

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

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**LEGAL DESCRIPTION OF A 4.391 ACRE PARCEL  
FOR CITGO OF UPPER SANDUSKY**

Being a parcel of land situated in part of the Southwest Quarter of Section 27, 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 southwest corner of said Section 27;

thence on an assumed bearing of N 00° 37' 47" W along the west line of said Section 27 a distance of 1198.32 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a found nail a distance of 184.70 feet, a set iron rod a distance of 751.90 feet and 2 found iron rods a distance of 273.29 feet and 794.24 feet respectively;

thence continuing N 00° 37' 47" W along the west line of said Section 27 a distance of 818.44 feet to a set iron rod on the westerly limited access right-of-way line of U. S. Route 23;

thence S 43° 49' 12" E along said limited access right-of-way line a distance of 114.79 feet to a found concrete monument;

thence S 32° 17' 08" E along said limited access right-of-way line a distance of 611.29 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by Upper Investments, Inc.;

thence S 57° 43' 36" W along the north line of said Upper Investments, Inc. parcel a distance of 264.54 feet to a found iron rod marking the northwest corner of said Upper Investments, Inc. parcel;

thence S 23° 35' 30" E along the west line of said Upper Investments, Inc. parcel a distance of 286.70 feet to a found iron rod marking the southwest corner of said Upper Investments, Inc. parcel and also marking the northeast corner of Comfort Drive;

thence S 66° 24' 56" W along the north line of said Comfort Drive a distance of 60.00 feet to a found iron pipe marking the northwest corner of said Comfort Drive;

thence N 23° 35' 30" W a distance of 285.00 feet to a set iron rod;

thence S 66° 24' 30" W a distance of 129.87 feet to the **POINT OF BEGINNING**.

Containing in all 4.391 acres of land, more or less, being subject to all legal highways and easements of record.

(PARCEL 3)  
( 4.391A )

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PAGE  199  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 June, 2003.

Prior Deed Reference – OR Volume 15, Page 414.

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parcel #3

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

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**LEGAL DESCRIPTION OF A 6.493 ACRE PARCEL  
FOR CITGO OF UPPER SANDUSKY/PAUL WAGNER PROPERTIES**

Being a parcel of land situated in part of the Southwest Quarter of Section 27, 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 southwest corner of said Section 27;

thence on an assumed bearing of N 00° 37' 47" W along the west line of said Section 27 a distance of 751.90 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 273.29 feet;

thence continuing N 00° 37' 47" W along the west line of said Section 27 a distance of 1264.86 feet to a set iron rod marking the limited access right-of-way line of U. S. Route 23, passing a found iron rod a distance of 42.34 feet;

thence S 43° 49' 12" E along said limited access right-of-way line a distance of 114.79 feet to a found concrete monument;

thence S 32° 17' 08" E along said limited access right-of-way line a distance of 611.29 feet to a set iron rod marking the northeast corner of a parcel of land now or formerly owned by Upper Investments, Inc.;

thence S 57° 43' 36" W along the north line of said Upper Investments, Inc. parcel a distance of 264.54 feet to a found iron rod marking the northwest corner of said Upper Investments, Inc. parcel, passing a found iron rod a distance of 0.48 feet;

thence S 23° 35' 30" E along the west line of said Upper Investments, Inc. parcel a distance of 286.70 feet to a found iron rod marking the southwest corner of said Upper Investments, Inc. parcel and also marking the northeast corner of Comfort Drive;

thence S 66° 24' 56" W along the north line of said Comfort Drive a distance of 60.00 feet to a found iron pipe marking the northwest corner of said Comfort Drive;

COMBO TRACT  
(6.493A)

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thence S 23° 16' 32" E along the west right-of-way line of said Comfort Drive a distance of 142.12 feet to a set iron rod;

thence S 69° 26' 35" W on a line a distance of 303.67 feet to the **POINT OF BEGINNING**.

Containing in all 6.493 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

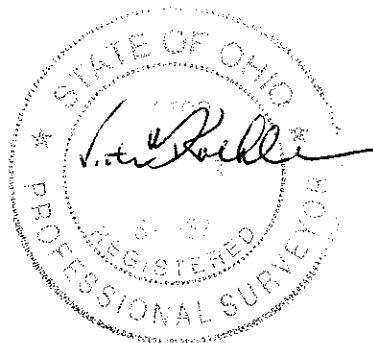
Bearings are assumed and are for angular measurement only.

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 June 2003, recorded in Vol. D, Page 199. This legal description is a combination of Tract 2 and Tract 3.

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18186-S      Combination Tract 2 and Tract 3



PT: 1 N: 0.0000 E: 0.0000  
N0°37'47"W DIST: 1264.86  
PT: 2 N: 1264.7836 E: -13.9014  
S43°49'12"E DIST: 114.79  
PT: 3 N: 1181.9605 E: 65.5786  
S32°17'08"E DIST: 611.29  
PT: 4 N: 665.1781 E: 392.0926  
S57°43'36"W DIST: 264.54  
PT: 5 N: 523.9246 E: 168.4212  
S23°35'30"E DIST: 286.70  
PT: 6 N: 261.1867 E: 283.1631  
S66°24'56"W DIST: 60.00  
PT: 7 N: 237.1807 E: 228.1748  
S23°16'32"E DIST: 142.12  
PT: 8 N: 106.6271 E: 284.3340  
S69°26'35"W DIST: 303.67  
PT: 9 N: -0.0030 E: 0.0006

CLOSING BEARING/DISTANCE: N11°36'42"W DIST: 0.0031

MISCLOSURE: N: -0.0030 E: 0.0006

AREA: 6.493 ACRES



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"2018"

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**LEGAL DESCRIPTION OF A 4.414 ACRE PARCEL  
FOR CITGO OF UPPER SANDUSKY**

Being a parcel of land situated in part of the Southwest Quarter of Section 27, 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 southwest corner of said Section 27;

thence on an assumed bearing of N 00° 37' 47" W along the west line of said Section 27 a distance of 273.29 feet to a found iron rod on the north right-of-way line of Wyandot Avenue (U. S. Route 30) and being the **POINT OF BEGINNING**, passing a found nail a distance of 184.70 feet;

thence continuing N 00° 37' 47" W along the west line of said Section 27 a distance of 478.61 feet to a set iron rod;

thence N 69° 26' 35" E a distance of 303.67 feet to a set iron rod on the west right-of-way line of Comfort Drive;

thence S 23° 16' 32" E along said right-of-way line a distance of 289.72 feet to a set drill hole in pavement;

thence S 01° 22' 22" E along said right-of-way line a distance of 101.03 feet to a set drill hole in pavement;

thence N 88° 37' 38" E along said right-of-way line a distance of 20.00 feet to a set drill hole in pavement;

thence S 01° 22' 22" E along said right-of-way line a distance of 123.89 feet to a set drill hole in pavement on the north right-of-way line of Wyandot Avenue (U. S. Route 30);

thence S 71° 58' 51" W along the north right-of-way line of Wyandot Avenue (U. S. Route 30) a distance of 246.70 feet to a set iron rod;

thence S 84° 18' 14" W along the north right-of-way line of Wyandot Avenue (U. S. Route 30) a distance of 185.26 feet to the **POINT OF BEGINNING**.

Containing in all 4.414 acres of land, more or less, being subject to all legal highways and easements of record.

(PARCEL 1)  
( 4.414A )

REFERENCE SURVEY VOL. 0  
PAGE 199 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 June, 2003.

Prior Deed Reference – OR Volume 15, Page 414.

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parcel #1

**KOEHLER SURVEYING  
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**LEGAL DESCRIPTION OF A 2.102 ACRE PARCEL  
FOR CITGO OF UPPER SANDUSKY**

Being a parcel of land situated in part of the Southwest Quarter of Section 27, 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 southwest corner of said Section 27;

thence on an assumed bearing of N 00° 37' 47" W along the west line of said Section 27 a distance of 751.90 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a found nail a distance of 184.70 feet and a found iron rod a distance of 273.29 feet;

thence continuing N 00° 37' 47" W along the west line of said Section 27 a distance of 446.42 feet to a set iron rod, passing a found iron rod a distance of 42.34 feet;

thence N 66° 24' 30" E a distance of 129.87 feet to a set iron rod;

thence S 23° 35' 30" E a distance of 285.00 feet to a found iron pipe marking the northwest corner of Comfort Drive;

thence S 23° 16' 32" E along the west right-of-way line of Comfort Drive a distance of 142.12 feet to a set iron rod;

thence S 69° 26' 35" W a distance of 303.67 feet to the **POINT OF BEGINNING**.

Containing in all 2.102 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 June, 2003.

Prior Deed Reference – OR Volume 15, Page 414.

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parcel #2

(PARCEL 2)  
(2.102A)

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