

KOEHLER SURVEYING, INC.
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**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. *C*
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.

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