

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

---

**LEGAL DESCRIPTION OF A 0.138 ACRE EASEMENT FOR  
INGRESS/EGRESS FOR THE ALBERT E. ROMICH TRUST**

Being an easement over and upon a parcel of land situated in part of the Southeast Quarter of Section 9, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said Section 9;

thence on an assumed bearing of N 00° 00' 00" W along the centerline of State Route 231 a distance of 833.48 feet to a point and being the **POINT OF BEGINNING**, passing 2 set MAG nails a distance of 414.00 feet and 703.00 feet respectively;

thence N 48° 25' 16" W a distance of 212.49 feet to a point;

thence N 00° 00' 00" W a distance of 49.50 feet to a point on the north line of a 2.002 acre parcel of land;

thence S 90° 00' 00" E along said line a distance of 25.00 feet to a point;

thence S 00° 00' 00" E a distance of 38.26 feet to a point;

thence S 48° 25' 16" E a distance of 179.07 feet to a point on the centerline of State Route 231;

thence S 00° 00' 00" E along said centerline a distance of 33.42 feet to the **POINT OF BEGINNING**.

Containing in all 0.138 acre 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 December, 2004.

04145-S

**Easement**

FILE 878

(EASEMENT)

C  
100

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

---

**LEGAL DESCRIPTION OF A 2.002 ACRE PARCEL  
FOR THE ALBERT E. ROMICH TRUST**

Being a parcel of land situated in part of the Southeast Quarter of Section 9, T-2-S,  
R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said  
Section 9;

thence on an assumed bearing of N 00° 00' 00" W along the centerline of State Route  
231 a distance of 703.00 feet to a set MAG nail and being the **POINT OF BEGINNING**,  
passing a set MAG nail a distance of 414.00 feet;

thence N 90° 00' 00" W a distance of 182.00 feet to a set iron rod, passing a set iron rod a  
distance of 38.00 feet;

thence S 00° 00' 00" E a distance of 10.00 feet to a set iron rod;

thence N 90° 00' 00" W a distance of 87.00 feet to a set iron rod;

thence N 00° 00' 00" W a distance of 331.00 feet to a set iron rod;

thence S 90° 00' 00" E a distance of 269.00 feet to a set MAG nail on the centerline of  
State Route 231, passing a set iron rod a distance of 239.00 feet;

thence S 00° 00' 00" E along said centerline a distance of 321.00 feet to the **POINT OF  
BEGINNING**.

Containing in all 2.002 acres of land, more or less, of which 0.221 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 December, 2004.

Prior Deed Reference – Volume 216, Page 928.

04145-S  
**Tract 2**

PREPARED BY C  
PAGE 878 SURVEY

(TRACT 2)

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

---

**LEGAL DESCRIPTION OF A 1.652 ACRE PARCEL  
FOR THE ALBERT E. ROMICH TRUST**

Being a parcel of land situated in part of the Southeast Quarter of Section 9, T-2-S,  
R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said  
Section 9;

thence on an assumed bearing of N 00° 00' 00" W along the centerline of State Route  
231 a distance of 414.00 feet to a set MAG nail and being the **POINT OF  
BEGINNING**;

thence N 82° 16' 24" W a distance of 271.47 feet to a set iron rod, passing a set iron rod a  
distance of 30.27 feet;

thence N 00° 00' 00" W a distance of 242.50 feet to a set iron rod;

thence S 90° 00' 00" E a distance of 87.00 feet to a set iron rod;

thence N 00° 00' 00" W a distance of 10.00 feet to a set iron rod;

thence S 90° 00' 00" E a distance of 182.00 feet to a set MAG nail on the centerline of  
State Route 231, passing a set iron rod a distance of 144.00 feet;

thence S 00° 00' 00" E along said centerline a distance of 289.00 feet to the **POINT OF  
BEGINNING**.

Containing in all 1.652 acres of land, more or less, of which 0.198 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 December, 2004.

Prior Deed Reference – Volume 216, Page 928.

04145-S  
**Tract 1**

DEED REFERENCE  
PAGE 878

(TRACT 1)