

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

**LEGAL DESCRIPTION OF A 2.128 ACRE PARCEL
FOR THE G. SHEAFFER ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 3, T-4-S,
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said
Section 3;

thence on an assumed bearing of N 01° 03' 54" W along the centerline of Township
Highway 148 a distance of 643.51 feet to a set MAG nail marking the northwest corner
of a parcel of land currently owned by P. Parker;

thence S 89° 29' 04" E along said Parker parcel a distance of 1343.06 feet to a set iron
rod and being the **POINT OF BEGINNING**, passing a set iron rod for reference a
distance of 20.00 feet;

thence N 00° 30' 56" W a distance of 292.10 feet to a set iron rod;

thence S 76° 37' 29" E a distance of 263.00 feet to a set iron rod marking a corner of a
parcel of land currently owned by J. L. Walcutt;

thence S 51° 19' 40" E a distance of 90.32 feet to a set iron rod;

thence S 70° 55' 06" E a distance of 113.00 feet to a set MAG nail on the centerline of
State Highway 231/294, passing a set iron rod for reference a distance of 82.88 feet;

thence S 24° 11' 49" W along said centerline a distance of 147.50 feet to a set MAG nail
marking the northeast corner of said Parker parcel;

thence S 89° 29' 04" W along said Parker parcel a distance of 370.10 feet to the **POINT
OF BEGINNING**, passing a set iron rod for reference a distance of 32.00 feet.

Containing in all 2.128 acres of land, more or less, of which 0.105 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 April, 2013.

Prior Deed Reference – Volume 213, Page 935; OR Volume 128, Page 863;
OR Volume 135, Page 684.

13038-S

Tract 1



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

**LEGAL DESCRIPTION OF A 0.068 ACRE PARCEL
FOR THE G. SHEAFFER ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 3, T-4-S,
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said
Section 3;

thence on an assumed bearing of N 01° 03' 54" W along the centerline of Township
Highway 148 a distance of 643.51 feet to a set MAG nail marking the northwest corner
of a parcel of land currently owned by P. Parker;

thence N 89° 29' 04" E along said Parker parcel a distance of 1713.16 feet to a set MAG
nail on the centerline of State Highway 231/294 marking the northeast corner of said
parcel, passing 3 set iron rods for reference a distance of 20.00 feet, 1343.06 feet and
1681.16 feet respectively;

thence N 24° 11' 49" E along said centerline a distance of 147.50 feet to a set MAG nail
and being the **POINT OF BEGINNING**;

thence N 70° 55' 06" W a distance of 113.00 feet to a set iron rod, passing a set iron rod a
distance of 30.12 feet;

thence N 51° 19' 40" W a distance of 90.32 feet to a set iron rod marking a corner of a
parcel of land currently owned by J. L. Walcutt;

thence S 65° 48' 11" E along said Walcutt parcel a distance of 200.00 feet to a set MAG
nail on the centerline of State Highway 231/294 marking a corner of said parcel, passing
a set iron rod a distance of 170.00 feet;

thence S 24° 11' 49" W along said centerline a distance of 12.50 feet to the **POINT OF
BEGINNING**.

Containing in all 0.068 acres of land, more or less, of which 0.010 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 April, 2013.

Prior Deed Reference – Volume 213, Page 935; OR Volume 128, Page 863;
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13038-S

Tract 2

