



VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 44.937 ACRE PARCEL
FOR RON GOTTFRIED**

Being a parcel of land situated in part of the Northeast Quarter of Section 28, T-2-S,
R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Northeast Corner of said Section and being the
POINT OF BEGINNING;

thence on an assumed bearing of S 00° 17' 44" W along the east line of said Section a
distance of 1497.04 feet to a set iron rod on an existing fence line marking the north line
of a parcel of land currently owned by James A. Stief, et ux;

thence S 79° 18' 26" W along said fence line (also being the north line of said Stief
parcel) a distance of 214.76 feet to a set iron rod;

thence S 89° 49' 54" W along said fence line (also being the north line of said Stief
parcel) a distance of 119.79 feet to a set iron rod;

thence N 63° 52' 55" W along said fence line (also being the north line of said Stief
parcel) a distance of 411.88 feet to a set iron rod;

thence S 69° 28' 38" W along said fence line (also being the north line of said Stief
parcel) a distance of 461.87 feet to a set iron rod;

thence N 84° 55' 19" W along said fence line (also being the north line of said Stief
parcel) a distance of 188.77 feet to a set iron rod on the west line of the east half of the
northeast quarter of said Section;

thence N 00° 25' 20" E along the west line of the east half of the northeast quarter of said
Section a distance of 1454.39 feet to a set iron rod marking the southwest corner of a
parcel of land currently owned by James Gottfried;

thence S 89° 51' 34" E along the south line of said parcel a distance of 772.50 feet to a
set iron rod marking the southeast corner of said parcel;

thence N 00° 25' 20" E along the east line of said parcel a distance of 50.00 feet to a set
iron rod on the north line of said Section;

thence S 89° 51' 34" E along said Section line distance of 545.36 feet to the **POINT OF
BEGINNING.**

Containing in all 43.745 acres of land, more or less, of which 0.376 acre, more or less, is currently contained within the right-of-way of Township Highway 49. 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 March, 1999.

Prior Deed Reference – Volume 204, Page 566.

99031-S (050)