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Job No. 25-0362

LEGAL DESCRIPTION Shaffer

0.892 Acre
Split

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 2447.50 feet from a stone box found marking the northwest corner of the NE1/4 of said Section 4, said beginning point also being the southwest 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 south line of said 1.108 acre tract, S89°25'10"E, a distance of 177.80 feet to an iron pin set marking the southeast corner of said 1.108 acre tract, passing an iron pin set at 30.00 feet;

thence along the east line of said 1.108 acre tract N00°10'00"W, a distance of 272.10 feet to an iron pin set marking the northeast corner of said 1.108 acre tract;

thence along an easterly extension of the north line of said 1.108 acre tract S89°25'00"E, a distance of 56.61 feet to an iron pin set;

thence parallel with the east line of said 1.108 acre tract S00°10'00"E a distance of 372.10 feet to an iron pin set;

thence parallel with the south line of said 1.108 acre tract 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 100.00 feet to the point of beginning and containing 0.892 acre of land, more or less, of which 0.069 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

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 25'10"	177.800		1000.0000	1000.0000	
	NW 00 10'00"	272.100		998.1985	1177.7909	
	SE 89 25'00"	56.610		1270.2973	1176.9994	
	SE 00 10'00"	372.100		1269.7210	1233.6065	
	NW 89 25'10"	234.690		897.6226	1234.6889	
	NE 00 00'00"	100.000		900.0006	1000.0109	
				1000.0006	1000.0109	
CLOSURE:	SW 86 50'57"	.011		1000.0000	1000.0000	
		ERROR:		.0006	.0109	

1 PART IN 111143

PERIMETER
1213.3110

AREA (sq ft)
38855.2903

AREA (acres)
.8920



REFERENCE SURVEY VOL. B
PAGE 310 IN THE TAX MAP OFFICE
2025 (0.892A)