

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

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LEGAL DESCRIPTION OF A 3.712 ACRE PARCEL  
FOR WOODY'S, LTD

Being a parcel of land situated in part of the Northwest Quarter of Section 19, T-2-S, R-14-E, City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northwest Corner of said Section;

thence on an assumed bearing of N 89° 08' 54" E along the north line of said Section a distance of 1396.81 feet to a set iron rod marking the northeast corner of west half of the northwest quarter of said Section 19;

thence S 00° 01' 38" W along the east line of the west of the northwest quarter a distance of 1449.11 feet to a set iron rod on the southerly line of the limited access right-of-way of U.S. Route 23 and being the **POINT OF BEGINNING**;

thence continuing S 00° 01' 38" E along said line a distance of 498.47 feet to a set iron rod, marking the northeasterly corner of a parcel of land currently owned by M.R.G., Ltd.;

thence S 59° 40' 56" W along the northerly line of said M.R.G., Ltd. parcel a distance of 603.11 feet to a set MAG nail on the centerline of State Route 199 marking the northwesterly corner of said M.R.G., Ltd. parcel, passing a found iron rod a distance of 557.87 feet;

thence N 30° 12' 51" W along said centerline a distance of 60.00 feet to a set MAG nail;

thence N 59° 40' 56" E a distance of 356.08 feet to a set iron rod, passing a set iron rod a distance of 45.00 feet;

thence N 30° 12' 51" W a distance of 264.06 feet to a set iron rod on the southerly line of the limited access right-of-way of U.S. Route 23;

thence N 43° 23' 10" E along said limited access right-of-way line a distance of 348.18 feet to a set iron rod;

thence N 56° 39' 11" E along said right-of-way line a distance of 163.90 feet to the **POINT OF BEGINNING**.

(Parcel 2)  
( 3.712 A)

Containing in all 3.712 acres of land, more or less, of which 0.062 acre, more or less, is currently contained within the right-of-way of State Route 199. The above described property 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 August, 1999.

Prior Deed Reference – Volume 208, Page 604.  
Volume 208, Page 608

99156-S (266)

Parcel 2

KOEHLER SURVEYING  
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LEGAL DESCRIPTION OF A 1.898 ACRE PARCEL  
FOR WOODY'S, LTD

Being a parcel of land situated in part of the Northwest Quarter of Section 19, T-2-S, R-14-E, City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northwest Corner of said Section;

thence on an assumed bearing of N 89° 08' 54" E along the north line of said Section a distance of 1396.81 feet to a set iron rod marking the northeast corner of the west half of the northwest quarter of said Section 19;

thence S 00° 01' 38" E along the east line of the west half of the northwest quarter a distance of 1449.11 feet to a set iron rod on the southerly line of the limited access right-of-way of U.S. Route 23;

thence S 56° 39' 11" W along said limited access right-of-way line a distance of 163.90 feet to a set iron rod;

thence S 43° 23' 10" W along said limited access right-of-way line a distance of 348.18 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence S 30° 12' 51" E a distance of 264.06 feet to a set iron rod;

thence S 59° 40' 56" W a distance of 356.08 feet to a set MAG nail on the centerline of State Route 199, passing a set iron rod a distance of 311.08 feet;

thence N 30° 12' 51" W along said centerline a distance of 97.59 feet to a set MAG nail on the southerly line of the limited access right-of-way of U.S. Route 23;

thence N 59° 47' 09" E along said limited access right-of-way line a distance of 45.01 feet to a set iron rod;

thence N 30° 12' 51" W along said limited access right-of-way line a distance of 141.88 feet to a set iron rod;

thence N 55° 08' 53" E along said limited access right-of-way line a distance of 312.10 feet to the **POINT OF BEGINNING**.

(Parcel 1)  
(1.898 A)

Containing in all 1.898 acres of land, more or less, of which 0.101 acre, more or less, is currently contained within the right-of-way of State Route 199. The above described property 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 August, 1999.

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Parcel 1