

VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351

(24)

LEGAL DESCRIPTION OF A 1.599 ACRE  
PARCEL FOR THOMAS SHEAFFER

Being a parcel of land situated in part of the northwest quarter of section 24, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set P-K nail marking the intersection of the centerlines of Township Highway 108 and State Route 67;

thence N 52° 40' 55" E along the centerline of State Route 67, a distance of 631.98 feet to a set P-K nail;

thence N 53° 27' 45" E along said centerline, a distance of 444.34 feet to a set P-K nail;

thence S 36° 32' 15" E, a distance of 192.25 feet to a set iron rod and being the POINT OF BEGINNING, passing a set iron rod a distance of 30.00 feet;

thence N 52° 57' 24" E, a distance of 281.80 feet to a set iron rod;

thence S 28° 02' 15" E, a distance of 290.94 feet to a set iron rod;

thence S 63° 10' 52" W, a distance of 242.26 feet to a set iron rod;

thence N 36° 32' 15" W, a distance of 244.36 feet to the POINT OF BEGINNING.

Containing in all 1.599 acres of land, more or less, and being subject to all legal highways and easements of record.

All set iron rods are 1/2" diameter with yellow caps imprinted "VBK 7457".

Bearings are assumed for angular measurements only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S., #7457, in October, 1996.

96096-S (161) parcel #2

REFERENCE SURVEY VOL. C  
PAGE 31 OF THE 7457 SURVEY

(PARCEL 2)(1.599 A)

VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351

---

(24)

LEGAL DESCRIPTION OF A 2.896 ACRE  
PARCEL FOR THOMAS SHEAFFER

Being a parcel of land situated in part of the northwest quarter of section ~~10~~, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set P-K nail marking the intersection of the centerlines of Township Highway 108 and State Route 67;

thence N 52° 40' 55" E along the centerline of State Route 67, a distance of 631.98 feet to a set P-K nail;

thence N 53° 27' 45" E along said centerline, a distance of 444.34 feet to a set P-K nail and being the POINT OF BEGINNING;

thence continuing N 53° 27' 45" E along said centerline, a distance of 310.15 feet to a set P-K nail;

thence S 28° 02' 15" E, a distance of 482.81 feet to a set iron rod, passing (2) two set iron rods a distance of 30.33 feet and 191.87 feet respectively;

thence S 63° 10' 52" W, a distance of 242.26 feet to a set iron rod;

thence N 36° 32' 15" W, a distance of 436.61 feet to the POINT OF BEGINNING, passing (2) two set iron rods a distance of 244.36 feet and 406.61 feet respectively.

Containing in all 2.896 acres of land, more or less, and being subject to all legal highways and easements of record.

Bearings are assumed for angular measurements only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S., #7457, in October, 1996.

96096-S  
(161)

31 (COMBINATION LEGAL)

( 2.896 A )

**VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351**

---

34  
S  
**LEGAL DESCRIPTION OF A 1.297 ACRE  
PARCEL FOR THOMAS SHEAFFER**

Being a parcel of land situated in part of the northwest quarter of section 20, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set P-K nail marking the intersection of the centerlines of Township Highway 108 and State Route 67;

thence N 52° 40' 55" E along the centerline of State Route 67, a distance of 631.98 feet to a set P-K nail;

thence N 53° 27' 45" E along said centerline, a distance of 444.34 feet to a set P-K nail and being the POINT OF BEGINNING;

thence continuing N 53° 27' 45" E along said centerline, a distance of 310.15 feet to a set P-K nail;

thence S 28° 02' 15" E, a distance of 191.87 feet to a set iron rod, passing a set iron rod a distance of 30.33 feet;

thence S 52° 57' 24" W, a distance of 281.80 feet to a set iron rod;

thence N 36° 32' 15" W, a distance of 192.25 feet to the POINT OF BEGINNING, passing a set iron rod a distance of 162.25 feet.

Containing in all 1.297 acres of land, more or less, and being subject to all legal highways and easements of record.

All set iron rods are 1/2" diameter with yellow caps imprinted "VBK 7457".

Bearings are assumed for angular measurements only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S., #7457, in October, 1996.

96096-S

(161)

parcel #1

11/16/96 8:00 AM 1996

31

C

(PARCEL 1)(1.297A)