

KOEHLER SURVEYING, INC.
P.O. BOX 28
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LEGAL DESCRIPTION OF A 30.768 ACRE PARCEL
FOR ROCK RUN, LLC

Being a parcel of land situated in part of the Southwest Quarter of Section 26 and the Southeast 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 southeast corner of said Section 27;

thence on an assumed bearing of S 88° 50' 06" W along the south line of said Section 27 a distance of 526.00 feet to a found iron rod marking the southwest corner of a parcel of land currently owned by DJ Land Co., LLC and being the **POINT OF BEGINNING**;

thence continuing S 88° 50' 06" W along the south line of said Section 27 a distance of 550.67 feet to a found iron rod marking the southeast corner of a parcel of land currently owned by The Ron Huffman Family Trust, et ux;

thence N 00° 31' 09" W along the east line of said Huffman Family Trust parcel and the east line of a parcel of land currently owned by Wal-Mart Stores East, LP a distance of 1501.01 feet to a set MAG nail on the centerline of Wyandot Avenue marking the northeast corner of said Wal-Mart Stores East, LP parcel passing a found iron rod a distance of 1448.62 feet;

thence N 72° 06' 33" E along said centerline a distance of 930.49 feet to a set MAG nail marking PC Station 124+70.33, referenced by a set iron rod situated S 17° 53' 27" E a distance of 50.00 feet;

thence along said centerline an arc distance of 211.71 feet along a curve to the right having a radius of 85943.67 feet, a chord of 211.71 feet and a chord bearing of N 72° 10' 47" E to a set MAG nail on the westerly right-of-way line of Westbrook Boulevard;

thence S 00° 40' 17" E along the westerly right-of-way line of Westbrook Boulevard a distance of 779.04 feet to a found iron rod, passing a set iron rod a distance of 52.31 feet;

thence S 44° 04' 54" W along said right-of-way line a distance of 35.51 feet to a found iron rod marking a corner of said right-of-way;

thence S 88° 50' 06" W along a northerly line of said right-of-way a distance of 286.04 feet to a found iron rod on the west right-of-way line extended of Nantucket Drive;

thence S 00° 40' 17" E along said line and the west line of said Nantucket Drive a distance of 335.00 feet to a found iron rod on the north line of a parcel of land currently owned by Nantucket Greene Ltd.;

thence S 88° 50' 06" W along the north line of said Nantucket Greene Ltd. parcel a distance of 231.56 feet to a found iron rod marking the northwest corner of said Nantucket Greene Ltd. parcel;

thence S 00° 31' 08" E along the wet line of said Nantucket Greene Ltd. parcel and the west line of the aforementioned DJ Land Co., LLC parcel a distance of 690.43 feet to the **POINT OF BEGINNING**.

Containing in all 30.768 acres of land, more or less, of which 1.311 acres, more or less, is currently contained within highway right-of-ways. 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 October, 2006.

Prior Deed Reference – OR Volume 27, Page 843.

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