

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

**LEGAL DESCRIPTION OF A 1.718 ACRE PARCEL
FOR LORNE ROMANKO**

Being a parcel of land situated in part of the East Half of the Southeast Quarter of Section 18, T-1-S, R-15-E, in the Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the north line of the A.C. & Y. Railroad with the east line of said Section 18 (original centerline of Sycamore Avenue), referenced by a found iron rod situated S 87° 49' 10" W a distance of 39.75 feet;

thence on an assumed bearing of N 02° 23' 43" W along the east line of said Section 18 a distance of 304.00 feet to a found MAG and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 87° 49' 10" W a distance of 70.51 feet;

thence S 87° 49' 10" W a distance of 14.19 feet to a set MAG nail on the centerline of State Route 67 (AKA: Sycamore Avenue), said MAG nail being situated on a curve (Station 1389+01.97, ODOT R/W Plans) and referenced by a found iron rod situated S 87° 49' 10" W a distance of 56.32 feet, said curve having the following criteria:

Central Angle = 14° 14' 00" Left

Dc = 05° 00' 00"

Ls = 200.00'

Rc = 1145.92'

Ts = 243.23'

Lc = 84.67'

Es = 10.40'

thence northwesterly along said curve and the centerline of State Route 67 (AKA: Sycamore Avenue), an arc distance of 194.57 feet (chord = N 15° 28' 35" W, 194.51 feet) to a set MAG nail at the point of tangency (S.T. Station 1390+96.54), said MAG nail referenced by a set iron rod situated N 72° 56' 47" E a distance of 20.00 feet;

thence N 17° 03' 13" W along said centerline a distance of 118.71 feet to a set MAG nail referenced by a set iron rod situated N 73° 13' 08" E a distance of 20.00 feet, said MAG nail at T.S. Station 1392+15.25 marking the beginning of a curve having the following criteria:

(LANDS 18-1-15)

Central Angle = $51^\circ 00' 00''$ Right
Dc = $05^\circ 00' 00''$
Ls = 200.00'
Rc = 1145.92'
Ts = 647.24'
Lc = 820.00'
Es = 125.30'

thence northwesterly along said curve and the centerline of State Route 67 (AKA: Sycamore Avenue), an arc distance of 200.00 feet (chord = N $15^\circ 23' 17''$ W, 199.93 feet) to a set MAG nail at S.C. Station 1394+15.25, said MAG nail referenced by a set iron rod situated N $79^\circ 33' 22''$ E a distance of 20.00 feet;

thence northwesterly along said curve and the centerline of State Route 67 (AKA: Sycamore Avenue), an arc distance of 261.61 feet (chord = N $05^\circ 30' 46''$ W, 261.05 feet) to a set MAG nail at Station 1396+76.86, said MAG nail being on the south line of a parcel of land currently owned by S. Maxine Wolford;

thence N $87^\circ 19' 01''$ E along the south line of said Wolford parcel a distance of 147.40 feet to a point on the east line of said Section 18 marking the southeast corner of said Wolford parcel, passing a set iron rod a distance of 70.89 feet;

thence S $02^\circ 23' 43''$ E along the east line of said Section 18 a distance of 760.58 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 12.00 feet;

Containing in all 1.718 acres of land, more or less, being subject to all legal highways and easements of record.

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 May, 2001.

Prior Deed Reference – OR Volume 24, Page 976

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