

ENGINEERING ♦ SURVEYING ♦ GPS/GIS CONSULTING
Findlay, OH ♦ 3200 N. Main Street ♦ 419.423.5630
Charlotte, NC ♦ P.O. Box 621524 ♦ 704.604.4124

LEGAL DESCRIPTION

Part of SE 1/4,
Section 27, T2S, R14E,
Upper Sandusky, Wyandot County
State of Ohio
10.070 Acres

PARCEL A

Situated in the City of Upper Sandusky, County of Wyandot, State of Ohio, being a part of the Southeast Quarter of Section 27, Township 2 South, Range 14 East, a Tract of Land bounded and described as follows:

Commencing at a 5/8 inch Rebar found marking the southeast corner of the Southeast Quarter of said Section 27;

Thence along the south line of said Southeast Quarter and along the south line of a Parcel of Land conveyed to David J. & Deborah J. Bastel JTS in OR Book 2, Page 622, DJ Land Co. Inc. in OR Book 261, Page 2276 and Koehler-Dale Properties, Ltd. in OR Book 190, Page 2388 of the Wyandot County Records, S 89°26'10" W, a distance of 1076.67 feet to a 5/8 inch Rebar found at the southwest corner of said parcel;

Thence along the west line of said parcel and the east line of a parcel of land conveyed to Virginia Huffman Trustee, etal in OR Book 233, Page 1843 and Wal-Mart Real Estate Business in OR Book 174, Page 931, N 00°04'55" E, a distance of 911.61 feet to a 5/8 inch Capped Rebar Set and being the PRINCIPAL Point of beginning of a parcel herein described:

Thence continuing along said Wal-Mart parcel, N 00°04'55" E, a distance of 589.40 feet to a Mag Nail found at the northeast corner of said Wal-Mart parcel, and on the centerline of Wyandot Avenue (R/W varies), passing a 5/8 inch Rebar found 52.45 feet southerly thereof;

Thence along said centerline, N 72°42'37" E, a distance of 643.77 feet to a Mag Spike found at the northeast corner of said Koehler-Dale parcel and at the northwest corner of a parcel of land conveyed to Upper Sandusky Senior Housing in OR Book 205, Page 370 of the Wyandot County Records;

Thence along the west line of said Senior Housing parcel, S 00°04'13" E, a distance of 660.84 feet to a 5/8 inch Rebar found at the southwest corner, passing a 5/8 inch Capped Rebar Set at 52.41 feet;

Thence along the south line of said Senior Housing parcel, N 89°26'10" E, a distance of 165.14 feet to a 5/8 inch Rebar found on the west Right of Way of Nantucket Drive (60' R/W)

Thence along said west Right of Way line, S 00°04'13" E, a distance of 113.83 feet to a 5/8 inch Capped Rebar Set;

Thence S 89°26'10" W, a distance of 781.65 feet to the PRINCIPAL POINT OF BEGINNING;

Containing 10.070 Acres of land, more or less, of which 0.741 acres lies within the south Right of Way of Wyandot Avenue, all being subject to any prior easements of record or otherwise.

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Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011).
Distances referenced are ground distances.

Where described above, all 5/8" Capped Rebar Set are 30 inches in length,
with an orange plastic cap stamped 'VHHA #8159' placed on top.

This description was prepared in accordance with a recent Field Survey prepared by
Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840,
dated August 2, 2021.

Date: 9. Sep. 2021



Survey and Legal Description by:

Daniel R. Stone

Daniel R. Stone, P.E., P.S.
Ohio Registered Surveyor #8159

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MAPCHECK

Pt. of the SE1/4, Section 27, T2S, R14E,
Upper Sandusky, Wyandot County
State of Ohio

PARCEL A

Mapcheck 1: 18568

Closure Summary

Precision, 1 part in: 321916.209'

Error distance: 0.009'

Error direction: S 43°20'06.8" W

Area: 10.070 acres

Square area: 438649.396

Perimeter: 2954.630'

Point of Beginning

Side 1: Line

Direction: N 0°04'55.0" E

Distance: 589.400'

Side 2: Line

Direction: N 72°42'37.0" E

Distance: 643.770'

Side 3: Line

Direction: S 0°04'13.0" E

Distance: 660.840'

Side 4: Line

Direction: N 89°26'10.0" E

Distance: 165.140'

Side 5: Line

Direction: S 0°04'13.0" E

Distance: 113.830'

Side 6: Line

Direction: S 89°26'10.0" W

Distance: 781.650'

REFERENCE SURVEY VOL. C
PAGE 1821 IN THE TAX MAP OFFICE

Date: 9. Sept. 2021



Survey and Legal Description by:

Daniel R. Stone

Daniel R. Stone, P.E., P.S.
Ohio Registered Surveyor #8159

September 9, 2021
VHHA # 18568 / 18568 MapCk.docx
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