



WOOLPERT

**DESCRIPTION OF  
TRACT #5  
EAST WYANDOT AVENUE  
WYANDOT COUNTY, OHIO  
CONTAINING 2.702 ACRES  
SEPTEMBER 12, 2006**

**WOOLPERT, INC.**

2780 Airport Drive, Suite 140

Columbus, Ohio 43219-2284

**614.476.6000**

Fax: 614.476.6225

[www.woolpert.com](http://www.woolpert.com)

Situate in 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 20.656 acre tract of land as conveyed to Wal-Mart Stores East LP by deed recorded in O.R. Vol. 148, page 708 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Wyandot County Recorder's 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 East Wyandot Avenue, referenced by an iron pin found at the intersection of the east line of an unrecorded 30' easement and the south right-of-way line of said 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');

thence along the centerline of said 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, referenced by an iron pin found on the south right-of-way line of said East Wyandot Avenue,

REFERENCE SURVEY VOL. D  
PAGE 307 IN THE TAX MAP OFFICE

(TRACT 5)  
(2.702 A)

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said pin bears South seventeen degrees twenty minutes twenty-seven seconds East (S17°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°42'43"E) for two hundred twenty-six and 61/100 feet (226.61') to a spike found in said centerline, referenced by an iron pin found on the south right-of-way line of said 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'), said point being the northeast corner of a 23.743 acre tract (part of the original 45.46 acre tract) of land as conveyed to Ronald E. Huffman and Cherie A. Huffman, Trustees of Ronald E. Huffman and Cherie A. Huffman Family Trust dated July 17, 2001 by deed recorded in O.R. Vol. 40, page 306;

thence leaving said centerline along the east line of said 23.743 acre South seventeen degrees seventeen minutes seventeen seconds East (S17°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 East Wyandot Avenue said point also being the northwest corner of said 20.656 acre tract and an easterly corner of said 23.743 acre tract;

thence along the west line of said 20.656 acre tract and the east line of said 23.743 acre tract South thirty-one degrees thirteen minutes forty seconds East (S31°13'40"E) for a distance of thirty and 25/100 feet (30.25') to an iron pin found;

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thence continuing along said lines South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17"E$ ) for a distance of one hundred ninety-seven and 34/100 feet (197.34') to an iron pin set for reference on said lines;

thence across said 20.656 acre tract North seventy-two degrees forty-two minutes forty-three seconds East ( $N72^{\circ}42'43"E$ ) for a distance of fifty and 00/100 feet (50.00') to an iron pin set at the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence continuing across said 20.656 acre tract for the following four (4) courses:

1. North seventy-two degrees forty-two minutes forty-three seconds East ( $N72^{\circ}42'43"E$ ) for a distance of one hundred eighty-nine and 50/100 feet (189.50') to an iron pin set;
  
2. South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17"E$ ) for a distance of six hundred twenty-one and 00/100 feet (621.00') to an iron pin set;
  
3. South seventy-two degrees forty-two minutes forty-three seconds West ( $S72^{\circ}42'43"W$ ) for a distance of one hundred eighty-nine and 50/100 feet (189.50') to an iron pin set;

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4. North seventeen degrees seventeen minutes seventeen seconds West  
(N17°17'17"W) for a distance of six hundred twenty-one and 00/100 feet  
(621.00') to the **TRUE POINT OF BEGINNING**, containing two and  
702/1000 (2.702) acres (117,680 square feet) more or less.

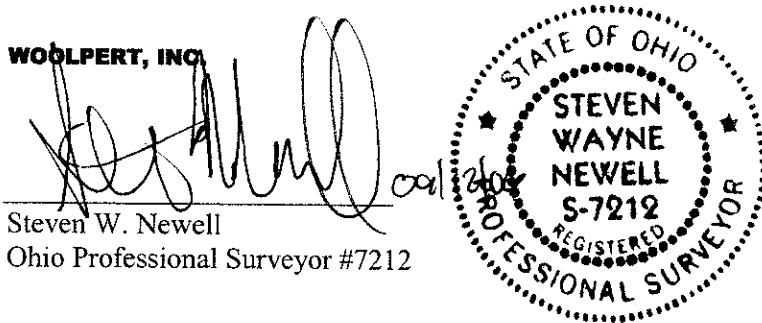
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This description was prepared from a field survey performed by Woolpert, Inc., in December, 2004, with bearings based upon the Ohio State Plane Coordinate System, North Zone.

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.





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**DESCRIPTION OF  
TRACT #1  
WAL-MART STORE #3809-00  
EAST WYANDOT AVENUE  
WYANDOT COUNTY, OHIO  
CONTAINING 14.954 ACRES  
SEPTEMBER 12, 2006**

Situate in 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 20.656 acre tract of land as conveyed to Wal-Mart Stores East LP by deed recorded in O.R. Vol. 148, page 708 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Wyandot County Recorder's 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 East Wyandot Avenue, referenced by an iron pin found at the intersection of the east line of an unrecorded 30' easement and the south right-of-way line of said 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');

thence along the centerline of said 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, referenced by an iron pin found on the south right-of-way line of said East Wyandot Avenue,

REFERENCE SURVEY VOL. D  
PAGE 307 IN THE TAX MAP OFFICE

(TRACT 1)  
(14.954A)

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said pin bears South seventeen degrees twenty minutes twenty-seven seconds East (S17°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°42'43"E) for two hundred twenty-six and 61/100 feet (226.61') to a spike found in said centerline, referenced by an iron pin found on the south right-of-way line of said 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'), said point being the northeast corner of a 23.743 acre tract (part of the original 45.46 acre tract) of land as conveyed to Ronald E. Huffman and Cherie A. Huffman, Trustees of Ronald E. Huffman and Cherie A. Huffman Family Trust dated July 17, 2001 by deed recorded in O.R. Vol. 40, page 306;

thence leaving said centerline along the east line of said 23.743 acre tract South seventeen degrees seventeen minutes seventeen seconds East (S17°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 East Wyandot Avenue said point also being the northwest corner of said 20.656 acre tract, and an easterly corner of said 23.743 acre tract, said point also being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence along the south right-of-way line of said East Wyandot Avenue and the north line of said 20.656 acre tract North seventy-two degrees fifty-five minutes twenty-

five seconds East ( $N72^{\circ}55'25''E$ ) for ninety-one and 29/100 feet (91.29') to an iron pin found on said line;

thence across said 20.656 acre tract for the following six (6) courses:

1. South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17''E$ ) for a distance of fifty-four and 94/100 feet (54.94') to an iron pin found;
2. South twenty-seven degrees forty-two minutes forty-three seconds West ( $S27^{\circ}42'43''W$ ) for a distance of thirty-three and 94/100 feet (33.94') to an iron pin found;
3. South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17''E$ ) for a distance of one hundred two and 42/100 feet (102.42') to an iron pin found;
4. North seventy-two degrees forty-two minutes forty-three seconds East ( $N72^{\circ}42'43''E$ ) for a distance of seven hundred seventeen and 50/100 feet (717.50') to an iron pin found;
5. on a curve to the left with a radius of seventeen and 50/100 feet (17.50') for an arc distance of twenty-seven and 49/100 feet (27.49'), chord bearing North

twenty-seven degrees forty-two minutes forty-three seconds East  
(N27°42'43"E) for twenty-four and 75/100 feet (24.75'), delta angle of said  
curve being ninety degrees zero minutes zero seconds (90°00'00") to an iron  
pin found;

6. North seventeen degrees seventeen minutes seventeen seconds West  
(N17°17'17"W) for a distance of one hundred sixty-one and 24/100 feet  
(161.24') to an iron pin found on the south right-of-way line of said East  
Wyandot Avenue and the north line of said 20.656 acre tract;

thence along the south right-of-way line of said East Wyandot Avenue and the north  
line of said 20.656 acre tract North seventy-two degrees fifty-five minutes twenty-  
five seconds East (N72°55'25"E) for a distance of three hundred twenty-four and  
71/100 feet (324.71') to an iron pin found at the northeast corner of said 20.656 acre  
tract and 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;

thence leaving the south right-of-way line of said East Wyandot Avenue, along the  
west line of said 36.66 acre tract and the east line of said 20.656 acre tract South zero  
degrees four minutes thirty seconds West (S00°04'30"W) for nine hundred sixty-  
three and 38/100 feet (963.38') to an iron pin found at the southeast corner of said  
20.656 acre tract, a easterly corner of said 23.743 acre tract, and on said west line of  
said 36.66 acre tract;

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thence along the south line of said 20.656 acre tract and the north line of said 23.743 acre tract South seventy-two degrees forty-two minutes forty-three seconds West (S72°42'43"W) for eight hundred thirty-two and 22/100 feet (832.22') to an iron pin found at the southwest corner of said 20.656 acre tract;

thence along the east line of said 23.743 acre tract and the west line of said 20.656 acre tract North seventeen degrees seventeen minutes seventeen seconds West (N17°17'17"W) for eight hundred ninety-four and 28/100 feet (894.28') to an iron pin found at an easterly corner of said 23.743 acre tract and a westerly corner of said 20.656 acre tract;

thence continuing along the east line of said 23.743 acre tract and the west line of said 20.656 acre tract North thirty-one degrees thirteen minutes forty seconds West (N31°13'40"W) for thirty and 25/100 feet (30.25') to the **TRUE POINT OF BEGINNING**, containing seventeen and 656/1000 (17.656) acres (769,105 square feet) more or less;

excepting from the above described tract of land a 2.702 acre tract of land, being more particularly bounded and described as follows:

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Commencing for reference at a railroad spike found at the intersection of the centerline of Wendy's Way with the centerline of East Wyandot Avenue, referenced by an iron pin found at the intersection of the east line of an unrecorded 30' easement and the south right-of-way line of said 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 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, referenced by an iron pin found on the south right-of-way line of said East Wyandot Avenue, said pin bears 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 in said centerline, referenced by an iron pin found on the south right-of-way line of said East Wyandot Avenue, said pin bears South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17"E$ ) for forty-five and 84/100 feet (45.84'), said point being the northeast corner of a 23.743 acre tract (part of the original 45.46 acre tract) of land as conveyed to Ronald E. Huffman and Cherie A. Huffman, Trustees of Ronald E. Huffman and Cherie A. Huffman Family Trust dated July 17, 2001 by deed recorded in O.R. Vol. 40, page 306;

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thence leaving said centerline along the east line of said 23.743 acre 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 East Wyandot Avenue said point also being the northwest corner of said 20.656 acre tract and an easterly corner of said 23.743 acre tract;

thence along the west line of said 20.656 acre tract and the east line of said 23.743 acre tract South thirty-one degrees thirteen minutes forty seconds East ( $S31^{\circ}13'40"E$ ) for a distance of thirty and 25/100 feet (30.25') to an iron pin found;

thence continuing along said lines South seventeen degrees seventeen minutes seventeen seconds East ( $S17^{\circ}17'17"E$ ) for a distance of one hundred ninety-seven and 34/100 feet (197.34') to an iron pin set for reference on said lines;

thence across said 20.656 acre tract North seventy-two degrees forty-two minutes forty-three seconds East ( $N72^{\circ}42'43"E$ ) for a distance of fifty and 00/100 feet (50.00') to an iron pin set at the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence continuing across said 20.656 acre tract for the following four (4) courses:

1. North seventy-two degrees forty-two minutes forty-three seconds East

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(N72°42'43"E) for a distance of one hundred eighty-nine and 50/100 feet  
(189.50') to an iron pin set;

2. South seventeen degrees seventeen minutes seventeen seconds East  
(S17°17'17"E) for a distance of six hundred twenty-one and 00/100 feet  
(621.00') to an iron pin set;
3. South seventy-two degrees forty-two minutes forty-three seconds West  
(S72°42'43"W) for a distance of one hundred eighty-nine and 50/100 feet  
(189.50') to an iron pin set;
4. North seventeen degrees seventeen minutes seventeen seconds West  
(N17°17'17"W) for a distance of six hundred twenty-one and 00/100 feet  
(621.00') to the **TRUE POINT OF BEGINNING**, containing two and  
702/1000 (2.702) acres (117,680 square feet) more or less;

leaving fourteen and 954/1000 (14.954) acres (651,425 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.

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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.

