

KOEHLER SURVEYING, INC.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
(419) 294-5388

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**LEGAL DESCRIPTION OF A 22.195 ACRE PARCEL  
FOR THE ESTATE OF MARY FREDRITZ**

Being a parcel of land situated in part of the Northwest 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 marking the West Quarter Post of said Section 24; thence on an assumed bearing of N 00° 28' 07" E along the west line of said Section 24 a distance of 396.47 feet to a set iron rod and being the **POINT OF BEGINNING**; thence continuing N 00° 28' 07" E along the west line of said Section 24 a distance of 1249.51 feet to a set MAG nail on the centerline of State Route 103, passing a set iron rod a distance of 1213.56 feet; thence S 56° 05' 10" E along said centerline a distance of 1154.34 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by R. E. Fredritz, passing a set MAG nail a distance of 501.55 feet; thence S 00° 00' 00" E along the west line of said Fredritz parcel a distance of 434.29 feet to a found iron pipe marking the southwest corner of said Fredritz parcel, passing a found iron pipe a distance of 35.10 feet; thence S 89° 16' 29" E along the south line of said Fredritz parcel a distance of 377.76 feet to a set MAG nail on the centerline of Township Highway 106 marking the southeast corner of said Fredritz parcel, passing a found iron pipe a distance of 363.08 feet; thence S 00° 07' 49" E along said centerline a distance of 178.53 feet to a set MAG nail; thence N 89° 28' 50" W a distance of 1346.37 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 17.50 feet.

Containing in all 22.195 acres of land, more or less, of which 0.795 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.

REFERENCE SURVEY VOL. C  
PAGE 893 IN THE TAX MAP OFFICE

(TRACER 1 - REVISED)

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 and December, 2004.

Prior Deed Reference – Volume 179, Page 738.

04086-S

**Tract 1 REVISED**

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**LEGAL DESCRIPTION OF A 22.469ACRE PARCEL  
FOR THE ESTATE OF MARY FREDRITZ**

Being a parcel of land situated in part of the Northwest 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 marking the West Quarter Post of said Section 24;

thence on an assumed bearing of N 00° 03' 53" W along the west line of said Section 24 a distance of 396.49 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing N 00° 03' 53" W along the west line of said Section 24 a distance of 1259.74 feet to a set MAG nail on the centerline of State Route 103, passing a set iron rod a distance of 1223.56 feet;

thence S 56° 05' 10" E along said centerline a distance of 1172.82 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by R. E. Fredritz, passing a set MAG nail a distance of 520.03 feet;

thence S 00° 00' 00" E along the west line of said Fredritz parcel a distance of 434.29 feet to a found iron pipe marking the southwest corner of said Fredritz parcel, passing a found iron pipe a distance of 35.10 feet;

thence S 89° 16' 29" E along the south line of said Fredritz parcel a distance of 377.76 feet to a set MAG nail on the centerline of Township Highway 106 marking the southeast corner of said Fredritz parcel, passing a found iron pipe a distance of 363.08 feet;

thence S 00° 07' 49" E along said centerline a distance of 178.53 feet to a set MAG nail;

thence N 89° 28' 50" W a distance of 1350.06 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 17.50 feet.

Containing in all 22.469 acres of land, more or less, of which 0.803 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.

REFERENCE SURVEY VOL. C  
PAGE 823 IN THE TAX MAP OFFICE  
(TRACT 1)

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.

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Tract 1

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 9.628 ACRE PARCEL  
FOR THE ESTATE OF MARY FREDRITZ**

Being a parcel of land situated in part of the Northwest 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 marking the West Quarter Post of said Section 24;

thence on an assumed bearing of N 00° 28' 07" E along the west line of said Section 24 a distance of 1645.98 feet to a set MAG nail on the centerline of State Route 103 and being the **POINT OF BEGINNING**, passing 2 set iron rods a distance of 396.47 feet and 1610.03 feet respectively;

thence continuing N 00°28' 07" E along the west line of said Section 24 a distance of 731.66 feet to a set iron rod on the south line of a parcel of land currently owned by J. Fredritz, et ux;

thence N 89° 44' 14" E along the south line of said Fredritz parcel a distance of 137.78 feet to a set iron rod marking the southeast corner of said Fredritz parcel;

thence N 03° 06' 50" E along the east line of said Fredritz parcel a distance of 278.90 feet to a set iron rod on the north line of said Section 24, passing a found iron pipe a distance of 269.08 feet;

thence S 89° 35' 20" E along the north line of said Section 24 a distance of 234.18 feet to a point;

thence S 01° 01' 43" E a distance of 1289.13 feet to a set MAG nail on the centerline of State Route 103, passing 3 set iron rods a distance of 17.45 feet, 220.01 feet and 1252.53 feet respectively;

thence N 56° 05' 10" W along said centerline a distance of 501.55 feet to the **POINT OF BEGINNING**.

Containing in all 9.628 acres of land, more or less, of which 0.344 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.

REFERENCE SURVEY VOL. C  
PAGE 893 IN THE TAX MAP OFFICE

(TRACT 2 - REVISED)

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 and December, 2004.

Prior Deed Reference – Volume 179, Page 738.

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**Tract 2 REVISED**

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 9.926 ACRE PARCEL  
FOR THE ESTATE OF MARY FREDRITZ**

Being a parcel of land situated in part of the Northwest 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 marking the West Quarter Post of said Section 24;

thence on an assumed bearing of N 00° 03' 53" W along the west line of said Section 24 a distance of 1656.23 feet to a set MAG nail on the centerline of State Route 103 and being the **POINT OF BEGINNING**, passing 2 set iron rods a distance of 396.49 feet and 1620.05 feet respectively;

thence continuing N 00° 03' 53" W along the west line of said Section 24 a distance of 721.23 feet to a set iron rod on the south line of a parcel of land currently owned by J. Fredritz;

thence N 89° 44' 14" E along the south line of said Fredritz parcel a distance of 159.91 feet to a set iron rod marking the southeast corner of said Fredritz parcel;

thence N 03° 06' 50" E along the east line of said Fredritz parcel a distance of 275.84 feet to a set iron rod on the north line of said Section 24, passing a found iron pipe a distance of 269.09 feet;

thence S 89° 44' 17" E along the north line of said Section 24 a distance of 234.39 feet to a point;

thence S 01° 01' 43" E a distance of 1286.68 feet to a set MAG nail on the centerline of State Route 103, passing 3 set iron rods a distance of 15.00 feet, 217.57 feet and 1250.08 feet respectively;

thence N 56° 05' 10" W along said centerline a distance of 520.03 feet to the **POINT OF BEGINNING**.

Containing in all 9.926 acres of land, more or less, of which 0.358 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.

REFERENCE SURVEY VOL. *C*  
PAGE 823 IN THE TAX MAP OFFICE

(TRACT 2)

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.

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Tract 2