

**DESCRIPTION OF
RONALD E. HUFFMAN LAND
EAST WYANDOT AVENUE
WYANDOT COUNTY, OHIO
CONTAINING 23.743 ACRES
JUNE 14, 2005**

Situate in Section PT. SE 1/4 Section 27, Township 2 South, Range 14 East, City of Upper Sandusky, County of Wyandot, State of Ohio, and being part of 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:

Beginning 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 found at the intersection of the east line of an unrecorded 30' easement and the south line of U.S. Route 30 (East Wyandot 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 eighty-five and 77/100 feet (285.77') to a nail found at an angle

point in said centerline, referenced by an iron pin set South seventeen degrees twenty minutes twenty-seven seconds East ($S17^{\circ}20'27"E$) for forty-five and 00/100 feet (45.00');

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 found, referenced by an iron pin found 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 along a new dividing line for the following four (4) courses:

1. 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 found on the south right-of-way line of said U.S. Route 30 (East Wyandot Avenue);

2. South thirty-one degrees thirteen minutes forty seconds East ($S31^{\circ}13'40"E$) for thirty and 25/100 feet (30.25') to an iron pin found;

3. South seventeen degrees seventeen minutes seventeen seconds East
(S17°17'17"E) for eight hundred ninety-four and 28/100 feet (894.28') to
an iron pin found;
4. North seventy-two degrees forty-two minutes forty-three seconds East
(N72°42'43"E) for eight hundred thirty-two and 22/100 feet (832.22') to
an iron pin found 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 along the west line of said 36.66 acre tract South zero degrees four
minutes thirty seconds West (S00°04'30"W) for four hundred eighty-five and
17/100 feet (485.17') to an iron pin found in the south line of Section 27 and in
the north line of a 87.46 acre tract of land as conveyed to Ronald E. Huffman and
Cherie A. Huffman by deed recorded in O.R. Vol. 40, page 306;

thence along said south and north lines South eighty-nine degrees twenty-six
minutes zero seconds West (S89°26'00"W) for one thousand four hundred
ninety-eight and 24/100 feet (1498.24') to an iron pin found in the easterly
limited access line of U.S. Route 23;

thence along said limited access line North twenty-seven degrees fifty-one
minutes twelve seconds West (N27°51'12"W) for one hundred seventy-four and
40/100 feet (174.40') to a concrete right-of-way monument found in the west line

**Description of Ronald E. Huffman Land
East Wyandot Avenue
Upper Sandusky, Ohio**

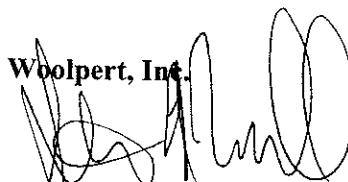
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of the east half of Section 27, said point also being the southeasterly corner of a 7.17 acre tract of land as conveyed to Rite Properties, Inc., et. al. by deed recorded in D.B. 204, page 89;

thence along said half section line and the east line of said 7.17 acre tract North zero degrees six minutes two seconds East (N00°06'02"E) for eight hundred sixty-nine and 22/100 feet (869.22') to the **POINT OF BEGINNING**, containing twenty-three and 743/1000 (23.743) acres (1,034,233 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.


Woolpert, Inc.

Steven W. Newell
Ohio Professional Surveyor #7212

