

**KOEHLER SURVEYING  
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**LEGAL DESCRIPTION OF A 61.204 ACRE PARCEL  
FOR THE ESTATE OF BLANCHE ROSZMAN**

Being a parcel of land situated in part of the Northeast Quarter of Section 8, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said Section 8;

thence on an assumed bearing of S 00° 22' 45" W along the centerline of State Route 23/199 a distance of 1330.97 feet to a found MAG nail marking the southeast corner of a parcel of land currently owned by Robert H. Fredritz, et al and being the **POINT OF BEGINNING**;

thence continuing S 00° 22' 45" W along said centerline a distance of 1015.19 feet to a found MAG nail on the Big Spring Reservation Line;

thence N 89° 04' 40" W along said Reservation line a distance of 2682.49 feet to a point on the north-south half section line of said Section 8, passing 2 found iron rods a distance of 45.01 feet and 1847.11 feet respectively, said point referenced by a set iron rod located N 67° 35' 28" E a distance of 39.15 feet;

thence N 01° 04' 52" E along said half section line a distance of 1065.49 feet to a point on the south line of a parcel of land currently owned by Frederick R. and Susanne E. Kloepfer Co-Trustees, said point referenced by a set iron rod located S 77° 55' 18" E a distance of 29.13 feet;

thence S 87° 59' 51" E along the south line of said Kloepfer and Fredritz parcels a distance of 2670.39 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 2625.37 feet;

Containing in all 63.912 acres of land, more or less, of which 1.049 acres, more or less, is currently contained within highway right-of-way. The above described property being subject to all legal highways and easements of record. The above property is also subject to the right-of-way of the current or former CSX Transportation containing 2.708 acres, leaving a net acreage of 61.204 acres, more or less.

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, 2001.

Prior Deed Reference – Volume 203, Page 118.

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