

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

**LEGAL DESCRIPTION OF A 5.000 ACRE PARCEL
FOR BILL O'FLAHERTY**

Being a parcel of land situated in part of the Northwest Quarter of Section 29, T-1-S,
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the West Quarter Post of said Section 29;

thence on an assumed bearing of N 00° 03' 37" E along the center line of County
Highway 134 a distance of 969.78 feet to a set MAG nail and being the **POINT OF
BEGINNING**;

thence continuing N 00° 03' 37" E a distance of 552.00 feet to a set MAG nail, marking
the Southwest corner of a parcel of land currently owned by PHILLIPS RRKA LLC.;

thence N 89° 56' 46" E along said parcel a distance of 394.57 feet to a set iron rod,
passing a set iron rod for reference a distance of 30.00 feet;

thence S 00° 03' 37" W a distance of 552.00 feet to a set iron rod;

thence S 89° 56' 46" W a distance of 394.57 feet to the **POINT OF BEGINNING**,
passing a set iron rod for reference at a distance of 364.57 feet.

Containing in all 5.000 acres of land, more or less, of which 0.380 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 April, 2015.

Prior Deed References – Volume 162, Page 35, Volume 208. Page 853

15025-S

REFERENCE SURVEY VOL. 1568
PAGE 1568 IN THE TAX MAP OFFICE

