

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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(419) 294-5388**

**LEGAL DESCRIPTION OF A 0.800 ACRE PARCEL
FOR RYAN & KRISTY GOTTFRIED**

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the centerlines of County Highway 38 and County Highway 107;

thence on an assumed bearing of N 89° 24' 48" E along the centerline of said County Highway 38 and the former Indian Reservation Line a distance of 1703.15 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by Ryan Gottfried and a corner of a parcel of land now or formerly owned by L. Sweigard, Etux., referenced by a found iron rod situated S 00° 31' 24" E a distance of 20.54 feet;

thence S 00° 31' 24" E along said Ryan Gottfried parcel and L. Sweigard, Etux. parcel a distance of 479.13 feet to a found iron pipe marking a corner of said Ryan Gottfried parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing the aforementioned found iron rod a distance of 20.54 feet;

thence continuing S 00° 31' 24" E along said L. Sweigard, Etux. parcel a distance of 120.02 feet to a set iron rod;

thence S 87° 45' 00" W on a line a distance of 287.02 feet to a set iron rod;

thence N 03° 41' 20" W on a line a distance of 120.00 feet to found iron pipe marking a corner of said Ryan Gottfried parcel;

thence N 87° 45' 00" E along said Ryan Gottfried parcel a distance of 293.65 feet to the **POINT OF BEGINNING**.

Containing in all 0.800 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

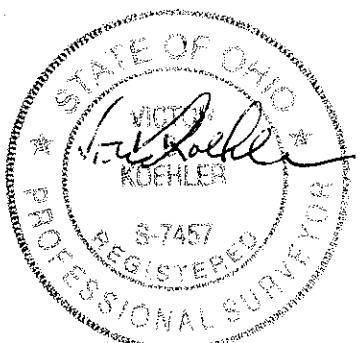
Bearings are assumed and are for angular measurement only.

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 January 2020.

Prior Deed References DV 210, Page 204

19217-S



PT: 1 N: 0.0000 E: 0.0000
S0°31'24"E DIST: 120.02
PT: 2 N: -120.0150 E: 1.0962
S87°45'00"W DIST: 287.02
PT: 3 N: -131.2833 E: -285.7025
N3°41'20"W DIST: 120.00
PT: 4 N: -11.5320 E: -293.4231
N87°45'00"E DIST: 293.65
PT: 5 N: -0.0033 E: 0.0005

CLOSING BEARING/DISTANCE: N8°00'49"W DIST: 0.0034

MISCLOSURE: N: -0.0033 E: 0.0005

AREA: 0.800 ACRES



REFERENCE SURVEY VOL C
PAGE 1756 IN THE TAX MAP OFFICE
"2020"