N 22° 21' 09" E along said top of bank a distance of 78.15 feet to a found iron rod;

thence N 08° 02' 07" E along said top of bank a distance of 150.69 feet to a found iron rod;

thence N 00° 14' 13" E along said top of bank a distance of 64.44 feet to a point;

thence S 88° 35' 00" E a distance of 288.14 feet to a set iron rod, passing a set iron rod for reference a distance of 5.00 feet;

thence S 01° 25' 00" W a distance of 794.00 feet to the **POINT OF BEGINNING**.

Containing in all 3.870 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 September, 2012.

Prior Deed Reference – OR Volume 20, Pages 53 and 381.

12091-S



KOEHLER SURVEYING, INC.
P.O. BOX 28
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(419) 294-5388

LEGAL DESCRIPTION OF A 6.276 ACRE PARCEL
FOR THE C. H. MCCARTHY CORPORATION

Being a parcel of land situated in part of the Southwest Quarter of Section 28, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the east right-of-way line of River's Edge Lane and the south line of said Section 28;

thence on an assumed bearing of N 01° 37' 30" E along said right-of-way line a distance of 100.00 feet to a found iron rod situated on the west line of a parcel of land currently owned by The C. H. McCarthy Corporation;

thence continuing N 01° 37' 30" E along said C. H. McCarthy Corporation parcel a distance of 1205.45 feet to a found iron rod marking a corner of said parcel;

thence N 88° 35' 00" W along said C. H. McCarthy Corporation parcel a distance of 272.14 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence S 01° 25' 00" W a distance of 60.00 feet to a set iron rod on a northerly line of a parcel of land currently owned by New Haven Investment, LLC;

thence N 88° 35' 00" W along said New Haven Investment, LLC parcel a distance of 37.33 feet to a found iron rod marking a corner of said parcel;

thence N 82° 02' 32" W along said New Haven Investment, LLC parcel a distance of 674.51 feet to a found iron rod marking a corner of said parcel;

thence N 19° 40' 33" W along said New Haven Investment, LLC parcel and a parcel of land currently owned by the City of Upper Sandusky a distance of 305.81 feet to a found iron rod on the top of the bank of the Sandusky River marking a corner of said City of Upper Sandusky parcel;

(TRACT 2)
(6.276A)

REFERENCE SURVEY VOL. C
PAGE 1394 IN THE TAX MAP OFFICE

thence N 68° 21' 34" E along said top of bank a distance of 75.15 feet to a found iron rod;

thence N 71° 46' 43" E along said top of bank a distance of 54.26 feet to a found iron rod;

thence N 81° 56' 59" E along said top of bank a distance of 96.12 feet to a found iron rod;

thence N 72° 22' 00" E along said top of bank a distance of 118.98 feet to a found iron rod;

thence N 58° 26' 16" E along said top of bank a distance of 36.27 feet to a point marking a corner of a parcel of land currently owned by The C. H. McCarthy Corporation;

thence S 88° 35' 00" E along said C. H. McCarthy Corporation parcel a distance of 341.08 feet to a found iron rod marking a corner of said parcel, passing a found iron rod for reference a distance of 96.61 feet;

thence S 01° 25' 00" W along said C. H. McCarthy Corporation parcel a distance of 414.75 feet to a found iron rod marking a corner of said parcel;

thence S 82° 02' 32" E along said C. H. McCarthy Corporation parcel a distance of 83.01 feet to a found iron rod marking a corner of said parcel;

thence S 88° 35' 00" E along said C. H. McCarthy Corporation parcel a distance of 36.00 feet to the **POINT OF BEGINNING**.

Containing in all 6.276 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 September, 2012.

Prior Deed Reference – OR Volume 102, Page 550.

12091-S

Tract 2