

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 3.000 ACRE PARCEL**  
**FOR RICHARD SHELLHORN**

Being a parcel of land situated in part of the Southeast Quarter of Section 13, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking and the intersection of the centerlines of State Route 103 and Township Highway 31;

thence on an assumed bearing of N 01° 49' 53" W along the centerline of said Township Highway 31 a distance of 1962.54 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 87° 40' 14" E a distance of 30.00 feet;

thence continuing N 01° 49' 53" W along the centerline of said Township Highway 31 a distance of 43.28 feet to a set MAG nail, referenced by a set iron rod situated N 87° 40' 14" E a distance of 30.00 feet;

thence N 87° 40' 14" E on a line a distance of 640.58 feet to a set iron rod, passing the aforementioned set iron rod a distance of 30.00 feet;

thence N 00° 32' 23" E on a line a distance of 251.40 feet to a set iron rod;

thence N 88° 08' 37" E on a line a distance of 348.65 feet to set iron rod;

thence S 00° 34' 32" E on a line a distance of 291.62 feet to a set iron rod;

thence S 87° 40' 14" W on a line a distance of 993.25 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 963.25 feet.

Containing in all 3.000 acres of land, more or less, of which 0.030 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 February 2021.

Prior Deed References – DV 204, Page 813

20222-S



PT: 1 N: 0.0000 E: 0.0000  
N1°49'53"W DIST: 43.28  
PT: 2 N: 43.2579 E: -1.3832  
N87°40'14"E DIST: 640.58  
PT: 3 N: 69.2944 E: 638.6675  
N0°32'23"E DIST: 251.40  
PT: 4 N: 320.6833 E: 641.0356  
N88°08'37"E DIST: 348.65  
PT: 5 N: 331.9776 E: 989.5026  
S0°34'32"E DIST: 291.62  
PT: 6 N: 40.3723 E: 992.4320  
S87°40'14"W DIST: 993.25  
PT: 7 N: 0.0014 E: 0.0028

CLOSING BEARING/DISTANCE: S63°25'17"W DIST: 0.0031

MISCLOSURE: N: 0.0014 E: 0.0028

AREA: 3.000 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1790 IN THE TAX MAP OFFICE  
"2021"