

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

**LEGAL DESCRIPTION OF A 29.488 ACRE PARCEL
FOR JERRY SHAFERLY (TRACT 2)**

Being a parcel of land situated in part of the Northwest Quarter of Section 1, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box on the centerline of County Highway 3 marking the South Quarter Post of Section 36, T-1-N, R-12-E, Big Lick Township, Hancock County;

thence on an assumed bearing of S 89° 11' 47" E along said centerline a distance of 10.86 feet to a point marking the North Quarter Post of said Section 1 and on the centerline of Township Highway 95;

thence S 00° 36' 41" W along the centerline of Township Highway 95, passing a found monument box a distance of 1.92 feet, a total distance of 684.06 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 89° 15' 22" W a distance of 20.00 feet;

thence continuing S 00° 36' 41" W along the centerline of Township Highway 95 a distance of 617.40 feet to a set MAG nail marking the northeast corner of a parcel of land currently owned by D. E. Huston and N. A. Huston, Trustees;

thence N 89° 54' 34" W along said Huston parcel, passing a set iron rod for reference a distance of 20.00 feet, a total distance of 329.72 feet to a point, referenced by the next mentioned found iron pipe;

thence N 00° 36' 41" E along said Huston parcel a distance of 0.24 feet to a found iron pipe;

thence N 89° 23' 52" W along said Huston parcel a distance of 1047.46 feet to a found iron pipe marking the northwest corner of said parcel;

thence S 01° 08' 53" W along said Huston parcel a distance of 9.60 feet to a set iron rod marking a corner of a parcel of land currently owned by C. C. Phillips, Trustee;

thence N 89° 54' 34" W along said Phillips parcel a distance of 33.86 feet to a set iron rod;

thence N 01° 07' 18" E along said Phillips parcel a distance of 16.50 feet to a set iron rod;

thence N 89° 54' 34" W along said Phillips parcel a distance of 678.79 feet to a point, marking a corner of said parcel, passing a found iron pipe a distance of 678.29 feet;

thence N 04° 46' 52" E along said Phillips parcel a distance of 626.28 feet to a set iron rod, passing a set iron rod for reference a distance of 2.00 feet;

thence S 89° 15' 22" E a distance of 2044.18 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 2024.18 feet.

Containing in all 29.488 acres of land, more or less, of which 0.284 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 March, 2015.

Prior Deed Reference – OR Volume 120, Page 138.

14166-S

Tract 2



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

**LEGAL DESCRIPTION OF A 29.488 ACRE PARCEL
FOR DENNIS SHAFERLY (TRACT 1)**

Being a parcel of land situated in part of the Northwest Quarter of Section 1, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box on the centerline of County Highway 3 marking the South Quarter Post of Section 36, T-1-N, R-12-E, Big Lick Township, Hancock County and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 11' 47" E along said centerline a distance of 10.86 feet to a point marking the North Quarter Post of said Section 1 and on the centerline of Township Highway 95;

thence S 00° 36' 41" W along the centerline of Township Highway 95 a distance of 684.06 feet to a set MAG nail, passing a found monument box a distance of 1.92 feet;

thence N 89° 15' 22" W a distance of 2044.18 feet to a set iron rod on the easterly line of a parcel of land currently owned by C. C. Phillips, Trustee, passing a set iron rod for reference a distance of 20.00 feet;

thence N 04° 46' 52" E along said Phillips parcel a distance of 685.77 feet to a set MAG nail on the centerline of County Highway 3 marking a northeasterly corner of said parcel, passing a set iron rod for reference a distance of 655.69 feet;

thence S 89° 15' 22" E along said centerline a distance of 310.23 feet to a found nail marking the northwest corner of a parcel of land currently owned by J. P. Oberhauser, et ux;

thence S 02° 53' 35" W along said Oberhauser parcel a distance of 294.00 feet to a found iron rod marking the southwest corner of said parcel, passing a found iron rod a distance of 30.02 feet;

thence S 89° 16' 42" E along said Oberhauser parcel a distance of 328.00 feet to a found iron rod marking the southeast corner of said parcel;

thence N 03° 28' 42" E along said Oberhauser parcel a distance of 294.00 feet to a found nail on the centerline of County Highway 3 marking the northeast corner of said parcel, passing a found iron rod a distance of 263.97 feet;

thence S 89° 15' 22" E along said centerline a distance of 1342.22 feet to the **POINT OF BEGINNING**.

Containing in all 29.488 acres of land, more or less, of which 1.451 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.

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Tract 1

