

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

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**LEGAL DESCRIPTION OF A 2.084 ACRE PARCEL  
FOR KEN SHUMAKER**

Being a parcel of land situated in part of the Southeast Quarter of Section 10, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 10;

thence on an assumed bearing of N 89° 47' 52" W along the south line of said Section 10 and the centerline of Township Highway 44 a distance of 199.00 feet to a set MAG nail marking the southwest corner of a parcel of land now or formerly owned by M. Shumaker, Trustee and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 00° 56' 55" E a distance of 20.00 feet;

thence continuing N 89° 47' 52" W along the south line of said Section 10 and the centerline of Township Highway 44 a distance of 116.00 feet to a set MAG nail, referenced by a set iron rod situated N 00° 56' 55" E a distance of 20.00 feet;

thence N 00° 56' 55" E on a line a distance of 454.00 feet to a set iron rod, passing aforementioned set iron rod a distance of 20.00 feet;

thence S 89° 15' 07" E on a line a distance of 314.98 feet to a set MAG nail marking the east line of said Section 8 and the centerline of Township Highway 104, passing a set iron rod for reference a distance of 294.98 feet;

thence S 00° 56' 55" W along the east line of said Section 8 and the centerline of said Township Highway 104 a distance of 191.00 feet to a set MAG nail marking the northeast corner of said M. Shumaker, Trustee parcel, referenced by a set iron rod situated N 89° 47' 52" W a distance of 20.00 feet;

thence N 89° 47' 52" W along the north line of said M. Shumaker, Trustee parcel a distance of 199.00 feet to a set iron rod marking the northwest corner of said M. Shumaker, Trustee parcel;

thence S 00° 56' 55" W along the west line of said M. Shumaker, Trustee parcel a distance of 260.00 feet to the **POINT OF BEGINNING**, passing aforementioned set iron rod a distance of 240.00 feet.

Containing in all 2.084 acres of land, more or less, of which 0.141 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 2016.

Prior Deed References -- DV 178, Page 256

16178-S      Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000  
N89°47'52"W DIST: 116.00  
PT: 2 N: 0.4094 E: -115.9993  
N0°56'55"E DIST: 454.00  
PT: 3 N: 454.3472 E: -108.4830  
S89°15'07"E DIST: 314.98  
PT: 4 N: 450.2349 E: 206.4701  
S0°56'55"W DIST: 191.00  
PT: 5 N: 259.2611 E: 203.3080  
N89°47'52"W DIST: 199.00  
PT: 6 N: 259.9635 E: 4.3092  
S0°56'55"W DIST: 260.00  
PT: 7 N: -0.0009 E: 0.0048

CLOSING BEARING/DISTANCE: N79°13'02"W DIST: 0.0049

MISCLOSURE: N: -0.0009 E: 0.0048

AREA: 2.084 ACRES

