

KOEHLER SURVEYING, INC.
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**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

REFRENCE SURVEY VOL. C
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