

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

**LEGAL DESCRIPTION OF A 0.616 ACRE PARCEL
FOR G. FREDRITZ**

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of Township Highway 27 and the west line of said Section 31, referenced by a set iron rod situated N 00° 18' 20" E a distance of 46.50 feet;

thence along said centerline an arc distance of 68.70 feet along a curve to the left having a radius of 358.55 feet, a chord distance of 68.60 feet and an assumed chord bearing of S 86° 04' 47" E to a set MAG nail, referenced by a set iron rod situated N 53° 06' 15" W a distance of 85.26 feet;

thence N 88° 25' 52" E along said centerline a distance of 301.38 feet to a set MAG nail, referenced by a set iron rod situated S 01° 52' 52" E a distance of 20.00 feet;

thence N 88° 07' 08" E along said centerline a distance of 85.10 feet to a set MAG nail on or near the centerline of an open ditch (extended) and being the **POINT OF BEGINNING**;

thence N 42° 41' 24" E on or near the centerline of said ditch a distance of 422.36 feet to a point, passing a set iron rod for reference a distance of 28.08 feet;

thence S 04° 00' 38" E a distance of 301.09 feet to a set MAG nail on the centerline of Township Highway 27, passing two set iron rods for reference a distance of 23.00 feet and 279.09 feet respectively;

thence S 88° 07' 08" W along said centerline a distance of 47.83 feet to a found nail marking the southeast corner of a parcel of land currently owned by G. Fredritz, et ux;

thence N 01° 52' 52" W along the east line of said Fredritz parcel a distance of 100.00 feet to a set iron rod marking the northeast corner of said Fredritz parcel, passing a set iron rod for reference a distance of 20.00 feet;

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(TRACT 2)

thence S 89° 58' 50" W along the north line of said Fredritz parcel a distance of 141.00 feet to a found iron rod marking a corner of said Fredritz parcel;

thence S 41° 49' 26" W along a northwesterly line of said Fredritz parcel a distance of 117.00 feet to a found iron rod marking a corner of said Fredritz parcel;

thence S 01° 52' 52" E along a westerly line of said Fredritz parcel a distance of 20.00 feet to a found iron nail on the centerline of Township Highway 27 marking the southwest corner of said Fredritz parcel, referenced by the last mentioned found iron rod;

thence S 88° 07' 08" W along said centerline a distance of 38.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.616 acres of land, more or less, of which 0.035 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.

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 August, 2010.

Prior Deed Reference – Volume 135, Page 471.

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Tract 2

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

**LEGAL DESCRIPTION OF A 2.148 ACRE PARCEL
FOR RANDY WENTLING**

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of Township Highway 27 and the west line of said Section 31, referenced by a set iron rod situated N 00° 18' 20" E a distance of 46.50 feet;

thence along said centerline an arc distance of 68.70 feet along a curve to the left having a radius of 358.55 feet, a chord distance of 68.60 feet and an assumed chord bearing of S 86° 04' 47" E to a set MAG nail, referenced by a set iron rod situated N 53° 06' 15" W a distance of 85.26 feet;

thence N 88° 25' 52" E along said centerline a distance of 301.38 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 01° 52' 52" E a distance of 20.00 feet;

thence N 88° 07' 08" E along said centerline a distance of 214.70 feet to a set MAG nail, passing a set MAG nail a distance of 85.10 feet and a found nail a distance of 123.10 feet;

thence S 01° 52' 52" E a distance of 435.76 feet to a set iron rod, passing a set iron rod for reference a distance of 25.00 feet;

thence S 88° 07' 08" W a distance of 214.70 feet to a set iron rod;

thence N 01° 52' 52" W a distance of 435.76 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 415.76 feet.

Containing in all 2.148 acres of land, more or less, of which 0.099 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.

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 August, 2010.

Prior Deed Reference – Volume 135, Page 471.

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Tract 1

