

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

**LEGAL DESCRIPTION OF A 1.860 ACRE PARCEL
FOR MELVIN H. ROSS**

Being a parcel of land situated in part of the Southeast Quarter of Section 33, T-1-S,
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike over a stone in a monument box marking the
Southeast Corner of said Section 33 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 87° 37' 24" W along the centerline of County
Highway 39 a distance of 300.17 feet to a set MAG nail;

thence N 00° 00' 00" E a distance of 276.51 feet to a set iron rod, passing a set iron rod a
distance of 30.03 feet;

thence S 89° 55' 14" E a distance of 299.91 feet to a set MAG nail on the centerline of
State Route 231 marking the southeast corner of a parcel of land currently owned by J. R.
Beach, passing a found iron pipe marking the southwest corner of said Beach parcel a
distance of 99.91 feet and passing a found iron pipe a distance of 265.43 feet;

thence S 00° 00' 00" W along said centerline a distance of 263.65 feet to the **POINT OF
BEGINNING**.

Containing in all 1.860 acres of land, more or less, of which 0.368 acre, more or less, will
be 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 August, 2002.

Prior Deed Reference – Volume 186, Page 608.

02137-S (162)

parcel #1

REFERENCE SURVEY VOL. C
PAGE 634 IN THE TAX MAP OFFICE
PARCEL 1
1.860 AC.

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

**LEGAL DESCRIPTION OF A 3.503 ACRE PARCEL
FOR MELVIN H. ROSS**

Being a parcel of land situated in part of the Southeast Quarter of Section 33, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike over a stone in a monument box marking the Southeast Corner of said Section 33 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 87° 37' 24" W along the centerline of County Highway 39 a distance of 300.17 feet to a set MAG nail;

thence N 00° 00' 00" E a distance of 990.80 feet to a set iron rod on the south line of a parcel of land currently owned by Romanko Farms, Inc., passing 2 set iron rods a distance of 30.03 feet and 276.51 feet respectively;

thence N 87° 37' 24" E along the south line of said Romanko Farms, Inc. parcel a distance of 100.00 feet to a point marking the northwest corner of a parcel of land currently owned by J. K. Beach, passing a set iron rod for reference a distance of 78.04 feet;

thence S 00° 00' 00" W along the west lines of said Beach parcel and parcels of land currently owned by M. H. Ross, et ux and J. R. Beach, et ux a distance of 718.57 feet to a found iron pipe marking the southwest corner of said J. R. Beach parcel, passing a found iron pipe a distance of 460.49 feet;

thence S 89° 55' 14" E along the south line of said J. R. Beach parcel a distance of 200.00 feet to a set MAG nail on the centerline of State Route 231 marking the southeast corner of said parcel, passing a found iron pipe a distance of 165.52 feet;

thence S 00° 00' 00" W along said centerline a distance of 263.65 feet to the **POINT OF BEGINNING**.

Containing in all 3.503 acres of land, more or less, of which 0.368 acre, more or less, will be 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.

REFERENCE SURVEY VOL. C
PAGE 634 IN THE TAX MAP OFFICE
COMBINATION PARCELS 1 & 2
3.503 AC.

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 August, 2002.

Prior Deed Reference – Volume 186, Page 608.

02137-S (162)

parcel #1 & #2

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

**LEGAL DESCRIPTION OF A 1.643 ACRE PARCEL
FOR MELVIN H. ROSS**

Being a parcel of land situated in part of the Southeast Quarter of Section 33, T-1-S,
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike over a stone in a monument box marking the Southeast
Corner of said Section 33;

thence on an assumed bearing of S 87° 37' 24" W along the centerline of County Highway 39 a
distance of 300.17 feet to a set MAG nail;

thence N 00° 00' 00" E a distance of 276.51 feet to a set iron rod and being the **POINT OF
BEGINNING**, passing a set iron rod a distance of 30.03 feet;

thence continuing N 00° 00' 00" E a distance of 714.29 feet to a set iron rod on the south line of
a parcel of land currently owned by Romanko Farms, Inc.;

thence N 87° 37' 24" E along the south line of said Romanko Farms, Inc. parcel a distance of
100.00 feet to a point marking the northwest corner of a parcel of land currently owned by J. K.
Beach, passing a set iron rod for reference a distance of 78.04 feet;

thence S 00° 00' 00" W along the west lines of said Beach parcel and parcels of land currently
owned by M. H. Ross, et ux and J. R. Beach, et ux a distance of 718.57 feet to a found iron pipe
marking the southwest corner of said J. R. Beach parcel, passing a found iron pipe a distance of
460.49 feet;

thence N 89° 55' 14" W a distance of 99.91 feet to the **POINT OF BEGINNING**.

Containing in all 1.643 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
August, 2002.

Prior Deed Reference – Volume 186, Page 608.

02137-S (162)

parcel #2

REFERENCE SURVEY VOL. 5
PAGE 634 IN THE TAX MAP OFFICE
PARCEL 2 1.643 AC.