

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 24.338 ACRE PARCEL
FOR ED GOTTFRIED**

Being a parcel of land situated in part of the Southeast Quarter of Section 29, T-2-S R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the north quarter post of said Section 29 and the centerline of Township Highway 49;

thence on an assumed bearing of S 00° 06' 05" W along the north-south half section line of said Section 29 a distance of 2644.93 feet to a point and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 35' 06" E along the east-west half section line of said Section 29 a distance of 1319.31 feet to a set iron rod marking the northwest corner of the northeast quarter of the southeast quarter of said Section 29, passing a found iron pipe a distance of 0.49 feet;

thence S 00° 05' 38" W along the west line of the northeast quarter of the southeast quarter of said Section 29 a distance of 1317.55 feet to a set iron rod marking the southwest corner of the northeast quarter of the southeast quarter;

thence N 89° 41' 03" E along the south line of the northeast quarter of the southeast quarter a distance of 1319.40 feet to a set MAG nail marking the east line of said Section 29 and the centerline of said County Highway 97, passing a set iron rod a distance of 1299.39 feet;

thence S 00° 05' 22" W along the east line of said Section 29 and the centerline of said County Highway 97 a distance of 40.00 feet to a set MAG nail;

thence S 89° 41' 03" W on a line a distance of 1359.43 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 00° 05' 38" E on a line a distance of 612.48 feet to a set iron rod;

thence S 89° 35' 06" W on a line a distance of 1279.38 feet to a set iron rod marking the north-south half section line of said Section 29;

thence N 00° 06' 05" E along the north-south half section line of said Section 29 a distance of 745.00 feet to the **POINT OF BEGINNING**.

Containing in all 24.338 acres of land, more or less, of which 0.018 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 August 2024.

Prior Deed References – OR 283, Page 724

24066-S



PT: 1 N: 0.0000 E: 0.0000
N89°35'06"E DIST: 1319.31
PT: 2 N: 9.5558 E: 1319.2754
S0°05'38"W DIST: 1317.55
PT: 3 N: -1307.9924 E: 1317.1164
N89°41'03"E DIST: 1319.40
PT: 4 N: -1300.7195 E: 2636.4963
S0°05'22"W DIST: 40.00
PT: 5 N: -1340.7194 E: 2636.4339
S89°41'03"W DIST: 1359.43
PT: 6 N: -1348.2130 E: 1277.0245
N0°05'38"E DIST: 612.48
PT: 7 N: -735.7338 E: 1278.0282
S89°35'06"W DIST: 1279.38
PT: 8 N: -745.0004 E: -1.3183
N0°06'05"E DIST: 745.00
PT: 9 N: -0.0016 E: 0.0001

CLOSING BEARING/DISTANCE: N2°26'53"W DIST: 0.0016

MISCLOSURE: N: -0.0016 E: 0.0001

AREA: 24.338 ACRE



REFERENCE SURVEY VOL. D

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IN THE TAX MAP OFFICE

2024