

**DESCRIPTION OF**  
**TRACT 2**  
**U.S. ROUTE 30 (EAST WYANDOT AVENUE)**  
**WYANDOT COUNTY, OHIO**  
**CONTAINING 1.249 ACRES**  
**APRIL 27, 2005**

Situate in Section PT. S.E. 1/4 Section 27, Township 2 South, Range 14 East, City of Upper Sandusky, County of Wyandot, State of Ohio, and being part of a 45.62 acre tract (deed) as conveyed to Ronald E. Huffman and Cherie A. Huffman by deed recorded in O.R. Vol. 40, page 306 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Wyandot County Recorders Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at a railroad spike found at the intersection of the centerline of Wendy's Way with the centerline of U.S. Route 30 (East Wyandot Avenue), referenced by an iron pin set at the intersection of the east line of an unrecorded 30' easement and the south line of said U.S. Route 30 (East Wyandot Avenue), said pin bears South thirty-eight degrees twenty-three minutes twenty-seven seconds East (S38°23'27"E) for forty-eight and 20/100 feet (48.20');

(TRACT 2)  
(1.249A)

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TRACT 2  
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thence along the centerline of said U.S. Route 30 (East Wyandot Avenue) North seventy-two degrees thirty-six minutes twenty-two seconds East (N72°36'22"E) for two hundred eight-five and 77/100 feet (285.77') to nail found at an angle point in said centerline;

thence continuing along said centerline North seventy-two degrees forty-two minutes forty-three seconds East (N72°42'43"E) for two hundred twenty-six and 61/100 feet (226.61') to a spike set at the **TRUE POINT OF BEGINNING** of the herein described tract of land, referenced by an iron pin set in the south right-of-way line of said U.S. Route 30 (East Wyandot Avenue), said pin bears South seventeen degrees seventeen minutes seventeen seconds East (S17°17'17"E) for forty-five and 84/100 feet (45.84');

thence continuing along said centerline North seventy-two degrees forty-two minutes forty-three seconds East (N72°42'43"E) for one thousand one hundred forty-two and 63/100 feet (1142.63') to a spike set at the northwest corner of a 36.66 acre tract of land as conveyed to Rock Run LLC by deed recorded in O.R. Vol. 27, page 843, referenced by an iron pin set in the south right-of-way line of said U.S. Route 30 (East Wyandot Avenue), said pin bears South zero degrees four minutes thirty seconds West (S00°04'30"W) for fifty-two and 39/100 feet (52.39');

**Description of  
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thence leaving said centerline along the west line of said 36.66 acre tract South zero degrees four minutes thirty seconds West (S00°04'30"W) for fifty-two and 39/100 feet (52.39') to an iron pin set in the south right-of-way line of said U.S. Route 30 (East Wyandot Avenue);

thence along said line South seventy-two degrees fifty-five minutes twenty-five seconds West (S72°55'25"W) for one thousand one hundred twenty-seven and 00/100 feet (1127.00') to an iron pin set on said line;

thence North seventeen degrees seventeen minutes seventeen seconds West (N17°17'17"W) for forty-five and 84/100 feet (45.84') to the **TRUE POINT OF BEGINNING**, containing one and 249/1000 (1.249) acres (54,395 square feet) more or less, of which one and 249/1000 (1.249) acres (54,395 square feet), more or less, is currently contained within highway right-of-way.

**Description of  
TRACT 2  
UPPER SANDUSKY, Ohio**

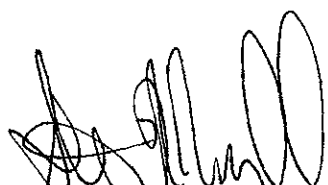
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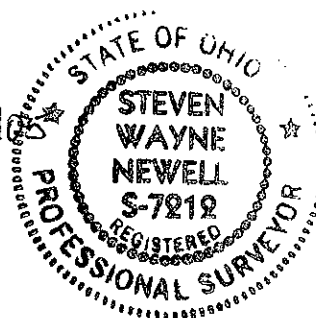
This description was prepared from a field survey performed by Woolpert, Inc., in December, 2004, with bearings based upon the Ohio State Plane Coordinate System, North Zone.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

**Woolpert, Inc.**

  
Steven W. Newell

Ohio Professional Surveyor #7212



**DESCRIPTION OF  
TRACT 1  
PROPOSED WALMART STORE #3809-00  
U.S. ROUTE 30 (EAST WYANDOT AVENUE)  
WYANDOT COUNTY, OHIO  
CONTAINING 20.656 ACRES  
APRIL 27, 2005**

Situate in Section PT. S.E. 1/4 Section 27, Township 2 South, Range 14 East, City of Upper Sandusky, County of Wyandot, State of Ohio, and being part of a 45.62 acre tract (deed) as conveyed to Ronald E. Huffman and Cherie A. Huffman by deed recorded in O.R. Vol. 40, page 306 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Wyandot County Recorders Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at a railroad spike found at the intersection of the centerline of Wendy's Way with the centerline of U.S. Route 30 (East Wyandot Avenue), referenced by an iron pin set at the intersection of the east line of an unrecorded 30' easement and the south line of said U.S. Route 30 (East Wyandot

(TRACT 1)  
(20.656A)

REFERENCE SURVEY VOL. D  
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Avenue), said pin bears South thirty-eight degrees twenty-three minutes twenty-seven seconds East ( $S38^{\circ}23'27''E$ ) for forty-eight and 20/100 feet (48.20');

thence along the centerline of said U.S. Route 30 (East Wyandot Avenue) North seventy-two degrees thirty-six minutes twenty-two seconds East ( $N72^{\circ}36'22''E$ ) for two hundred eight-five and 77/100 feet (285.77') to nail found at an angle point in said centerline;

thence continuing along said centerline North seventy-two degrees forty-two minutes forty-three seconds East ( $N72^{\circ}42'43''E$ ) for two hundred twenty-six and 61/100 feet (226.61') to a spike set in said centerline, referenced by an iron pin set South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17''E$ ) for forty-five and 84/100 feet (45.84');

thence leaving said centerline South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17''E$ ) for forty-five and 84/100 feet (45.84') to an iron pin set on the south right-of-way line of U.S. Route 30 (East Wyandot Avenue), said point being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence along the south right-of-way line of said U.S. Route 30 (East Wyandot Avenue) North seventy-two degrees fifty-five minutes twenty-five seconds East ( $N72^{\circ}55'25''E$ ) for one thousand one hundred twenty-seven and 00/100 feet

(1127.00') to an iron pin set on said line and in the west line of a 36.66 acre tract of land as conveyed to Rock Run LLC by deed recorded in O.R. Vol. 27, page 843;

thence leaving said south line along the west line of said 36.66 acre tract South zero degrees four minutes thirty seconds West ( $S00^{\circ}04'30''W$ ) for nine hundred sixty-three and  $38/100$  feet (963.38') to an iron pin set in said west line;

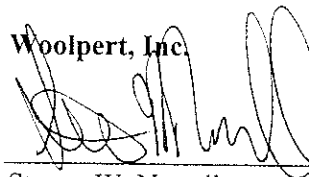
thence leaving said west line on a new dividing line for the following three courses:

1. South seventy-two degrees forty-two minutes forty-three seconds West ( $S72^{\circ}42'43''W$ ) for eight hundred thirty-two and  $22/100$  feet (832.22') to an iron pin set;
2. North seventeen degrees seventeen minutes seventeen seconds West ( $N17^{\circ}17'17''W$ ) for eight hundred ninety-four and  $28/100$  feet (894.28') to an iron pin set;
3. North thirty-one degrees thirteen minutes forty seconds West ( $N31^{\circ}13'40''W$ ) for thirty and  $25/100$  feet (30.25') to the **TRUE POINT OF BEGINNING**, containing twenty and  $656/1000$  (20.656) acres (899,799 square feet) more or less.

This description was prepared from a field survey performed by Woolpert, Inc., in December, 2004, with bearings based upon the Ohio State Plane Coordinate System, North Zone.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

Woolpert, Inc.

  
Steven W. Newell

Ohio Professional Surveyor #721

