



NOTES

CURRENT OWNERS:  
LYONS MARKET'S  
DEED VOL. 151, PAGE 338  
DEED VOL. 155, PAGE 143  
OR VOL. 173, PAGE 73  
OR VOL. 173, PAGE 674

ZONING & SETBACKS:  
ZONING DISTRICT - GB (GENERAL BUSINESS)  
SETBACKS:  
FRONT - 20'  
SIDE - 5'  
REAR - 15'  
PARKING SPACE REQUIREMENTS:  
1 PER 200 SQ. FT. FLOOR SPACE  
EXISTING PARKING SPACES - 109

SUBJECT ADDRESS:  
415 - 427 WEST CHURCH STREET  
UPPER SANDUSKY, OHIO 43351

FLOOD ZONE INFO:  
ZONE - "X"  
FEDERAL INSURANCE ADMINISTRATION  
COMMUNITY PANEL NUMBER - 390592A-H02

CURRENT TENANT:  
MARTY'S IGA/BEN FRANKLIN SUPERCENTER  
415 WEST CHURCH STREET  
UPPER SANDUSKY, OHIO

-ITEM 10 OF SCHEDULE B-SECTION 2 EXCEPTION IS NO LONGER APPLICABLE, AS LYONS MARKETS CURRENTLY OWN THE ADJOINING PROPERTIES AND THE COMMON WALL REFERRED TO IS NO LONGER THERE.

-THE BUILDING SHOWN HEREON WAS CONSTRUCTED BEFORE THE CURRENT ZONING REGULATIONS WERE IN PLACE, THEREFORE ANY SETBACK AND/OR PARKING SPACE REQUIREMENT VIOLATIONS ARE CONSIDERED "GRANDFATHERED" BY THE CITY OF UPPER SANDUSKY (SEE ATTACHED LETTER).

-IT APPEARS THAT ALL UTILITIES SERVE THIS PROPERTY DIRECTLY. NO EASEMENTS WERE PROVIDED TO SUGGEST OTHERWISE.

-IT APPEARS THAT ALL STORM DRAINAGE IS DIRECTLY ON TO PUBLIC RIGHT-OF-WAY. NO EASEMENTS WERE PROVIDED TO SUGGEST OTHERWISE.

REFERENCES:  
-DEED VOLUMES AND PAGES AS SHOWN.  
-SURVEY VOLUME 7, PAGE 81.  
-SURVEY VOLUME 9, PAGE 228.  
-SURVEY VOLUME C, PAGE 102.  
-SURVEY VOLUME C, PAGE 1021.  
-CABINET A, SLIDE 245, RECORDER'S OFFICE.  
-WYANDOT COUNTY MONUMENT RECORDS.

CERTIFICATION:  
STATE OF OHIO  
COUNTY OF WYANDOT  
TO: WEST COAST LIFE INSURANCE COMPANY; BROO PROPERTIES, LLC;  
LAWYERS TITLE INSURANCE CORPORATION  
I, VICTOR B. KOEHLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OHIO, OF THE FIRM OF KOEHLER SURVEYING, INCORPORATED, UPPER SANDUSKY, OHIO, (419) 294-5388, HEREBY CERTIFY THAT THE PREMISES SHOWN HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY DESCRIBED HEREON; THAT THE BUILDINGS THEREON ARE LOCATED WITH RESPECT TO PROPERTY BOUNDARIES AS SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING THOSE WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREON ON OR OVER SAID PREMISES EXCEPT AS SHOWN; THAT ALL RIGHTS-OF-WAY, EASEMENTS OR JOINT DRIVES OVER OR ACROSS SAID PREMISES VISIBLE ON THE SURFACE ARE SHOWN; THAT THE PREMISES SURVEYED DO NOT ENCRANCH ON THE ADJOINING PROPERTY AND THAT THE ADJOINING PROPERTY DOES NOT ENCRANCH ON THE PREMISES SURVEYED EXCEPT AS SHOWN; I FURTHER CERTIFY THAT I HAVE CONSULTED FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AS ARE CURRENTLY AVAILABLE AND HAVE FOUND THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

WITNESS MY HAND THIS THE 13TH DAY OF OCTOBER, 2006.  
VICTOR B. KOEHLER, P.S. NO. 7457  
DATE 10/13/06

LEGEND

SET	FOUND	DESCRIPTION	DESCRIPTION	EXISTING
⊙	⊙	MONUMENT	UNDERGROUND, OVERHEAD ELECTRIC	—UG—E—OH—E—
⊙	⊙	RAILROAD SPIKE	UNDERGROUND, OVERHEAD TELEVISION	—UG—TV—OH—TV—
⊙	⊙	NAIL	UNDERGROUND, OVERHEAD TELEPHONE	—UG—TEL—OH—TEL—
⊙	⊙	IRON PIPE	ELECTRIC TRANSFORMER	⊠
⊙	⊙	DRILL HOLE	UTILITY POLE (W/ GUY WIRE)	⊙
⊙	⊙	5/8" IRON ROD WITH PERSONALIZED CAP	LIGHT POLE	⊙
⊙	⊙	IRON ROD	SIGN	⊠
⊙	⊙	STONE MONUMENT BOX	RISER BOX (TYPE SPECIFIED)	⊠
⊙	⊙	DEED PLAT	STORM SEWER(W/ SIZE & TYPE)	-----10" ST-----
⊙	⊙	MEASURED	SANITARY SEWER(W/ SIZE & TYPE)	-----8" SAN-----
⊙	⊙	CALCULATED	WATERLINE(W/ SIZE & TYPE)	-----6" W-----
⊙	⊙	DIAMETER	PETROLEUM LINE(W/ SIZE & TYPE)	-----6" MP GAS-----
⊙	⊙	SURVEY RECORD	CENTER LINE	—C/L—
⊙	⊙	FENCE	RIGHT-OF-WAY LINE	—R/W—
⊙	⊙	C/L	PROPERTY LINE	—P/L—
⊙	⊙	R/W	BUILDING	⊠
⊙	⊙	P/L	SECTION LINE	-----E/P-----
			EDGE OF PAVEMENT	-----E/P-----
			DRIVE OR SIDEWALK	-----E/P-----
			FENCE LINE	-----E/P-----
			MANHOLE	⊙
			CATCH BASIN, YARD BASIN	⊙
			VALVE (TYPE SPECIFIED)	⊙
			METER (TYPE SPECIFIED)	⊙
			CURB INLET	⊙
			FIRE HYDRANT	⊙
			SURFACE DRAINAGE	⊙
			METER (TYPE SPECIFIED)	⊙

LEGAL DESCRIPTION

BEING A PARCEL OF LAND SITUATED IN PART OF JOHN ULRICH'S SUBDIVISION AS RECORDED IN CABINET A, SLIDE 245 IN THE WYANDOT COUNTY RECORDER'S OFFICE AND PART OF OUTLOTS 138, 139 AND 140 OF THE ORIGINAL PLAT OF THE CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A SET IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF CHURCH STREET AND BEING THE NORTH LINE OF OUTLOT 140, MARKING THE NORTHEAST CORNER OF JOHN ULRICH'S SUBDIVISION AND BEING THE POINT OF BEGINNING;

THENCE ON AN ASSUMED BEARING OF N 90° 00' 00" E ALONG THE SOUTH LINE OF CHURCH STREET A DISTANCE OF 208.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF KELLER STREET PASSING A SET IRON ROD A DISTANCE OF 193.97 FEET;

THENCE S 00° 01' 01" E ALONG THE EAST RIGHT-OF-WAY LINE OF KELLER STREET A DISTANCE OF 472.88 FEET TO A FOUND IRON ROD MARKING THE NORTHEAST CORNER OF A PARCEL OF LAND CURRENTLY OWNED BY PRO-SOY, INC.;

THENCE S 89° 44' 10" W ALONG THE NORTH LINE OF SAID PRO-SOY, INC. PARCEL AND THE NORTH LINE OF A PARCEL OF LAND CURRENTLY OWNED BY D. & G. HUFFMAN A DISTANCE OF 442.87 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GARRETT STREET MARKING THE NORTHWEST CORNER OF SAID HUFFMAN PARCEL, PASSING A FOUND IRON ROD A DISTANCE OF 442.79 FEET;

THENCE N 00° 01' 37" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 79.51 FEET TO A SET IRON ROD MARKING THE SOUTHWEST CORNER OF A PARCEL OF LAND CURRENTLY OWNED BY GOTTHART, LLC, PASSING A FOUND IRON ROD A DISTANCE OF 4.63 FEET;

THENCE N 89° 57' 44" E ALONG THE SOUTH LINE OF SAID GOTTHART, LLC PARCEL A DISTANCE OF 182.10 FEET TO A SET IRON ROD MARKING THE SOUTHEAST CORNER OF SAID GOTTHART, LLC PARCEL;

THENCE N 00° 01' 37" W ALONG THE EAST LINE OF SAID GOTTHART, LLC PARCEL AND THE EAST LINE OF A PARCEL OF LAND CURRENTLY OWNED BY M. GUPTA, TRUSTEE A DISTANCE OF 192.70 FEET TO A SET IRON ROD ON A SOUTH LINE OF SAID GUPTA PARCEL;

THENCE S 90° 00' 00" E ALONG THE SOUTH LINE OF SAID GUPTA PARCEL A DISTANCE OF 51.86 FEET TO A SET IRON ROD ON THE EAST LINE OF JOHN ULRICH'S SUBDIVISION MARKING THE SOUTHEAST CORNER OF SAID GUPTA PARCEL;

THENCE N 00° 01' 19" W ALONG THE EAST LINE OF JOHN ULRICH'S SUBDIVISION AND AN EAST LINE OF SAID GUPTA PARCEL A DISTANCE OF 202.60 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 2.925 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.

ALTA/ACSM LAND TITLE SURVEY FOR:  
MARTY'S IGA

LOCATED IN PART OF JOHN H. ULRICH'S SUBDIVISION AND IN PART OF OUTLOTS 138, 139 & 140 OF THE ORIGINAL PLAT OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO			
<b>KOEHLER SURVEYING, INC.</b> P.O. BOX 28 UPPER SANDUSKY, OHIO 43351 419-294-5388			
DRAWN BY	CHECKED BY	REVISION	SHEET
DAL	VBK		1 / 1
08-04-06	08-04-06		06118-S

SURVEY NUMBER: 06-109  
VOLUME: D PAGE: 314  
DATE FILED: 10/16/06  
PARCEL #: 06-7044.20, 06-7044.25  
06-7047.70, 06-7047.90, 06-7047.95, 06-7047.65, 06-8500.11

ALL REGIONAL PLANNING  
REQUIREMENTS HAVE BEEN  
APPROVED FOR THIS SURVEY  
APPLICATION # (N/A - Existing City of Upper)