

**KOEHLER SURVEYING  
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**LEGAL DESCRIPTION OF A 2.852 ACRE PARCEL  
FOR ROBERT H. FREDRITZ**

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 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S  $00^{\circ} 22' 45''$  W along the centerline of State Route 23/199 a distance of 581.41 feet to a found nail marking the northeast corner of a parcel of land currently owned by Dean A. Orians, et al;

thence N  $89^{\circ} 12' 42''$  W along the north line of said Orians parcel a distance of 212.88 feet to a found iron pipe marking the northwest corner of said Orians parcel, passing a found iron pipe a distance of 44.47 feet;

thence N  $00^{\circ} 22' 45''$  E a distance of 585.83 feet to a set MAG nail on the centerline of Township Highway 5, passing a set iron rod a distance of 555.82 feet;

thence S  $88^{\circ} 01' 25''$  E along said centerline a distance of 212.95 feet to the **POINT OF BEGINNING**.

Containing in all 2.852 acres of land, more or less, of which 0.813 acre, more or less, will be 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 April, 2002.

Prior Deed Reference – Volume 198, Page 636.

02088-S (101)