



3480 N. Main St., Findlay, Ohio 45840

website: petermanaes.com
email: petermansw@aol.com

Phone: 419-422-6672
Fax: 419-422-9466

Job No. 25-0362-1

LEGAL DESCRIPTION Shaffer

2.000 Acres
Combination

Situated in the Township of Richland, County of Wyandot, State of Ohio, and being a part of the NE1/4 of Section 4, T2S, R12E a tract of land bounded and described as follows:

Beginning at a mag nail set on the west line of the NE1/4 of said Section 4, described as lying S00°00'00"E a distance of 2175.40 feet from a stone box found marking the northwest corner of the NE1/4 of said Section 4, said beginning point also being the northwest corner of a 1.108 acre tract of land conveyed to Jack E. Shaffer in Volume 183, Page 499 of the Wyandot County Deed Records;

thence from the above described Point of Beginning and along the north line of said 1.108 acre tract, and as extended east S89°25'00"E, a distance of 233.61 feet to an iron pin set, passing an iron pin set at 30.00 feet;

thence S00°10'00"E, a distance of 372.10 feet to an iron pin set;

thence N89°25'10"W, a distance of 234.69 feet to a mag nail set on the west line of the NE1/4 of said Section 4, passing an iron pin set 30.00 feet east thereof;

thence, along the west line of the NE1/4 of said Section 4, also being the centerline of Township Highway 79 (60' R/W) N00°00'00"E, a distance of 372.10 feet to the point of beginning and containing 2.000 acres of land, more or less, of which 0.256 acre lies in the road right of way, subject however to all legal highways and prior easements of record.

Wyandot County Official Record Reference: Ryan D. Shaffer, Trustee, Book 289, Page 830, Jack E. Shaffer, Volume 183, Page 499

NOTE: The bearings in this legal description are based upon and assumed meridian and are used only for the purpose of describing angular measurement.

NOTE: The above legal description is based on a field survey performed by Peterman Associates, Inc. under the direct supervision of Nick E. Nigh, PS #7384 on October 31, 2025.

I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Date: November 11, 2025



MAP CHECK #1 - INPUT COURSES

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE 89 25'00"	233.610		1000.0000	1000.0000	
	SE 00 10'00"	372.100		997.6216	1233.5979	
	NW 89 25'10"	234.690		625.5232	1234.6803	
	NE 00 00'00"	372.100		627.9012	1000.0023	

CLOSURE: SW 62 26'50" .003
ERROR:

1 PART IN 467384

PERIMETER	AREA (sq ft)	AREA (acres)
1212.5026	87120.6857	2.0000



REFERENCE SURVEY VOL. B
PAGE 310 IN THE TAX MAP OFFICE
2025 'Combo'