



ENGINEERS •
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**8.000 ACRE LEGAL DESCRIPTION
FOR UPPER SANDUSKY SENIOR HOUSING, LLC.
CITY OF UPPER SANDUSKY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 14 EAST, BEING AN 8.000 ACRE TRACT OUT OF A TRACT CONVEYED TO KOEHLER-DALE PROPERTIES, LTD. OF RECORD IN OFFICIAL RECORD 190, PAGE 2388, RECORDS REFER TO THE COUNTY RECORDERS OFFICE, WYANDOT COUNTY, OHIO, SAID 8.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE CENTERLINE INTERSECTION OF EAST WYANDOT AVENUE (RIGHT-OF-WAY WIDTH VARIES) AND WESTBROOK BOULEVARD (60 FEET IN WIDTH);

THENCE ALONG THE CENTERLINE OF SAID EAST WYANDOT AVENUE WITH AN ARC OF CURVE TO THE LEFT HAVING A DELTA ANGLE OF $00^{\circ}01'15''$, A RADIUS OF 85943.67 FEET, THE CHORD OF WHICH BEARS SOUTH $72^{\circ}51'29''$ WEST, A DISTANCE OF 31.38 FEET TO A PK NAIL FOUND AT THE NORTHEAST CORNER OF SAID KOEHLER-DALE PROPERTY AND MARKING THE POINT OF BEGINNING;

THENCE SOUTH $00^{\circ}03'59''$ EAST, A DISTANCE OF 779.04 FEET WITH THE WEST RIGHT-OF-WAY LINE OF SAID WESTBROOK BOULEVARD AND THE EAST LINE OF SAID KOEHLER-DALE TRACT (PASSING A PK NAIL SET AT A DISTANCE OF 52.31 FEET) TO AN IRON PIN FOUND;

THENCE SOUTH $44^{\circ}41'12''$ WEST, A DISTANCE OF 35.51 FEET WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WESTBROOK BOULEVARD AND THE SOUTHEAST LINE OF SAID KOEHLER-DALE TRACT TO AN IRON PIN SET;

THENCE SOUTH $89^{\circ}26'24''$ WEST, A DISTANCE OF 451.18 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WESTBROOK BOULEVARD AND THE SOUTH LINE OF SAID KOEHLER-DALE TRACT (PASSING AN IRON PIN FOUND AT A DISTANCE OF 286.04 FEET) TO AN IRON PIN SET;

THENCE NORTH $00^{\circ}03'59''$ WEST, A DISTANCE OF 660.77 FEET OVER AND ACROSS SAID KOEHLER-DALE PROPERTY (PASSING AN IRON PIN SET AT A DISTANCE OF 608.41 FEET) TO A RAILROAD SPIKE SET IN THE CENTERLINE OF SAID EAST WYANDOT AVENUE AND THE NORTH LINE OF SAID KOEHLER-DALE TRACT;

THENCE NORTH $72^{\circ}42'24''$ EAST, A DISTANCE OF 286.74 FEET WITH THE CENTERLINE OF SAID EAST WYANDOT AVENUE AND THE NORTH LINE OF SAID KOEHLER-DALE TRACT TO A RAILROAD SPIKE SET (BEING REFERENCED BY AN IRON PIN SET SOUTH $17^{\circ}17'36''$ EAST, A DISTANCE OF 50.00 FEET);

THENCE WITH THE CENTERLINE OF SAID EAST WYANDOT AVENUE AND THE NORTH LINE OF SAID KOEHLER-DALE TRACT AN ARC OF CURVE TO THE RIGHT HAVING A DELTA ANGLE OF $00^{\circ}08'28''$, A RADIUS OF 85943.67 FEET, THE CHORD OF WHICH BEARS NORTH $72^{\circ}46'38''$ EAST, A DISTANCE OF 211.71 FEET TO THE POINT OF BEGINNING, CONTAINING 8.000 ACRES OF LAND, MORE OR LESS, OF WHICH 0.573 IS WITHIN THE PRESENT ROAD RIGHT-OF-WAY.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S., PROFESSIONAL SURVEYOR NUMBER 8318, DATED SEPTEMBER, 2009, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83).

PRIOR DEED REFERENCE: OFFICIAL RECORD 190, PAGE 2388.

BY: Isaac L. King
ISAAC L. KING, PROFESSIONAL SURVEYOR NO. 8318
DATED: 9-30-2009

