

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

**LEGAL DESCRIPTION OF A 33.643 ACRE PARCEL
FOR ROMANKO SALES AND SERVICE**

Being a parcel of land situated in part of the Southeast Quarter of Section 27, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the intersection of the centerline of East Wyandot Avenue (U. S. Route 30) with the centerline of Wendy's Way (north-south half section line of said Section 27) and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 38° 59' 32" E a distance of 48.20 feet;

thence on an assumed bearing of N 72° 00' 21" E along the centerline of East Wyandot Avenue (U. S. Route 30) a distance of 285.77 feet to a found MAG nail marking P.I. Station 101+69.71 of said highway, referenced by a set iron rod situated S 17° 59' 39" E a distance of 45.00 feet;

thence N 72° 07' 00" E along said centerline a distance of 1369.24 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by Rock Run LLC;

thence S 00° 30' 44" E along the west line of said Rock Run LLC parcel a distance of 1500.88 feet to a found iron rod on the south line of said Section 27, passing a found iron rod a distance of 52.39 feet;

thence S 88° 50' 01" W along the south line of said Section 27 a distance of 1077.23 feet to a set iron rod;

hence N 00° 30' 03" W a distance of 1128.25 feet to a set iron rod on the south right-of-way line of East Wyandot Avenue (U. S. Route 30);

thence S 72° 19' 41" W along said right-of-way line a distance of 226.42 feet to a set iron rod situated 45.00 feet right of P.I. Station 101+69.71 (U. S. Route 30);

thence S 72° 00' 21" W along said right-of-way line a distance of 299.95 feet to a point on the north-south half section line of said Section 27, passing a set iron rod a distance of 268.50 feet;

thence N 00° 30' 03" W along said half section line a distance of 47.18 feet to the **POINT OF BEGINNING**.

Containing in all 33.643 acres of land, more or less, of which 1.788 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.

(TRACT 2)
(33.643A)

REFERENCE SURVEY VOL. D
PAGE 230 IN THE TAX MAP OFFICE

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 June, 2004.

Prior Deed Reference – OR Volume 40, Page 306.

04096-S Tract 2

KOEHLER SURVEYING, INC.
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UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 30 FOOT WIDE EASEMENT
FOR ROMANKO SALES AND SERVICE**

Being an easement over and upon a parcel of land situated in part of the Southeast Quarter of Section 27, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the intersection of the centerline of East Wyandot Avenue (U. S. Route 30) with the centerline of Wendy's Way (north-south half section line of said Section 27) referenced by a set iron rod a situated S 38° 59' 32" E a distance of 48.20 feet;

thence on an assumed bearing of S 00° 30' 03" E along the north-south half section line a distance of 47.18 feet to a point on the south right-of-way line of East Wyandot Avenue (U. S. Route 30) and being the **POINT OF BEGINNING**;

thence N 72° 00' 21" E along said right-of-way line a distance of 31.45 feet to a point to a set iron rod;

thence S 00° 30' 03" E a distance of 824.04 feet to a point;

thence S 28° 25' 37" E a distance of 182.40 feet to a point on the south line of said Section 27;

thence S 88° 50' 01" W along the south line of said Section 27 a distance of 33.75 feet to a found iron rod on the easterly line of the limited access right-of-way of U. S. Route 23;

thence N 28° 25' 37" W along the easterly line of the limited access right-of-way of U. S. Route 23 a distance of 174.40 feet to a found concrete monument on the north-south half section line of said Section 27;

thence N 00° 30' 03" W along said half section line a distance of 822.04 feet to the **POINT OF BEGINNING**.

Containing in all 0.690 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 June, 2004.

04096-S ease

(EASEMENT)

REFERENCE SURVEY VOL. D
PAGE 230 IN THE TAX MAP OFFICE

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

**LEGAL DESCRIPTION OF A 12.000 ACRE PARCEL
FOR ROMANKO SALES AND SERVICE**

Being a parcel of land situated in part of the Southeast Quarter of Section 27, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the intersection of the centerline of East Wyandot Avenue (U. S. Route 30) with the centerline of Wendy's Way (north-south half section line of said Section 27); referenced by a set iron rod situated S 38° 59' 32" E a distance of 48.20 feet;

thence on an assumed bearing of S 00° 30' 03" E along the north-south half section line a distance of 47.18 feet to a point on the south right-of-way line of East Wyandot Avenue (U. S. Route 30) and being the **POINT OF BEGINNING**;

thence N 72° 00' 21" E along said right-of-way line a distance of 299.95 feet to a set iron rod situated 45.00 feet right of P.I. Station 101+69.71 (U. S. Route 30), passing a set iron rod a distance of 31.45 feet;

thence N 72° 19' 41" E along said right-of-way line a distance of 226.42 feet to a set iron rod;

thence S 00° 30' 03" E a distance of 1128.25 feet to a set iron rod on the south line of said Section 27;

thence S 88° 50' 01" W along the south line of said Section 27 a distance of 420.76 feet to a found iron rod on the easterly line of the limited access right-of-way of U. S. Route 23;

thence N 28° 25' 37" W along the easterly line of the limited access right-of-way of U. S. Route 23 a distance of 174.40 feet to a found concrete monument on the north-south half section line of said Section 27;

thence N 00° 30' 03" W along said half section line a distance of 822.04 feet to the **POINT OF BEGINNING**.

Containing in all 12.000 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 June, 2004.

Prior Deed Reference – OR Volume 40, Page 306.

04096-S (Tract1)
(12.000A)