LEGAL DESCRIPTION OF A 3.520 ACRE PARCEL
FOR JERRY FREDRITZ

Being a parcel of land situated in part of the Northeast Quarter of Section 26, 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 North Quarter Post of said Section 26;

thence on an assumed bearing of S 90° 00' 00" E along the centerline of Township Highway 28 a distance of 423.38 feet to a set MAG nail and being the **POINT OF BEGINNING;**

thence continuing S 90° 00' 00" E along said centerline a distance of 60.00 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by Laurell E. Frazier;

thence S 00° 24' 09" E along the west line of said Frazier parcel a distance of 990.63 feet to a found iron rod marking the southwest corner of said Frazier parcel, passing a found nail a distance of 0.63 feet, a found iron rod a distance of 20.63 feet and a set iron rod a distance of 30.00 feet;

thence S 89° 55' 52" E along the south line of said Frazier parcel a distance of 290.36 feet;

thence S 00° 24' 09" E a distance of 267.76 feet to a set iron rod, passing a set iron rod a distance 200.02 feet;

thence N 90° 00' 00" W a distance of 350.36 feet to a set iron rod;

thence N 00° 24' 09" W a distance of 1258.74 feet to the **POINT OF BEGINNING,** passing 2 set iron rods a distance of 268.18 feet and 1228.74 feet respectively.

Containing in all 3.520 acres of land, more or less, of which 0.004 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 February, 2002.

Prior Deed Reference – OR Volume 33, Page 711.
02039-S (042)

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