

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

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**LEGAL DESCRIPTION OF A 2.042 ACRE PARCEL  
FOR ESTHER FRY**

Being a parcel of land situated in part of the Southwest Quarter of Section 17, T-1-S, R-15-E, in the Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the intersection of the east right-of-way line of Griffith Street and the north right-of-way line of Saffell Avenue;

thence on an assumed bearing of N 02° 09' 00" W along the east right-of-way line of Griffith Street a distance of 416.00 feet to a point marking the northwest corner of a parcel of land currently owned by S. K. Brown and being the **POINT OF BEGINNING**, referenced by a found iron rod situated N 26° 12' 33" W a distance of 1.98 feet;

thence continuing N 02° 09' 00" W along said right-of-way line a distance of 14.00 feet to a set mag nail marking the southwest corner of a parcel of land currently owned by T. Osborn referenced by a found iron pipe situated S 01° 38' 14" W a distance of 12.22 feet;

thence N 87° 37' 45" E along said Osborn parcel a distance of 180.00 feet to a set iron rod marking the southeast corner of said parcel;

thence N 02° 09' 00" W along said Osborn parcel a distance of 60.00 feet to a point marking the northeast corner of said parcel, referenced by a found iron pipe situated N 66° 11' 17" W a distance of 1.87 feet;

thence S 87° 37' 45" W along said Osborn parcel a distance of 31.36 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by L. J. Gurney, et ux;

thence N 02° 43' 31" W along said Gurney parcel a distance of 120.68 feet to a found iron pipe;

thence N 02° 34' 49" W along said Gurney parcel a distance of 82.65 feet to a set iron rod;

(LANDS 17-01-15)

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(TRACT 2) ( 2.042 A)

thence N 87° 39' 20" E a distance of 275.59 feet to a set iron rod marking the northwest corner of a parcel of land currently owned by K. L. Romanko and F. M. Romanko, Trustees;

thence S 02° 47' 02" E along said Romanko parcel a distance of 317.21 feet to a point marking the northeast corner of a parcel of land currently owned by R. M. Schank, referenced by a found iron pipe situated N 40° 53' 30" W a distance of 1.08 feet;

thence S 87° 37' 45" W along said Schank parcel a distance of 305.91 feet to a point on the east line of the aforementioned Brown parcel, referenced by a found iron rod situated N 29° 00' 43" E a distance of 1.35 feet;

thence N 02° 09' 00" W along said Brown parcel a distance of 40.00 feet to a point marking the northeast corner of said parcel, referenced by a found iron pipe situated N 50° 40' 28" W a distance of 1.16 feet;

thence S 87° 37' 45" W along said Brown parcel a distance of 120.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.042 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 March/April, 2015.

Prior Deed Reference – Volume 149, Page 148; Volume 180, Page 421.

15009-S

Tract 2



KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 2.669 ACRE PARCEL  
FOR LYNN & ESTHER FRY**

Being a parcel of land situated in part of the Southwest Quarter of Section 17, T-1-S, R-15-E, in the Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the intersection of the east right-of-way line of Griffith Street and the north right-of-way line of Saffell Avenue;

thence on an assumed bearing of N 02° 09' 00" W along the east right-of-way line of Griffith Street a distance of 416.00 feet to a point marking the northwest corner of a parcel of land currently owned by S. K. Brown, referenced by a found iron pipe situated N 26° 12' 33" W a distance of 1.98 feet;

thence continuing N 02° 09' 00" W along said right-of-way line a distance of 14.00 feet to a set mag nail marking the southwest corner of a parcel of land currently owned by T. Osborn referenced by a found iron pipe situated S 01° 38' 14" W a distance of 12.22 feet;

thence N 87° 37' 45" E along said Osborn parcel a distance of 180.00 feet to a set iron rod marking the southeast corner of said parcel;

thence N 02° 09' 00" W along said Osborn parcel a distance of 60.00 feet to a point marking the northeast corner of said parcel, referenced by a found iron pipe situated N 66° 11' 17" W a distance of 1.87 feet;

thence S 87° 37' 45" W along said Osborn parcel a distance of 31.36 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by L. J. Gurney, et ux;

thence N 02° 43' 31" W along said Gurney parcel a distance of 120.68 feet to a found iron pipe;

thence N 02° 34' 49" W along said Gurney parcel a distance of 82.65 feet to a set iron rod and being the **POINT OF BEGINNING**;

(LANDS 17-01-15)  
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(TRACT 1)(2-669A)

thence continuing N 02° 34' 49" W along said Gurney parcel a distance of 7.83 feet to a found iron pipe marking the southeast corner of a parcel of land currently owned by T. J. Sheets, et ux;

thence N 02° 39' 56" W along said Sheets parcel a distance of 120.00 feet to a set iron rod;

thence N 05° 11' 49" E along said Sheets parcel and a parcel of land currently owned by J. A. and T. L. Fox a distance of 39.40 feet to a found iron rod, passing a found iron rod a distance of 19.23 feet;

thence N 02° 06' 56" W along said Fox parcel a distance of 238.09 feet to a found iron rod marking a corner of said parcel;

thence S 87° 51' 14" W along said Fox parcel a distance of 81.82 feet to a set iron rod situated on the southerly line of a parcel of land currently owned by the Wheeling and Lake Erie Railroad;

thence along said railroad property an arc distance of 119.45 feet on a curve to the left having a radius of 1513.82 feet, a chord of 119.42 feet and a chord bearing of N 85° 33' 32" E to a set iron rod;

thence N 86° 44' 05" E along said railroad parcel a distance of 243.31 feet to a point marking the northwest corner of a parcel of land currently owned by N. Riedel, referenced by a found iron pipe situated N 02° 12' 17" W a distance of 2.95 feet;

thence S 02° 11' 57" E along said Riedel parcel a distance of 413.54 feet to a set iron rod on the north line of a parcel of land currently owned by K. L. Romanko and F. M. Romanko, Trustees;

thence S 87° 39' 20" W along said Romanko parcel, extended, a distance of 285.16 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 9.57 feet.

Containing in all 2.669 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 March/April, 2015.

Prior Deed Reference – Volume 149, Page 148.

15009-S

Tract 1

