

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

**9.331 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 537.02 feet to a 5/8 inch Rebar found on the south right-of-way of Wyandot Avenue (R/W varies);

Thence along the south right-of-way line, N 72°42'37" E, a distance of 643.92 feet to a 5/8 inch Rebar Set 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 608.50 feet to a 5/8 inch Rebar found at the southwest corner;

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 the west right-of-way line of said Nantucket Drive, 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 9.331 Acres of land, more or less 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 March 04, 2022.

Date: 4. Mar. 2022



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:  
Closure Summary  
Precision, 1 part in: 943482.969'  
Error distance: 0.003'  
Error direction: S46°27'19.5"W  
Area: 9.331acres  
Square area: 406463.310  
Perimeter: 2850.060'  
Point of Beginning  
Side 1: Line  
Direction: N0°04'55.0"E  
Distance: 537.020'  
Side 2: Line  
Direction: N72°42'37.0"E  
Distance: 643.920'  
Side 3: Line  
Direction: S0°04'13.0"E  
Distance: 608.500'  
Side 4: Line  
Direction: N89°26'10.0"E  
Distance: 165.140'  
Side 5: Line  
Direction: S0°04'13.0"E  
Distance: 113.830'  
Side 6: Line  
Direction: S89°26'10.0"W  
Distance: 781.650'

REFERENCE SURVEY VOL. C  
PAGE 1837 IN THE TAX MAP OFFICE  
"2022"

Date: 4. Mar. 2022



Survey and Legal Description by:

Daniel R. Stone

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