

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)  
(3.521 A)

REFERENCE SURVEY VOL.  
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)  
(4.291 A)

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

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**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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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