

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

**LEGAL DESCRIPTION OF A 1.564 ACRES PARCEL
FOR LaMACCHIA GROUP**

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

Commencing at a point bearing N 21° 08' 32" W a distance of 0.14 feet from a found railroad spike, said point marking the centerline intersection of East Wyandot Avenue with Huffman Way, said point being further referenced by a found iron rod bearing S 38° 23' 26" E a distance of 48.20 feet;

thence on an assumed bearing of S 00° 06' 03" W along the centerline of said Huffman Way and the southerly extension thereof, also being the North-South Half Section Line, a distance of 869.22 feet to a found concrete monument marking a northwesterly line of U. S. Route 23 Limited Access Right-of-Way;

thence N 54° 22' 54" W along said Limited Access Right-of-Way line a distance of 388.00 feet to a point referenced by a found concrete monument bearing S 33° 58' 48" W a distance of 0.49 feet, said point marking a bend in said Limited Access Right-of-Way line;

thence N 46° 39' 10" W along said Limited Access Right-of-Way line a distance of 150.36 feet to a point referenced by a found iron rod bearing S 43° 18' 02" W a distance of 0.15 feet, said point being **THE POINT OF BEGINNING**;

thence N 46° 39' 10" W along said Limited Access Right-of-Way line a distance of 237.89 feet to a point referenced by a found concrete monument bearing S 44° 21' 59" W a distance of 0.10 feet, said point marking a bend in said Limited Access Right-of-Way line;

thence N 40° 31' 56" W along said Limited Access Right-of-Way line a distance of 111.13 feet to a point referenced by a found concrete monument bearing N 48° 04' 47" W a distance of 0.23 feet, said point marking a southeasterly line of said U.S. Route 23 Limited Access Right-of-Way;

thence N 55° 19' 53" E along said Limited Access Right-of-Way line a distance of 94.26 feet to a found concrete monument marking a bend in said Limited Access Right-of-Way line;

thence N 72° 36' 46" E along said Limited Access Right-of-Way line a distance of 144.86 feet to a point referenced by a found concrete monument bearing S 42° 26' 53" W a distance of 0.25 feet, said point marking a bend in said Limited Access Right-of-Way line;

thence N 72° 00' 07" E along said Limited Access Right-of-Way line a distance of 97.77 feet to a set iron rod marking the northwest corner of a parcel of land now or formerly owned by Upper Sandusky Restaurants Inc.;

thence S 00° 12' 33" W along said Upper Sandusky Restaurants Inc. line a distance of 308.65 feet to a found iron rod marking the southwest corner of said Upper Sandusky Restaurants Inc. parcel;

thence S 43° 18' 02" W a distance of 90.99 feet to the **POINT OF BEGINNING**.

Containing in all 1.564 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in September, 2015.

Deed Reference – Deed Volume 204, Page 89.

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