

Legal Description

For: Fredritz

Pt. NE1/4,  
Section 5,  
T1S, R13E  
90.675 Acs.

Situated in Crawford Township, County of Wyandot, State of Ohio and being a part of the NE1/4 of Section 5, T1S, R13E, a tract of land bounded and described as follows:

Commencing at a monument found marking the southeast corner of the NE1/4 of Section 5;

Thence along the east line of said NE1/4, also being the centerline of U.S. No. 23 and State Route No. 199, (R/W Varies), N 00°36'18" W, a distance of 2148.08 feet to a Mag Nail found marking the southeast corner of a tract of land previously conveyed in Official Record 209, Page 499 of the Wyandot County Deed Records;

Thence along the south line of said tract, N 69°05'10" W, a distance of 683.76 feet to a 5/8" Rebar found marking the southwest corner of said tract and passing a 5/8" Rebar set at 43.00 feet and being the PRINCIPAL POINT OF BEGINNING of the tract to be herein described;

Thence along the northerly line of a tract of land previously conveyed in Official Record 125, Page 135 and the northerly line of a tract previously conveyed in Official Record 187, Page 475, N 69°12'26" W, a distance of 1995.65 feet to a 12" Concrete Post found marking a corner of said tract conveyed in Official Record 187, Page 475;

Thence along the east line of said tract, N 00°09'31" W, a distance of 1282.76 feet, (D. & M.), to a 1/2" Rebar found on the south line of a tract of land previously conveyed in Deed Volume 204, Page 408;

Thence along said south line and along the south line of a tract previously conveyed in Deed Volume 140, Page 515, N 89°48'39" E, a distance of 2484.27 feet to a Mag Nail set on said east line of the NE1/4 of Section 5 and passing a 5/8" Rebar set 40.00 feet west thereof;

Thence along said east line of the NE1/4, S 00°36'18" E, a distance of 1426.44 feet to a P.K. Nail found marking the northeast corner of a tract of land previously conveyed in Deed Volume 208, Page 663;

Thence along the north line of said tract and the north line of a tract of land previously conveyed in Deed Volume 164, Page 940, S 89°40'11" W, a distance of 632.98 feet to a 1" Iron Pin found marking the northwest corner of said tract conveyed in Official Record 164, Page 940 and passing a 5/8" Rebar set at 40.00 feet;

Thence along the west line of said tract and the west line of a tract previously conveyed in Official Record 179, Page 268, and Official Record 209, Page 499, S 00°17'26" E, a distance of 569.39 feet to the PRINCIPAL POINT OF BEGINNING and containing 90.675 Acres of land, more or less, of which 1.310 Acres lies in the right-of-way of State Route No. 23 and 199 and subject to any prior easements of record.

NOTE: All bearings used are based on Ohio Grid State Plane Coordinates, North Zone. All distances are ground distances.

NOTE: All 5/8" Rebars called as set are 30" Long with an orange plastic cap stamped "VHHA", #6563.

PRIOR DEED REFERENCES: Deed Volume 206, Page 778 & Deed Volume 154, Page 87

DATE: 9/12/11

