

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

**LEGAL DESCRIPTION OF A 2.244 ACRE PARCEL
FOR HAROLD FREDRITZ**

Being a parcel of land situated in part of the Southwest Quarter of Section 19, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of centerlines of State Highway 103 and County Highway 107, referenced by a found iron rod situated S 40° 28' 34" W a distance of 39.08 feet;

thence on an assumed bearing of S 00° 42' 34" W along the centerline of County Highway 107 a distance of 1234.41 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence continuing S 00° 42' 34" W along said centerline a distance of 40.08 feet to a found MAG nail, marking a corner of a parcel of land currently owned by J. Trausch;

thence S 87° 11' 26" W along the north line of said parcel a distance of 338.49 feet to a found iron rod, passing a found iron rod for reference a distance of 25.05 feet;

thence N 44° 16' 33" W along said parcel a distance of 246.19 feet to a found iron rod;

thence N 01° 42' 59" W along said parcel a distance of 155.08 feet to a set iron rod;

thence S 89° 17' 26" E a distance of 326.81 feet to a set iron rod;

thence S 00° 42' 34" W a distance of 280.00 feet to a set iron rod;

thence N 87° 11' 26" E a distance of 192.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 166.95 feet for reference.

Containing in all 2.244 acres of land, more or less, of which 0.023 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.
PAGE 1575 IN THE TAX MAP OFFICE.

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 May, 2015.

Prior Deed References – Volume 231, Page 2085.

15061-S

