

VICTOR B. KOEHLER, P.S.  
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**LEGAL DESCRIPTION OF A 1.500 ACRE PARCEL  
FOR JAMES M. GOTTFRIED & ARLEEN E. GOTTFRIED**

Being a parcel of land situated in part of the Southwest Quarter of Section 17, T-2-S,  
R-13-E, Salem 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;

thence on an assumed bearing of N 00° 40' 00" E along the centerline of County  
Highway 96 a distance of 907.37 feet to a set MAG nail and being the **POINT OF  
BEGINNING**;

thence continuing N 00° 40' 00" E along said centerline a distance of 279.00 feet to a set  
MAG nail;

thence S 89° 20' 00" E a distance of 234.19 feet to a set iron rod, passing a set iron rod a  
distance ~~30.00~~ feet;  $\rightarrow 20.00 / LB$

thence S 00° 40' 00" W a distance of 279.00 feet to a set iron rod;

thence N 89° 20' 00" W a distance of 234.19 feet to the **POINT OF BEGINNING**,  
passing a set iron rod a distance of ~~204.19~~ feet.  $\rightarrow 214.19 / LB$

Containing in all 1.500 acres of land, more or less, of which ~~0.102~~  $0.120 / LB$  acre, more or less, is  
currently contained within the right-of-way of County Highway 96. 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 plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in November, 1998.

Prior Deed Reference – Volume 206, Page 107.

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