

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 2.424 ACRE PARCEL  
FOR THE ESTATE OF MARY FREDRITZ**

Being a parcel of land situated in part of the Southwest Quarter of Section 24, 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 the Northwest Quarter of the Southwest Quarter of said Section 24;

thence on an assumed bearing of S 00° 15' 41" W along the centerline of Township Highway 106 a distance of 339.50 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 89° 12' 35" W a distance of 17.50 feet;

thence continuing S 00° 15' 41" W along said centerline a distance of 440.00 feet to a set MAG nail;

thence N 89° 12' 35" W a distance of 240.00 feet to a set iron rod, passing a set iron rod a distance of 17.50 feet;

thence N 00° 15' 41" E a distance of 440.00 feet to a set iron rod;

thence S 89° 12' 35" E a distance of 240.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 222.50 feet.

Containing in all 2.424 acres of land, more or less, of which 0.177 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 June, 2004.

Prior Deed Reference – Volume 179, Page 738.

04086-S

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