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Legal Description

For: Fredritz

Pt. SE1/4, NE1/4,
Section 17,
T1S, R13E
6.448 Acs.

Situated in the Village of Carey, County of Wyandot, State of Ohio and being a part of the SE1/4 of the NE1/4 of Section 17, T1S, R13E, a tract of land bounded and described as follows:

Commencing at a 1" iron rod found marking the intersection of the east line of Section 17 with the centerline of the A.C.&Y. Railroad, (60' R/W);

Thence along said east line, also being the centerline of North Vance Street, (U.S. No. 23 and State Route No. 199), N 00°09'31" E, a distance of 667.69 feet (measured), (667.58 feet deed) to a Nail Shank found;

Thence N 89°23'07" W and along the north line of the John Pahl's Addition as recorded in Plat Cabinet A, Page 330 of the Wyandot County Plat Records, a distance of 198.01 feet to a 5/8" Rebar set marking the northwest corner of said John Pahl's Addition and passing a 5/8" Rebar set at 24.00 feet and being the PRINCIPAL POINT OF BEGINNING of the tract to be herein described;

Thence along the west line of a 16' Alley and parallel with said east line of Section 17, S 00°09'31" W, a distance of 274.01 feet to a 5/8" Rebar set on the north line of a tract of land previously conveyed in Deed Volume 210, Page 185 of the Wyandot County Deed Records;

Thence along said north line, N 89°23'07" W, a distance of 388.97 feet to the centerline of the Brown Ditch and passing a 5/8" Rebar set for reference 30.00 feet east thereof;

Thence along said centerline of Brown Ditch, N 70°44'31" W, a distance of 60.53 feet to a point referenced by a 5/8" Rebar set N 19°15'29" E, a distance of 30.00 feet;

Thence continuing along said centerline, N 46°34'06" W, a distance of 31.76 feet to the intersection of said centerline with the north line of a tract of land previously conveyed in Deed Volume 162, Page 504;

Thence along said north line of Deed Volume 162, Page 504, N 89°23'07" W, a distance of 659.51 feet to a 5/8" Rebar set on the west corporation line of the Village of Carey and passing a 5/8" Rebar set for reference at 30.00 feet;

Thence along said west corporation line, N 00°32'45" E, a distance of 233.06 feet, (deed and measured) to a 5/8" Rebar set marking the northwest corner of a tract of land previously described in Deed Volume 206, Page 778;

Thence along the north line of said tract, S 89°23'07" E, a distance of 1127.23 feet to the PRINCIPAL POINT OF BEGINNING and passing a 1/2" Rebar found 75.99 feet west thereof and marking the southwest corner of a tract of land previously conveyed in Official Record 143, Page 517, and containing 6.448 Acres of land, more or less, 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.

(6.448 A)

REFERENCE SURVEY VOL. 445 IN THE TAX MAP OFFICE

NOTE: All 5/8" Rebars called as set are 30" Long with an orange plastic cap stamped "VHHA", #6563.
PRIOR DEED REFERENCES: Volume 206, Page 778

DATE: 3/12/91

