

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 4.084 ACRE PARCEL  
FOR BILL O'FLAHERTY**

Being a parcel of land situated in part of the Northwest Quarter of Section 29, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the West Quarter Post of said Section 29;

thence on an assumed bearing of N 00° 03' 37" E along the centerline of County Highway 134 a distance of 929.78 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 36° 53' 21" E a distance of 50.05 feet;

thence continuing N 00° 03' 37" E along said centerline a distance of 40.00 feet to a found MAG nail, marking the southwest corner of a 5.000 acre parcel as shown in Survey Volume C, Page 1568 (Wyandot County Tax Map Office);

thence N 89° 56' 46" E along said parcel a distance of 394.57 feet to a found iron rod, passing a found iron rod a distance of 30.00 feet;

thence N 00° 03' 37" E along said parcel a distance of 417.76 feet to a set iron rod;

thence S 89° 51' 07" E a distance of 360.34 feet to a set iron rod;

thence N 19° 03' 01" E a distance of 61.14 feet to a set iron rod;

thence N 75° 32' 48" E a distance of 151.75 feet to a set iron rod;

thence N 89° 56' 46" E a distance of 53.74 feet to a set iron rod;

thence S 00° 03' 37" W a distance of 178.90 feet to a set iron rod;

thence S 89° 37' 07" W a distance of 199.27 feet to a set iron rod;

thence S 00° 03' 37" W a distance of 159.38 feet to a set iron rod;

thence S 89° 56' 46" W a distance of 200.28 feet to a set iron rod;

thence S 08° 39' 46" W a distance of 215.06 feet to a set iron rod;

thence S 89° 56' 46" W a distance of 543.74 feet to the **POINT OF BEGINNING**.

Containing in all 4.084 acres of land, more or less, of which 0.028 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 November, 2015.

Prior Deed References – Volume 162, Page 35, Volume 208, Page 853

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