

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

LEGAL DESCRIPTION OF A 68.423 ACRE PARCEL
FOR ROBERT 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° 22' 45" W along the centerline of State Route 23
a distance of 581.41 feet to a set MAG nail marking the northeast corner of a parcel of
land currently owned by Dean A. Orians, et ux;

thence N 89° 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;

thence S 02° 19' 35" W along the west line of said Orians parcel a distance of 299.97 feet
to a found iron pipe marking the southwest corner of said Orians parcel and the northwest
corner of a parcel of land currently owned by J. & J. Oil & Gas, Inc.;

thence S 00° 22' 15" W along the west line of said J. & J. Oil & Gas parcel a distance of
436.69 feet to a found iron pipe marking the southwest corner of said J. & J. Oil & Gas
parcel;

thence S 87° 40' 09" E along the south line of said J. & J. Oil & Gas parcel a distance of
223.13 feet to a set MAG nail on the centerline of State Route 23 marking the southeast
corner of said J. & J. Oil & Gas parcel, passing a found iron pipe a distance of 176.94
feet;

thence S 00° 22' 45" W along said centerline a distance of 7.00 feet to a set MAG nail
marking the northeasterly corner of a parcel of land currently owned by Blanche
Roszman, L.E., et ux;

thence N 87° 59' 51" W along the north line of said Roszman parcel a distance of
2354.30 feet to a set iron rod on the easterly right-of-way line of CSX Transportation
marking the northwesterly corner of said Roszman parcel;

thence along the easterly right-of-way line of CSX Transportation an arc distance of
55.29 feet along a curve to the right, having a radius of 5442.19 feet, a chord of 55.29
feet, and a chord bearing of N 19° 52' 52" W to a point marking the southeasterly corner
of a parcel of land currently owned by Steve A. Walter, et ux;

thence N 01° 13' 20" E along the east line of said Walter parcel a distance of 1278.17 feet to a point on the centerline of County Highway 5 marking the northeast corner of said Walter parcel, passing 2 found iron rods a distance of 1.02 feet and 1257.59 feet respectively and also passing a found P-K nail a distance of 1277.39 feet;

thence S 88° 01' 25" E along said centerline a distance of 2354.61 feet to the **POINT OF BEGINNING.**

Containing in all 68.423 acres of land, more or less, of which 1.689 acres, 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 September, 1999.

Prior Deed Reference – Volume 198, Page 638.

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