



WOOLPERT

**DESCRIPTION OF  
TRACT #6  
EAST WYANDOT AVENUE  
WYANDOT COUNTY, OHIO  
CONTAINING 1.235 ACRES  
SEPTEMBER 10, 2007**

**WOOLPERT, INC.**

2760 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 (5.702 acres remaining) 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 a 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

(TRACT 6)  
(1.235 A)

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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;

thence leaving said centerline along the east line of said 23.743 acre tract 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 a 14.954 acre tract of land as conveyed to Wal-Mart Real Estate Business Trust by deed recorded in O.R. Volume 174, page 931 and an easterly corner of said 23.743 acre tract;

thence along the west line of said 14.954 acre tract and the east line of said 23.743 acre tract South thirty-one degrees thirteen minutes forty seconds East ( $S31^{\circ}13'40"E$ )

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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°17'17"E) for a distance of five hundred thirty-four and  
55/100 feet (534.55') to an iron pin set for reference on said lines;

thence across said 14.954 acre tract North seventy-two degrees forty-two minutes  
forty-three seconds East (N72°42'43"E) for a distance of fifty and 00/100 feet  
(50.00') to an iron pin set on the west line of said 20.656 acre (5.702 acres remaining)  
tract and on an east line of said 14.954 acre tract, said point being the **TRUE POINT  
OF BEGINNING** of the herein described tract of land;

thence across said 20.656 acre (5.702 acres remaining) tract North seventy-two  
degrees forty-two minutes forty-three seconds East (N72°42'43"E) for a distance of  
one hundred eighty-nine and 50/100 feet (189.50') to an iron pin set on the east line  
of said 20.656 acre (5.702 acres remaining) tract and a west line of said 14.954 acre  
tract;

thence along said lines South seventeen degrees seventeen minutes seventeen  
seconds East (S17°17'17"E) for a distance of two hundred eighty-three and 79/100  
feet (283.79') to an iron pin found at the southeast corner of said 20.656 acre (5.702  
acres remaining) tract and an interior corner of said 14.954 acre tract;

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East Wyandot Avenue  
Upper Sandusky, Ohio**

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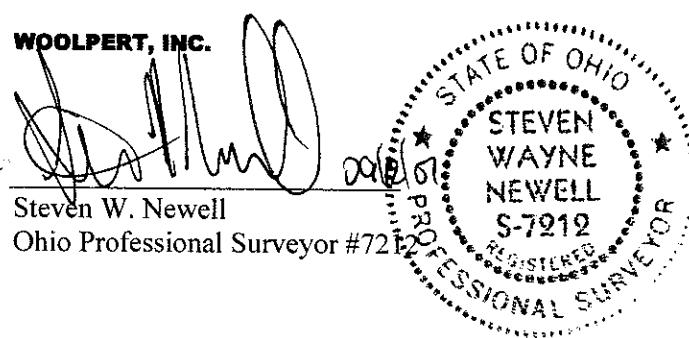
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thence along the south line of said 20.656 acre (5.702 acres remaining) tract and a north line of said 14.954 acre tract South seventy-two degrees forty-two minutes forty-three seconds West (S72°42'43"W) for a distance of one hundred eighty-nine and 50/100 feet (189.50') to an iron pin found at the southwest corner of said 20.656 acre (5.702 acres remaining) tract and an interior corner of said 14.954 acre tract;

thence along the west line of said 20.656 acre (5.702 acres remaining) tract and an east line of said 14.954 acre tract North seventeen degrees seventeen minutes seventeen seconds West (N17°17'17"W) for a distance of two hundred eighty-three and 79/100 feet (283.79') to the **TRUE POINT OF BEGINNING**, containing one and 235/1000 (1.235) acres (53,778 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.





**DESCRIPTION OF  
ACCESS EASEMENT  
EAST WYANDOT AVENUE  
WYANDOT COUNTY, OHIO  
SEPTEMBER 10, 2007**

**WOOLPERT, INC.**

2760 Airport Drive, Suite 140  
Columbus, Ohio 43219-2284

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Fax: 614.476.6225  
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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 an easement over a 20.656 acre (5.702 acres remaining) 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,

(EASEMENT)

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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 a 14.954 acre tract of land as conveyed to Wal-Mart Real Estate Business Trust by deed recorded in O.R. Volume 174, page 931 and an easterly corner of said 23.743 acre tract;

thence along the west line of said 14.954 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

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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 five hundred nine and 55/100  
feet (509.55') to a point on said lines;

thence across said 14.954 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 a  
point on the west line of said 20.656 acre (5.702 acres remaining) tract and on an east  
line of said 14.954 acre tract, said point being the **TRUE POINT OF BEGINNING**  
of the herein described easement;

thence across said 20.656 acre (5.702 acres remaining) tract 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 a point on the east line of said  
20.656 acre (5.702 acres remaining) tract and on a west line of said 14.954 acre tract;

thence along said lines South seventeen degrees seventeen minutes seventeen  
seconds East ( $S17^{\circ}17'17"E$ ) for a distance of fifty and 00/100 feet (50.00') to a point;

thence across said 20.656 acre (5.702 acres remaining) tract 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 a point on the west line of said

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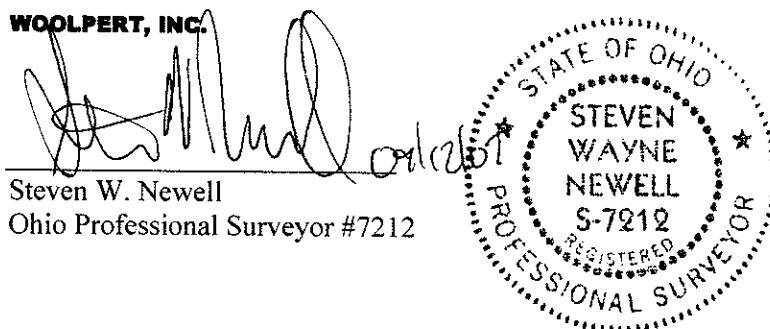
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20.656 acre (5.702 acres remaining) tract and on an east line of said 14.954 acre tract;

thence along said lines North seventeen degrees seventeen minutes seventeen  
seconds West (N17°17'17"W) for a distance of fifty and 00/100 feet (50.00') to the  
**TRUE POINT OF BEGINNING.**

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.





**DESCRIPTION OF  
TRACT #5  
EAST WYANDOT AVENUE  
WYANDOT COUNTY, OHIO  
CONTAINING 1.467 ACRES  
SEPTEMBER 10, 2007**

**WOOLPERT, INC.**

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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 (5.702 acres remaining) 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,

*(TRACT 5)  
( 1.467A)*

REFERENCE SURVEY VOL. D  
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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 a 14.954 acre tract of land as conveyed to Wal-Mart Real Estate Business Trust by deed recorded in O.R. Volume 174, page 931 and an easterly corner of said 23.743 acre tract;

thence along the west line of said 14.954 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)

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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°17'17"E) for a distance of one hundred ninety-seven and 34/100 feet (197.34') to an iron pin found for reference on said lines;

thence across said 14.954 acre tract North seventy-two degrees forty-two minutes forty-three seconds East (N72°42'43"E) for a distance of fifty and 00/100 feet (50.00') to an iron pin found at the northwest corner of said 20.656 acre (5.702 acres remaining) tract and an interior corner of said 14.954 acre tract, said point being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence along the north line of said 20.656 acre (5.702 acres remaining) tract North seventy-two degrees forty-two minutes forty-three seconds East (N72°42'43"E) for a distance of one hundred eighty-nine and 50/100 feet (189.50') to an iron pin found at the northeast corner of said 20.656 acre (5.702 acres remaining) tract and an interior corner of said 14.954 acre tract;

thence along the east line of said 20.656 acre (5.702 acres remaining) tract and a west line of said 14.954 acre tract South seventeen degrees seventeen minutes seventeen seconds East (S17°17'17"E) for a distance of three hundred thirty-seven and 21/100 feet (337.21') to an iron pin set;

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thence across said 20.656 acre (5.702 acres remaining) tract 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 on the west line of said 20.656 acre (5.702 acres remaining) tract and an east line of said 14.954 acre tract;

thence along said lines North seventeen degrees seventeen minutes seventeen seconds West (N17°17'17"W) for a distance of three hundred thirty-seven and 21/100 feet (337.21') to the **TRUE POINT OF BEGINNING**, containing one and 467/1000 (1.467) acres (63,901 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 #7212

