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**LEGAL DESCRIPTION OF A 2.647 ACRE PARCEL
FOR ANGIE FREDRITZ**

Being a parcel of land situated in part of the Southeast Quarter of Section 3 T-2-S,
R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the centerline of State Route
67 and the east-west half section line of said Section 3, referenced by a set iron rod situated N
89° 50' 34" E a distance of 37.99 feet;

thence on an assumed bearing of S 37° 40' 49" W along said centerline a distance of 1057.07
feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by J.
L. Fredritz, et ux, and being the **POINT OF BEGINNING**;

thence S 66° 52' 05" E along the south line of said Fredritz parcel a distance of 280.83 feet to
a found wood post marking the southeast corner of said Fredritz parcel, passing a found iron
pipe a distance of 26.15 feet;

thence N 27° 44' 15" E along the east line of said Fredritz parcel a distance of 161.13 feet to a
found iron pipe marking the northeast corner of said Fredritz parcel, passing a set iron rod a
distance of 1.00 foot;

thence S 60° 47' 10" E a distance of 249.16 feet to a set iron rod on a westerly line of a parcel
of land currently owned by J. W. Walton;

thence S 07° 07' 27" W along said line a distance of 131.88 feet to a found iron pipe marking
a corner of said Walton parcel;

thence S 89° 41' 04" W along a northerly line of said Walton parcel a distance of 672.78 feet
to set iron rod on the centerline of Township Highway 302, passing a found iron pipe a
distance of 663.10 feet;

thence along said centerline an arc distance of 149.84 feet along a curve to the right having a
radius of 409.08 feet, a chord of 149.00 feet and a chord bearing of N 27° 09' 05" E to a
found MAG nail on the current centerline of State Route 67, referenced by a set iron rod
situated S 52° 21' 19" E a distance of 30.00 feet;

thence along said centerline an arc distance of 47.25 feet along a curve to the right having a
radius of 14955.00 feet, a chord of 47.25 feet and a chord bearing of N 37° 35' 26" E to a set
MAG nail, referenced by a found iron pipe situated N 56° 25' 00" E a distance of 78.80 feet;

thence N 37° 40' 49" E along said centerline a distance of 68.06 feet to the **POINT OF
BEGINNING**.

Containing in all 2.647 acres of land, more or less, of which 0.162 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 November, 2006.

Prior Deed Reference – Volume 192, Page 741.

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