

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

**LEGAL DESCRIPTION OF A 3.521 ACRE PARCEL  
FOR DAN SOUTHWARD, ET AL**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 33 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 01° 28' 01" W along the centerline of County Highway 121 a distance of 654.50 feet to a found railroad spike marking the centerline of East Wyandot Avenue, referenced by a set iron rod situated N 25° 30' 09" W a distance of 66.15 feet;

thence S 74° 53' 48" W along the centerline of East Wyandot Avenue a distance of 181.56 feet to a found MAG nail marking the southeast corner of a parcel of land currently owned by DOLGEN MIDWEST, LLC;

thence N 17° 10' 00" W along said DOLGEN MIDWEST parcel a distance of 251.30 feet to a found iron pipe, passing a found iron pipe for reference a distance of 49.56 feet;

thence N 67° 12' 18" E along said DOLGEN MIDWEST parcel a distance of 24.99 feet to a found iron rod;

thence N 02° 21' 33" E along said DOLGEN MIDWEST parcel a distance of 457.86 feet to a found iron rod on the north line of said Section 33 marking the northeast corner of said parcel;

thence S 88° 33' 23" E along said line a distance of 224.40 feet to the **POINT OF BEGINNING**.

Containing in all 3.521 acres of land, more or less, of which 0.678 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

(TRACT 2)  
( 3.521A)

REFERENCE SURVEY VOL. 0  
PAGE 1498 IN THE TAX MAP

Bearings are assumed and are for angular measurement only.

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 February, 2014.

Prior Deed Reference – Volume 195, Page 179; Volume 186, Page 443; Volume 176,  
Page 899.

14004-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 4.291 ACRE PARCEL  
FOR MONTE SOUTHWARD**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 33;

thence on an assumed bearing of N 88° 33' 23" W along the north line of said Section 33 a distance of 448.80 feet to a found iron rod marking the northwest corner of a parcel of land currently owned by DOLGEN MIDWEST, LLC, and being the **POINT OF BEGINNING**, passing a found iron rod a distance of 224.40 feet;

thence S 01° 33' 08" W along said DOLGEN MIDWEST parcel a distance of 610.11 feet to a found iron rod;

thence S 09° 17' 08" E along said DOLGEN MIDWEST parcel a distance of 171.51 feet to a found MAG nail on the centerline of East Wyandot Avenue marking the southwest corner of said parcel, passing a found iron rod for reference a distance of 121.25 feet;

thence S 74° 53' 48" W along said centerline a distance of 267.10 feet to a set MAG nail marking the southeast corner of Wood's Seventh Subdivision;

thence N 01° 30' 04" E along the east lines of Wood's Seventh Subdivision and Wood's Fourth Subdivision a distance of 854.69 feet to a set iron rod on the north line of said Section 33;

thence S 88° 33' 23" E along said line a distance of 224.40 feet to the **POINT OF BEGINNING**.

Containing in all 4.291 acres of land, more or less, of which 0.301 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

(TRACT 1)  
(4.291A)

REFERENCE SURVEY VOL. C  
PAGE 1498 IN THE TAX MAP OFFICE

Bearings are assumed and are for angular measurement only.

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 February, 2014.

Prior Deed Reference – Volume 201, Page 658; Volume 217, Page 170.

14004-S

TRACT 1

KOEHLER SURVEYING, INC.  
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(419) 294-5388

**LEGAL DESCRIPTION OF A 3.521 ACRE PARCEL  
FOR DAN SOUTHWARD, ET AL**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 33 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 01° 28' 01" W along the centerline of County Highway 121 a distance of 654.50 feet to a found railroad spike marking the centerline of East Wyandot Avenue, referenced by a set iron rod situated N 25° 30' 09" W a distance of 66.15 feet;

thence S 74° 53' 48" W along the centerline of East Wyandot Avenue a distance of 181.56 feet to a found MAG nail marking the southeast corner of a parcel of land currently owned by DOLGEN MIDWEST, LLC;

thence N 17° 10' 00" W along said DOLGEN MIDWEST parcel a distance of 251.30 feet to a found iron pipe, passing a found iron pipe for reference a distance of 49.56 feet;

thence N 67° 12' 18" E along said DOLGEN MIDWEST parcel a distance of 24.99 feet to a found iron rod;

thence N 02° 21' 33" E along said DOLGEN MIDWEST parcel a distance of 457.86 feet to a found iron rod on the north line of said Section 33 marking the northeast corner of said parcel;

thence S 88° 33' 23" E along said line a distance of 224.40 feet to the **POINT OF BEGINNING**.

Containing in all 3.521 acres of land, more or less, of which 0.678 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

(TRACT 2)  
( 3.521 A)

REFERENCE SURVEY VOL. 1  
PAGE 1498 IN THE TAX MAP OFFICE

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Prior Deed Reference – Volume 195, Page 179; Volume 186, Page 443; Volume 176, Page 899.

14004-S

TRACT 2