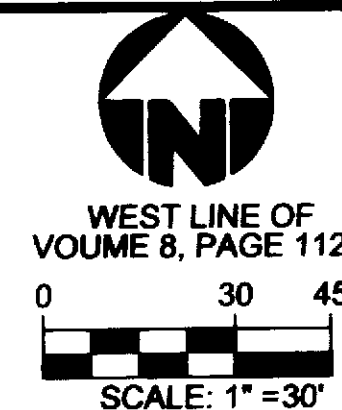


ALL REGIONAL PLANNING
REQUIREMENTS HAVE BEEN
APPROVED FOR THIS SURVEY
APPLICATION # N/A City of
Upper
Sandusky

DUCK POND ROAD

EAST WYANDOT AVENUE
(U.S. RT. #30) R/W VARIES

TOWNSHIP HIGHWAY
HIGHWAY 121



43+00
S72°32'00"W 593.00'
FOUND SPIKE
FOUND 5/8" IRON PIN
P.O.C.
EAST LINE OF NORTHWEST QUARTER
OF SECTION 33
TOWNSHIP 2 SOUTH, RANGE 14 EAST

LEGEND:

- SET 5/8" IRON PIN ○ FOUND 5/8" IRON PIN
▲ SET MAG NAIL ○ FOUND SPIKE

AREA BREAKDOWN:

PART OF PARCEL #06-223001
GROSS AREA = 0.722 AC.
AREA IN R/W = 0.114 AC.
NET AREA = 0.608 AC.
REMAINDER PER THIS SURVEY = 7.092 AC.

PART OF PARCEL #06-229000
GROSS AREA = 0.149 AC.
AREA IN R/W = 0.025 AC.
NET AREA = 0.124 AC.
REMAINDER PER THIS SURVEY = 0.825 AC.

NOTE: THE (0.149 ACRE) PARCEL IS TO TRANSFER TO AN
ADJOINING PROPERTY ONLY.

SURVEY NOTES:

1. BASIS OF BEARINGS: WEST LINE OF PLAT OF SURVEY BY
MAKEEVER & ASSOCIATES, SURVEY NO. 9346, VOLUME 8, PAGE
112.

2. REFERENCES: SURVEY NO. 9266, VOLUME 9, PAGE 10.
SURVEY NO. 9512, VOLUME 9, PAGE 171.
ROADWAY CENTERLINE PLAT, LOCATION
PLAN YA-30N-13.26 ON FILE AT THE
WYANDOT COUNTY OHIO RECORDER'S
OFFICE.
DEEDS OF RECORD AS SHOWN HEREON.

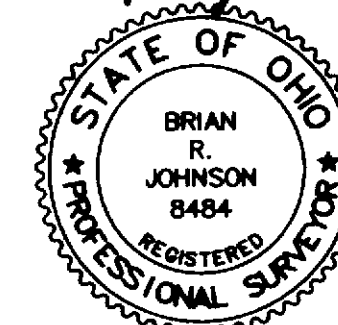
3. LINES OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE
WITH BOUNDARY LINES UNLESS OTHERWISE SHOWN ON PLAT.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION
AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT
RETURN OF A SURVEY MADE UNDER MY DIRECTION.

Brian R. Johnson
BRIAN R. JOHNSON, P.S. #8484
IN THE STATE OF OHIO

DATE: 5/27/11

SURVEY NUMBER: 11-74
VOLUME: C PAGE: 1328
DATE FILED: 11-15-2011
PARCEL #: 06-2230-0100, 06-2290-00
20



0.871 ACRES
NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 2 SOUTH, RANGE 14 EAST
CITY OF UPPER SANDUSKY
WYANDOT COUNTY, OHIO

PLAT OF SURVEY

**bayer
becker**
www.bayerbecker.com
8900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6800

DRAWING: 11D011-000 SP
DRAWN BY: B.R.J.
CHECKED BY: J.O.L.
ISSUE DATE: 05-27-11

1 of 1

EX. 1 STORY BRICK RETAIL BLDG.
#1223 E. WYANDOT AVE.

EX. GRASS AREA

DRUG MART PLAZA -
U.S. & P.H., LLC (83.84%)
DRUG MART HOLDINGS, LLC (16.16%)
O.R. 188, PG. 23
PARCEL 2
SURVEY VOL. 9, PG. 10
7.814 AC.
PAR#06-223001 & 06-228500
REMAINDER = 7.092 AC.
(PER THIS SURVEY)

DRUG MART PLAZA -
U.S. & P.H., LLC
DRUG MART HOLDINGS, LLC
O.R. 188, PG. 23
PARCEL 2
SURVEY VOL. 9, PG. 10
7.814 AC. PER DEED
PAR#06-223001

TOTAL THIS SURVEY
0.871 ACRES
37952 S.F.
GROSS AREA = 0.871 ACRES
AREA IN R/W = 0.140 ACRES
NET AREA = 0.731 ACRES

SPLIT
0.722 ACRES
31462 S.F.

DRUG MART PLAZA -
U.S. & P.H., LLC (83.84%)
DRUG MART HOLDINGS, LLC (16.16%)
O.R. 188, PG. 23
PARCEL 1
SURVEY VOL. 8, PG. 112
0.974 AC.
PAR#06-229000
REMAINDER = 0.825 AC.
(PER THIS SURVEY)

SPLIT
0.149 ACRES
6490 S.F.

EASEMENT FOR HIGHWAY PURPOSES
STATE OF OHIO
DEPARTMENT OF HIGHWAYS
D.B. 111, PG. 424
22.21' 0.431 AC.

EASEMENT FOR HIGHWAY PURPOSES
STATE OF OHIO
DEPARTMENT OF HIGHWAYS
D.B. 111, PG. 424
0.428 AC.

N70°22'02"E 10.48'

50' FRONT YARD SETBACK

N60°53'32"W 307.16'

255.00'

15' SIDE YARD SETBACK

S89°06'28"W 21.29'

S89°06'28"W 116.93

N00°53'32"W 301.71'

15' SIDE YARD SETBACK

249.55'

OLD PARCEL LINE

0.124 AC.

0.608 AC.

0.114 AC.

52.16'

0.025 AC.

51.75'

0.149 AC.

0.871 AC.

0.722 AC.