

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

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LEGAL DESCRIPTION OF A 1.555 ACRE PARCEL  
FOR JAMES O. SHANE

Being a parcel of land situated in part of the Northeast Quarter of Section 5, T-2-S,  
R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said  
Section;

thence on an assumed bearing of S 89° 51' 58" W along the centerline of County  
Highway 4 a distance of 340.87 feet to a set MAG nail and being the **POINT OF  
BEGINNING**;

thence on an assumed bearing of S 00° 47' 13" E a distance of 199.51 feet to a set iron  
rod, passing a set iron rod a distance of 30.00 feet;

thence S 89° 51' 58" W a distance of 338.05 feet to a found iron pipe, marking the  
southeast corner of a parcel of land currently owned by Joseph W. Beck, et ux;

thence N 01° 35' 52" W a distance of 199.56 feet to a set MAG nail on the centerline of  
County Highway 4, passing a found iron pipe a distance 179.33 feet;

thence N 89° 51' 58" E a distance of 340.88 feet to the **POINT OF BEGINNING**.

Containing in all 1.555 acres of land, more or less, of which 0.235 acre, more or less, is  
currently contained within the right-of-way of County Highway 4. 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 April, 1999.

Prior Deed Reference – Volume 183, Page 966.

99030-S (049)

Parcel #2

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LEGAL DESCRIPTION OF A 1.555 ACRE PARCEL  
FOR JAMES O. SHANE

Being a parcel of land situated in part of the Northeast Quarter of Section 5, T-2-S,  
R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said  
Section and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 01' 22" W along the east line of said Section a  
distance of 199.49 feet to a set iron rod;

thence S 89° 51' 58" W a distance of 338.05 feet to a set iron rod;

thence N 00° 47' 13" W a distance of 199.51 feet to a set MAG nail on the centerline of  
County Highway 4, passing a set iron rod a distance 169.51 feet;

thence N 89° 51' 58" E along said centerline a distance of 340.87 feet to the **POINT OF  
BEGINNING**.

Containing in all 1.555 acres of land, more or less, of which 0.235 acre, more or less, is  
currently contained within the right-of-way of County Highway 4. 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 April, 1999.

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99030-S (049)

Parcel #1

(PARCEL #1) (1.555 A)  
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