

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

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**LEGAL DESCRIPTION OF A 5.648 ACRE PARCEL  
FOR JAMES & JULIE ROMANKO**

Being a parcel of land situated in part of the Southwest Quarter of Section 34, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the West Quarter Post of said Section 34, referenced by a set iron rod situated N 89° 22' 07" E a distance of 30.02 feet;

thence on an assumed bearing of S 02° 02' 46" W along the centerline of State Route 231 a distance of 1281.06 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing 2 set MAG nails a distance of 84.94 feet and 675.68 feet respectively;

thence N 89° 32' 25" E a distance of 1061.87 feet to a set iron rod, passing a set iron rod a distance of 30.03 feet;

thence N 14° 17' 31" E a distance of 205.83 feet to a set iron rod;

thence N 25° 23' 15" E a distance of 188.88 feet to a set iron rod;

thence N 00° 07' 16" E a distance of 204.18 feet to a set iron rod;

thence N 48° 30' 56" E a distance of 48.15 feet to a set iron rod;

thence N 89° 32' 25" E a distance of 224.99 feet to a set iron rod on the west line of a parcel of land currently owned by M. R. Goodman, et al;

thence S 00° 36' 42" E along the west line of said Goodman parcel and the west line of a parcel of land currently owned by J. K. Ross a distance of 644.80 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by A. E. Romich, et ux;

thence S 89° 32' 25" W along the north line of said Romich parcel a distance of 1463.47 feet to a set MAG nail marking the northwest corner of said Romich parcel on the centerline of State Route 231, passing a set iron rod a distance of 1433.44 feet;

thence N 02° 02' 46" E along said centerline a distance of 40.04 feet to the **POINT OF BEGINNING**.

Containing in all 5.648 acres of land, more or less, of which 0.028 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.

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 April, 2003.

Prior Deed Reference – Volume 193, Page 306.

03035-S (043)

Parcel #1

KOEHLER SURVEYING  
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(419) 294-5388

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**LEGAL DESCRIPTION OF A 11.291 ACRE PARCEL  
FOR JAMES & JULIE ROMANKO**

Being a parcel of land situated in part of the Northwest and Southwest Quarters of Section 34, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the West Quarter Post of said Section 34 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 89° 22' 07" E a distance of 30.02 feet;

thence on an assumed bearing of N 01° 39' 28" E along the centerline of State Route 231 a distance of 480.63 to a set MAG nail;

thence S 79° 56' 27" E a distance of 850.00 feet to a set iron rod, passing a set iron rod a distance of 30.33 feet;

thence S 20° 08' 27" E a distance of 556.65 feet to a set iron rod;

thence S 88° 56' 37" W a distance of 440.00 feet to a set iron rod;

thence N 10° 30' 34" W a distance of 126.75 feet to a set iron rod;

thence S 88° 56' 37" W a distance of 582.60 feet to a set MAG nail on the centerline of State Route 231, passing a set iron rod a distance of 552.56 feet;

thence N 02° 02' 46" E along said centerline a distance of 84.94 feet to the **POINT OF BEGINNING**.

Containing in all 11.291 acres of land, more or less, of which 0.388 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.

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 April, 2003.

Prior Deed Reference – Volume 193, Page 306.

03035-S (043)  
Parcel #5

REFERENCE SURVEY VOL. C  
PAGE 699 RE OFFICE

*PARCEL 5 11.291 AC*

**KOEHLER SURVEYING**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 29.855 ACRE PARCEL**  
**FOR JAMES & JULIE ROMANKO**

Being a parcel of land situated in part of the Northwest and Southwest Quarters of Section 34, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the West Quarter Post of said Section 34, referenced by a set iron rod situated N 89° 22' 07" E a distance of 30.02 feet;

thence on an assumed bearing of N 01° 39' 28" E along the centerline of State Route 231 a distance of 480.63 to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 79° 56' 27" E a distance of 30.33 feet;

thence continuing N 01° 39' 28" E along said centerline a distance of 560.00 feet to a set iron rod marking the intersection of the centerlines of State Route 231 and County Highway 36, referenced by a set iron rod situated S 44° 32' 52" E a distance of 41.56 feet;

thence N 89° 14' 48" E a distance of 1361.00 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by M. L. McCall;

thence S 00° 36' 42" E along the west line of said McCall parcel and the west line of a parcel of land currently owned by M. R. Goodman, et al, a distance of 1721.93 feet to a set iron rod;

thence S 89° 32' 25" W a distance of 224.99 feet to a set iron rod;

thence N 16° 38' 03" W a distance of 495.64 feet to a set iron rod;

thence N 20° 08' 27" W a distance of 556.65 feet to a set iron rod;

thence N 79° 56' 27" W a distance of 850.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 819.67 feet;

Containing in all 29.855 acres of land, more or less, of which 1.258 acres, 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.

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 April, 2003.

Prior Deed Reference – Volume 193, Page 306.

03035-S (043)

Parcel #4

**KOEHLER SURVEYING  
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**LEGAL DESCRIPTION OF A 13.919 ACRE PARCEL  
FOR JAMES & JULIE ROMANKO**

Being a parcel of land situated in part of the Southwest Quarter of Section 34, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the West Quarter Post of said Section 34, referenced by a set iron rod situated N 89° 22' 07" E a distance of 30.02 feet;

thence on an assumed bearing of S 02° 02' 46" W along the centerline of State Route 231 a distance of 84.94 to a set MAG nail and being the **POINT OF BEGINNING**;

thence N 88° 56' 37" E a distance of 582.60 feet to a set iron rod, passing a set iron rod a distance of 30.04 feet;

thence S 10° 30' 34" E a distance of 126.75 feet to a set iron rod;

thence N 88° 56' 37" E a distance of 440.00 feet to a set iron rod;

thence S 16° 38' 03" E a distance of 495.64 feet to a set iron rod;

thence S 89° 32' 25" W a distance of 1208.55 feet to a set MAG nail on the centerline of State Route 231, passing a set iron rod a distance of 1178.52 feet;

thence N 02° 02' 46" E along said centerline a distance of 590.74 feet to the **POINT OF BEGINNING**.

Containing in all 13.919 acres of land, more or less, of which 0.407 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.

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 April, 2003.

Prior Deed Reference – Volume 193, Page 306.

03035-S (043)

Parcel #3

REFERENCE SURVEY VOL. C  
PAGE 699 IN THE TAX MAP OFFICE  
PARCEL 3  
13.919 AC.

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

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**LEGAL DESCRIPTION OF A 15.794 ACRE PARCEL  
FOR JAMES & JULIE ROMANKO**

Being a parcel of land situated in part of the Southwest Quarter of Section 34, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the West Quarter Post of said Section 34, referenced by a set iron rod situated N 89° 22' 07" E a distance of 30.02 feet;

thence on an assumed bearing of S 02° 02' 46" W along the centerline of State Route 231 a distance of 675.68 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 84.94 feet;

thence N 89° 32' 25" E a distance of 1208.55 feet to a set iron rod, passing a set iron rod a distance of 30.03 feet;

thence S 48° 30' 56" W a distance of 48.15 feet to a set iron rod;

thence S 00° 07' 16" W a distance of 204.18 feet to a set iron rod;

thence S 25° 23' 15" W a distance of 188.88 feet to a set iron rod;

thence S 14° 17' 31" W a distance of 205.83 feet to a set iron rod;

thence S 89° 32' 25" W a distance of 1061.87 feet to a set MAG nail on the centerline of State Route 231, passing a set iron rod a distance of 1031.84 feet;

thence N 02° 02' 46" E along said centerline a distance of 605.38 feet to the **POINT OF BEGINNING**.

Containing in all 15.794 acres of land, more or less, of which 0.417 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.

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 April, 2003.

REFERENCE SURVEY VOL. C  
PAGE 699 IN THE TAX M. OFFICE

PARCEL 2  
15.794 AC

Prior Deed Reference – Volume 193, Page 306.

03035-S (043)

Parcel #2