

**KOEHLER SURVEYING, INC.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
(419) 294-5388**

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**LEGAL DESCRIPTION OF A 0.978 ACRE PARCEL  
FOR UPPER INVESTMENTS, INC.**

Being a parcel of land situated in part of the Southwest 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 Southwest Corner of said Section 27; thence on an assumed bearing of N 00° 37' 47" W along the west line of said Section 27 a distance of 2016.76 feet to a found iron rod on the southerly limited access right-of-way line of United States Route 23; thence S 43° 49' 11" E along said limited access right-of-way line a distance of 114.79 feet to a found concrete monument situated 125.00 feet left of ODOT Station 543+00 of United States Route 23; thence S 32° 17' 08" E along said limited access right-of-way line a distance of 712.05 feet to a set iron rod situated 55.00 feet right of ODOT Station 14+24.92 (Ramp "A) of United States Route 23, passing a found iron rod a distance of 611.29 feet; thence S 23° 38' 49" E along said limited access right-of-way line a distance of 116.28 feet to a set iron rod and being the **POINT OF BEGINNING**; thence continuing S 23° 38' 49" E along said limited access right-of-way line a distance of 125.00 feet to a set iron rod; thence S 69° 21' 20" W a distance of 277.34 feet to a found iron rod on an easterly line of a parcel of land currently owned by Upper, LTD.; thence N 23° 35' 30" W along an easterly line of said Upper, LLC. parcel a distance of 182.70 feet to a set iron rod; thence N 80° 58' 40" E a distance of 286.05 feet to the **POINT OF BEGINNING**.

Containing in all 0.978 acres of land, more or less, being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

(TRACT 2)  
(0.978A)

REFERENCE SURVEY VOL. C  
PAGE 874 IN THE TAX MAP OFFICE

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 November, 2004.

Prior Deed Reference – Volume 201, Page 808.

04184-S

**Tract 2**

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
**(419) 294-5388**

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**LEGAL DESCRIPTION OF A 1.006 ACRE PARCEL  
FOR UPPER INVESTMENTS, INC.**

Being a parcel of land situated in part of the Southwest 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 Southwest Corner of said Section 27; thence on an assumed bearing of N 00° 37' 47" W along the west line of said Section 27 a distance of 2016.76 feet to a found iron rod on the southerly limited access right-of-way line of United States Route 23; thence S 43° 49' 11" E along said limited access right-of-way line a distance of 114.79 feet to a found concrete monument situated 125.00 feet left of ODOT Station 543+00 of United States Route 23; thence S 32° 17' 08" E along said limited access right-of-way line a distance of 611.29 feet to a found iron rod marking a corner of a parcel of land currently owned by Upper, LTD., and being the **POINT OF BEGINNING**; thence continuing S 32° 17' 08" E along said limited access right-of-way line a distance of 100.76 feet to a set iron rod situated 55.00 feet right of ODOT Station 14+24.92 (Ramp "A") of United States Route 23; thence S 23° 38' 49" E along said limited access right-of-way line a distance of 116.28 feet to a set iron rod; thence S 80° 58' 40" W a distance of 286.05 feet to a set iron rod on an easterly line of the aforementioned Upper, LTD. parcel; thence N 23° 35' 30" W along an easterly line of said Upper, LTD. parcel a distance of 104.00 feet to a found iron rod marking a corner of said Upper, LTD. parcel; thence N 57° 43' 36" E along a southerly line of said Upper, LTD. parcel a distance of 264.54 feet to the **POINT OF BEGINNING**.

Containing in all 1.006 acres of land, more or less, being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

(TRACT 1)

(1.006 A)

REFERENCE SURVEY VOL. C  
PAGE 874 IN THE TAX MAP OFFICE

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 November, 2004.

Prior Deed Reference – Volume 201, Page 808.

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**Tract 1**