



3480 N. Main St., Findlay, Ohio 45840

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Job No. 08-0581-B  
**LEGAL DESCRIPTION**  
Fredritz Estate

5.191 Acres  
Parcel B

Situated in the Township of Ridge, County of Wyandot, State of Ohio, and being part of the NW1/4 of Section 2, T1S, R12E, a tract of land bounded and described as follows:

BEGINNING at a mag nail set marking the intersection of the centerline of County Highway No. 3 (60' R/W) with the centerline of State Route No. 568 (60' R/W), described as lying, S44°41'09"E, a distance of 173.97 feet from a mag nail set marking the intersection of the centerline of State Route No. 568 with the west line of the NW1/4 of Section 2, said east line also being the Hancock County and Wyandot County Line, also said beginning point referenced by an iron pin set N88°32'11"E, a distance of 41.17 feet;

thence along the centerline of County Highway No. 3, N41°45'31"E, a distance of 90.15 feet to a mag nail set, referenced by an iron pin set S54°42'59"E, a distance of 30.19 feet;

thence along the centerline of County Highway No. 3, N28°48'30"E, a distance of 80.35 feet to a mag nail set, referenced by an iron pin set S62°46'58"E, a distance of 30.00 feet;

thence along the centerline of County Highway No. 3, N25°37'34"E, a distance of 176.59 feet to a mag nail set at a point of curvature, referenced by an iron pin set S64°22'26"E, a distance of 30.00 feet;

thence along the centerline of County Highway No. 3 in a northeasterly direction on a curve to the right having a radius 120.00 feet, a central angle of 61°05'05" and a lengthen of curve of 127.94 feet, the chord of said curve bearing N56°10'07"E, a distance of 121.96 feet to a mag nail set at a point of tangency, referenced by an iron pin set S03°17'21"E, a distance of 30.00 feet;

thence along the centerline of County Highway No. 3, N86°42'39"E, a distance of 271.25 feet to a mag nail set on the north line of said NW1/4, referenced by an iron pin found S13°23'18"W, a distance of 29.30 feet;

thence along the west line of a 20 acre tract of land as described in Deed Volume 215, Page 80 of the Wyandot County Deed Records, S13°23'18"W, a distance of 773.54 feet to a nail found on the centerline of State Route No. 568, passing an iron pin found at 29.30 feet and passing an iron pin set at 737.78 feet;

thence along the centerline of State Route No. 568, N44°41'09"W, a distance of 523.49 feet to the

REFERENCE SURVEY VOL. D  
PAGE 385 IN THE TAX MAP OFFICE

**PARCEL B**

**5.191 AC.**

Point of BEGINNING and containing 5.191 acres of land, more or less, of which 0.355 acres lie in the right of way of State Route No. 568 and 0.483 acres lie in the right of way of County Highway 3, subject, however, to all legal highways and prior easements of record.

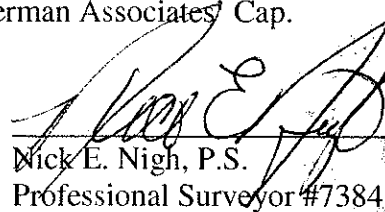
Wyandot County Records: Deed Volume 116, Page 353

**NOTE:** The bearings in this legal description are based upon the east line of the SE1/4 of Section 34, Biglick Township, Hancock County, bearing S00°10'53"W.

I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

Revised November 10, 2008

Date: October 28, 2008

  
Nick E. Nigh, P.S.  
Professional Surveyor #7384





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Job No. 08-0581-A  
**LEGAL DESCRIPTION**  
Fredritz Estate

28.005 Acres  
Parcel A

Situated in the Township of Biglick and Township of Amanda, County of Hancock and Township of Ridge, County of Wyandot, State of Ohio, and being part of the SE1/4 of Section 34 and part of the SW1/4 of Section 35 of Biglick Township, T1N, R12E, and part of the NE1/4 of Section 3 of Amanda Township, T1S, R12E, together with part of the NW1/4 of Section 2 of Ridge Township, T1S, R12E, a tract of land bounded and described as follows:

BEGINNING at a mag nail set marking the intersection of the centerline of State Route No. 568 (60' R/W) with the east line of the NE1/4 of Section 3, Amanda Township, said east line also being the Hancock County and Wyandot County Line, referenced by an iron pin set N12°14'42"E, a distance of 35.80 feet;

thence along the centerline of State Route No. 568, N44°41'09"W, a distance of 20.13 feet to a mag nail set marking the centerline intersection of State Route No. 568 with Township Road No. 175, referenced by an iron pin set N46°26'43"E, a distance of 30.00 feet;

thence along the centerline of State Route No. 568, N42°25'25"W, a distance of 1004.16 feet to a mag nail set at a point of curvature, referenced by an iron pin set N47°52'04"E, a distance of 30.00 feet;

thence along the centerline of State Route No. 568 in a northwesterly direction on a curve segment to the right having a radius 6306.78 feet, a central angle of 01°09'56" and a lengthen of curve of 128.31 feet, the chord of said curve segment bearing N41°50'27"W, a distance of 128.31 feet to a mag nail set marking the southeast corner of a 2 acre tract of land as described in Deed Volume 1959, Page 103 of the Hancock County Deed Records, referenced by an iron pin set N00°10'53"E, a distance of 45.47 feet;

thence along the east line of said 2 acre tract, N00°10'53"E, a distance of 725.94 feet to an iron pin set on a south line of a 91.534 acre tract of land as described in Deed Volume 2058, Page 34 of the Hancock County Deed Records, passing an iron pin set at 45.47 feet;

thence along a south line of said 91.534 acre tract, N89°57'20"E, a distance of 525.69 feet to an iron pin found on the east line of the SE1/4 of Section 34, Biglick Township;

thence along a south line of a 46.444 acre tract of land as described in Deed Volume 673, Page 176 of the Hancock County Deed Records, S89°54'33"E, a distance of 424.38 feet to an iron pin set;

thence along a west line of said 46.444 acre tract, S00°17'12"E, a distance of 1319.92 feet to an iron pin set on the north line of the NW1/4 of Section 2, Ridge Township, Wyandot County;

REFERENCE SURVEY VOL. D  
PAGE 385 IN THE TAX MAP OFFICE

*"The Professional Service You Deserve - Since 1939"*

**PARCEL A 28.005 Ac.**

thence along the north line of the NW1/4 of said Section 2, Ridge Township, S89°58'05"E, a distance of 487.76 feet to a mag nail set on the centerline of County Highway No. 3 (60' R/W), referenced by an iron pin found S13°23'18"W, a distance of 29.30 feet;

thence along the centerline of County Highway No. 3, S86°42'39"W, a distance of 271.25 feet to a mag nail set at a point of curvature, referenced by an iron pin set S03°17'21"E, a distance of 30.00 feet;

thence along the centerline of County Highway No. 3 in a southwesterly direction on a curve to the left having a radius 120.00 feet, a central angle of 61°05'05" and a lengthen of curve of 127.94 feet, the chord of said curve bearing S56°10'07"W, a distance of 121.96 feet to a mag nail set at a point of tangency, referenced by an iron pin set S64°22'26"E, a distance of 30.00 feet;

thence along the centerline of County Highway No. 3, S25°37'34"W, a distance of 176.59 feet to a mag nail set, referenced by an iron pin set S62°46'58"E, a distance of 30.00 feet;

thence along the centerline of County Highway No. 3, S28°48'30"W, a distance of 80.35 feet to a mag nail set, referenced by an iron pin set S54°42'59"E, a distance of 30.19 feet;

thence along the centerline of County Highway No. 3, S41°45'31"W, a distance of 90.15 feet to a mag nail set marking the intersection of the centerline of County Highway No. 3 with the centerline of State Route No. 568, referenced by an iron pin set N88°32'11"E, a distance of 41.17 feet;

thence along the centerline of State Route No. 568, N44°41'09"W, a distance of 173.97 feet to the Point of BEGINNING and containing 28.005 acres of land, more or less, of which 11.708 acres lie in the SE1/4 of Section 34, Biglick Township, 12.984 acres lie in the SW1/4 of Section 35, Biglick Township, 0.481 acres lie in the NE1/4 of Section 3, Amanda Township, all in Hancock County, 1.556 acres lie in the NW1/4 of Section 2, Ridge Township, Wyandot County, 0.794 acres lie in the right of way of State Route No. 568 in Hancock County, 0.131 acres lie in the right of way of State Route No. 568 in Wyandot County and 0.351 acres lie in the right of way of County Highway 3 in Wyandot County, subject, however, to all legal highways and prior easements of record.

Wyandot County Records: Deed Volume 116, Page 353

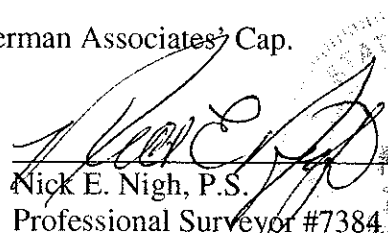
Hancock County Records Deed Volume 244, Page 194

**NOTE:** The bearings in this legal description are based upon the east line of the SE1/4 of Section 34, Biglick Township, Hancock County, bearing S00°10'53"W.

I.P. Set = 5/8" x 30" Rebar with Peterman Associates' Cap.

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