

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

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**LEGAL DESCRIPTION OF A 0.061 ACRE PARCEL  
FOR SHANE COPPLER**

Being a parcel of land situated in part of the Northeast Quarter of Section 14 T-1-S,  
R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Beginning at a point marking the intersection of the east line of the west half of the  
northeast quarter of said section 14 and the centerline of Township Highway 21 and  
being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a  
found iron pipe situated N 07° 53' 54" W a distance of 46.31 feet;

thence on an assumed bearing of N 89° 41' 55" W along the centerline of said Township  
Highway 21 a distance of 4.74 feet to a set MAG nail referenced by a found iron pipe  
situated N 00° 38' 57" E a distance of 45.84 feet;

thence N 00° 38' 57" E a distance of 45.84 feet to a found iron pipe marking a corner of a  
parcel of land now or formerly owned by R. Hill, Etux;

thence S 76° 47' 16" E along said Hill parcel a distance of 71.55 feet to a found iron pipe  
on the west line of a parcel of land now or formerly owned by W. & J. Coppler, Trustees,  
passing a set iron rod a distance of 47.75 feet;

thence S 00° 25' 45" W along the west line of said Coppler parcel a distance of 29.85 feet  
to a point on the centerline of said Township Highway 21 referenced by the  
aforementioned found iron pipe;

thence N 89° 29' 22" W along said centerline a distance of 0.53 feet to a point  
referenced by a found iron pipe situated N 01° 27' 02" E a distance of 29.86 feet;

thence N 89° 41' 55" W along the centerline of Township Highway 21 a distance of  
64.68 feet to the **POINT OF BEGINNING**.

Containing in all 0.061 acres of land, more or less of which all is currently contained  
within highway right of way. The above described property being subject to all legal  
highways and easements of record.

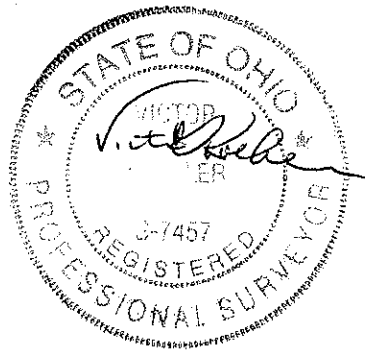
Bearings are assumed and are for angular measurement only.

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 July 2016.

Prior Deed References – OR 186, Page 277

16056-S      Tract 2



PT: 1 N: 0.0000 E: 0.0000  
N89°41'55"W DIST: 4.74  
PT: 2 N: 0.0249 E: -4.7399  
N0°38'57"E DIST: 45.84  
PT: 3 N: 45.8620 E: -4.2206  
S76°47'16"E DIST: 71.55  
PT: 4 N: 29.5086 E: 65.4355  
S0°25'45"W DIST: 29.85  
PT: 5 N: -0.3405 E: 65.2119  
N89°29'22"W DIST: 0.53  
PT: 6 N: -0.3358 E: 64.6819  
N89°41'55"W DIST: 64.68  
PT: 7 N: 0.0044 E: 0.0028

CLOSING BEARING/DISTANCE: S32°44'21"W DIST: 0.0053

MISCLOSURE: N: 0.0044 E: 0.0028

AREA: 0.061 ACRES



REFERENCE SURVEY VOL. D  
PAGE 568 IN THE TAX MAP OFFICE

"2016"

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**LEGAL DESCRIPTION OF A 2.034 ACRE PARCEL**  
**FOR SHANE COPPLER**

Being a parcel of land situated in part of the Northeast Quarter of Section 14 T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the North Quarter Post of said Section 14;

thence on an assumed bearing of S 00° 07' 00" W along the north-south half section line of said Section 14 a distance of 156.15 feet to a set iron rod on the centerline of a former railroad parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 64° 03' 52" E along the centerline of said former railroad property a distance of 1512.70 feet to a set iron rod;

thence S 00° 12' 05" W a distance of 1048.27 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by R. Hill, Etux;

thence N 76° 47' 16" W along said Hill parcel a distance of 47.75 feet to a found iron pipe marking a point on the east line of a parcel of land now or formerly owned by R. Hill Etux.;

thence N 00° 38' 57" E along the east line of said Hill parcel a distance of 552.27 to a point on the north line of said Hill parcel referenced by a found iron pipe situated S 89° 46' 51" W a distance of 0.87 feet;

thence N 89° 46' 51" E along the north line of said Hill parcel a distance of 2.21 feet to a point marking the southeast corner of a parcel of land now or formerly owned by S. Coppler, Etux., referenced by a found iron pipe situated S 89° 46' 51" W a distance of 3.08 feet;

thence N 00° 12' 05" E along said Coppler parcel a distance of 471.23 feet to a set iron rod marking the south line of the aforementioned former railroad parcel;

thence N 64° 03' 52" W along said former railroad parcel line a distance of 1468.24 feet to the north-south half section line of said Section 14, reference by a set iron rod situated N 00° 07' 00" E a distance of 33.33 feet;

thence N 00° 07' 00" E along said half section line a distance of 33.33 feet to the **POINT OF BEGINNING**.

Containing in all 2.034 acres of land, more or less. 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 July 2016.

Prior Deed References -- OR 222, Page 2153

16056-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
S64°03'52"E DIST: 1512.70  
PT: 2 N: -661.5944 E: 1360.3508  
S0°12'05"W DIST: 1048.27  
PT: 3 N: -1709.8579 E: 1356.6662  
N76°47'16"W DIST: 47.75  
PT: 4 N: -1698.9442 E: 1310.1801  
N0°38'57"E DIST: 552.27  
PT: 5 N: -1146.7097 E: 1316.4373  
N89°46'51"E DIST: 2.21  
PT: 6 N: -1146.7012 E: 1318.6473  
N0°12'05"E DIST: 471.23  
PT: 7 N: -675.4741 E: 1320.3036  
N64°03'52"W DIST: 1468.24  
PT: 8 N: -33.3248 E: -0.0649  
N0°07'00"E DIST: 33.33  
PT: 9 N: 0.0051 E: 0.0030

CLOSING BEARING/DISTANCE: S29°58'23"W DIST: 0.0059

MISCLOSURE: N: 0.0051 E: 0.0030

AREA: 2.034 ACRES



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PAGE 568 IN THE TAX MAP OFFICE

"2016"