

KOEHLER SURVEYING
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LEGAL DESCRIPTION OF A 1.967 ACRE PARCEL
FOR JAMES O. SHANE

Being a parcel of land situated in part of the Northeast Quarter of Section 5, T-2-S,
R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the
centerlines of County Highway 4 and Township Highway 80 and being the **POINT OF
BEGINNING**;

thence on an assumed bearing of N 89° 51' 58" E along the centerline of County
Highway 4 a distance of 422.82 feet to a set MAG nail marking the northwest corner of a
parcel of land currently owned by Joseph W. Beck;

thence S 01° 28' 27" E along the west line of said Beck parcel a distance of 201.49 feet to
a found iron pipe marking the southeast corner of said Beck parcel, passing a set iron rod
a distance of 30.00 feet;

thence S 89° 51' 58" W a distance of 427.89 feet to a set MAG nail on the centerline of
Township Highway 80, passing a set iron rod a distance of 397.89 feet;

thence N 00° 01' 57" W along said centerline a distance of 201.44 feet to the **POINT OF
BEGINNING**.

Containing in all 1.967 acres of land, more or less, of which 0.409 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 August, 2001.

Prior Deed Reference – Volume 183, Page 966.

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