

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

**LEGAL DESCRIPTION OF A 2.547 ACRE PARCEL
FOR CHARLES GOTTFRIED**

Being a parcel of land situated in part of the Northeast Quarter of Section 36, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 36 and the intersection of the centerlines of County Highway 330 and County Highway 110;

thence on an assumed bearing of N 89° 49' 08" W along the north line of said Section 36 and the centerline of said County Highway 330 a distance of 260.00 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by C. Gottfried, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 19' 43" W a distance of 30.00 feet;

thence S 00° 19' 43" W along said C. Gottfried, Etux. parcel a distance of 185.00 feet to a set iron rod marking a corner of said C. Gottfried, Etux. parcel, passing the aforementioned set iron rod a distance of 30.00 feet;

thence S 89° 49' 08" E along said C. Gottfried parcel a distance of 122.00 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by C. & J. Gottfried;

thence S 00° 19' 43" W along said C. & J. Gottfried parcel a distance of 250.00 feet to a set iron rod marking a corner of said C. & J. Gottfried parcel;

thence N 67° 34' 40" W on a line a distance of 399.00 feet to a set iron rod;

thence N 00° 32' 18" W on a line a distance of 284.00 feet to a set MAG nail marking the north line of said Section 36 and the centerline of said County Highway 330, passing a set iron rod a distance of 254.00 feet;

thence S 89° 49' 08" E along the north line of said Section 36 and the centerline of County Highway 330 a distance of 252.00 feet to the **POINT OF BEGINNING**.

(TRACT 1)
(2.547 A)

REFERENCE SURVEY VOL. C
PAGE 1736 IN THE TAX MAP OFFICE

"2019"

Containing in all 2.547 acres of land, more or less, of which 0.173 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.

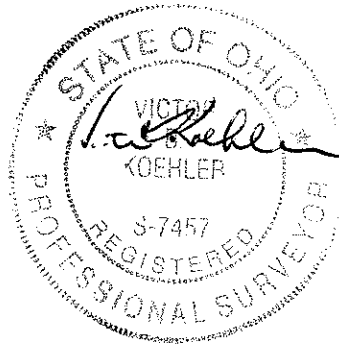
Bearings are assumed and are for angular measurement only.

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 July 2019.

Prior Deed References – DV 172, Page 330

19105-S Tract 1 Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
S0°19'43"W DIST: 185.00
PT: 2 N: -184.9970 E: -1.0610
S89°49'08"E DIST: 122.00
PT: 3 N: -185.3826 E: 120.9384
S0°19'43"W DIST: 250.00
PT: 4 N: -435.3785 E: 119.5045
N67°34'40"W DIST: 399.00
PT: 5 N: -283.1883 E: -249.3303
N0°32'18"W DIST: 284.00
PT: 6 N: 0.7991 E: -251.9987
S89°49'08"E DIST: 252.00
PT: 7 N: 0.0026 E: 0.0001

CLOSING BEARING/DISTANCE: S1°27'42"W DIST: 0.0026

MISCLOSURE: N: 0.0026 E: 0.0001

AREA: 2.547 ACRES



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**LEGAL DESCRIPTION OF A 3.651 ACRE PARCEL
FOR CHARLES GOTTFRIED**

Being a parcel of land situated in part of the Northeast Quarter of Section 36, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 36 and the intersection of the centerlines of County Highway 330 and County Highway 110 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 19' 43" W along the east line of said Section 36 and the centerline of said County Highway 110 a distance of 185.00 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by C. & J. Gottfried, referenced by a set iron rod situated N 89° 49' 08" W a distance of 25.00 feet;

thence N 89° 49' 08" W along said C. & J. Gottfried parcel a distance of 138.00 feet to a set iron rod marking a corner of said C. & J. Gottfried parcel, passing the aforementioned set iron rod a distance of 25.00 feet;

thence S 00° 19' 43" W along said C. & J. Gottfried parcel a distance of 250.00 feet to a set iron rod marking a corner of said C. & J. Gottfried parcel;

thence N 67° 34' 40" W on a line a distance of 399.00 feet to a set iron rod;

thence N 00° 32' 18" W on a line a distance of 284.00 feet to a set MAG nail marking the north line of said Section 36 and the centerline of said County Highway 330, passing a set iron rod a distance of 254.00 feet;

thence S 89° 49' 08" E along the north line of said Section 36 and the centerline of County Highway 330 a distance of 512.00 feet to the **POINT OF BEGINNING**.

Containing in all 3.651 acres of land, more or less, of which 0.441 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.

(COMBO TRACT)
(3.651A)

REFERENCE SURVEY VOL. C
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"2019"

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 July 2019.

Prior Deed References – DV 172, Page 330, DV 128, Page 470, DV 192, Pages 285, 543
& 545.

19105-S Combo Tract.



PT: 1 N: 0.0000 E: 0.0000
S0°19'43"W DIST: 185.00
PT: 2 N: -184.9970 E: -1.0610
N89°49'08"W DIST: 138.00
PT: 3 N: -184.5607 E: -139.0603
S0°19'43"W DIST: 250.00
PT: 4 N: -434.5566 E: -140.4942
N67°34'40"W DIST: 399.00
PT: 5 N: -282.3665 E: -509.3290
N0°32'18"W DIST: 284.00
PT: 6 N: 1.6210 E: -511.9974
S89°49'08"E DIST: 512.00
PT: 7 N: 0.0026 E: 0.0001

CLOSING BEARING/DISTANCE: S1°27'42"W DIST: 0.0026

MISCLOSURE: N: 0.0026 E: 0.0001

AREA: 3.651 ACRES



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