

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

LEGAL DESCRIPTION OF A 32.771 ACRE PARCEL
FOR DON FREDRITZ (TRACT 1)

Being a parcel of land situated in part of the Northeast Quarter of Section 8, 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 Northeast Corner of said
Section 8;

thence on an assumed bearing of N 88° 02' 36" W along the centerline of Township
Highway 5 a distance of 1289.64 feet to a set MAG nail and being the **POINT OF
BEGINNING**;

thence S 00° 22' 45" W a distance of 1329.94 feet to a set iron rod on the north line of a
parcel of land currently owned by Louanna Limited, passing a set iron rod for reference a
distance of 20.01 feet;

thence N 87° 59' 51" W along said Louanna Limited parcel a distance of 1064.69 feet to
a point on the easterly line of the CSX Railroad, passing a found iron rod a distance of
1064.64 feet;

thence along said line an arc distance of 53.76 feet on a curve to the right having a radius
of 5442.19 feet, a chord of 53.76 feet and a chord bearing of N 19° 53' 21" W to a point
marking a corner of a parcel of land currently owned by C. Luzader, et al;

thence N 01° 12' 05" E along said Luzader parcel a distance of 1278.79 feet to a point on
the centerline of Township Highway 5, passing a found nail a distance of 1278.58 feet
and passing 2 found iron rods for reference a distance of 1.97 feet and 1258.58 feet
respectively;

thence S 88° 02' 36" E along said centerline a distance of 1064.94 feet to the **POINT OF
BEGINNING**.

Containing in all 32.771 acres of land, more or less, of which 0.489 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, 2013.

Prior Deed Reference – Volume 198, Page 636; OR Volume 63, Page 310.

13014-S

Tract 1

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

LEGAL DESCRIPTION OF A 32.771 ACRE PARCEL
FOR DON FREDRITZ (TRACT 2)

Being a parcel of land situated in part of the Northeast Quarter of Section 8, 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 Northeast Corner of said
Section 8;

thence on an assumed bearing of N 88° 02' 36" W along the centerline of Township
Highway 5 a distance of 212.95 feet to a point marking the northwest corner of a parcel
of land currently owned by A. Fredritz and being the **POINT OF BEGINNING**;

thence S 00° 22' 45" W along said A. Fredritz parcel a distance of 585.75 feet to a found
iron pipe marking the northwest corner of a parcel of land currently owned by D. Orians,
et al, passing a found iron rod for reference a distance of 29.94 feet;

thence S 02° 19' 35" W along said Orians parcel a distance of 299.97 feet to a found iron
pipe marking the northwest corner of a parcel of land currently owned by J. & J. Oil &
Gas, Inc.;

thence S 00° 22' 15" W along said J. & J. Oil and Gas parcel a distance of 436.69 feet to
a found iron pipe marking the southwest corner of said parcel;

thence S 87° 40' 09" E along said J. & J. Oil and Gas parcel a distance of 223.13 feet to a
found nail on the centerline of State Highway 23/199 marking the southeast corner of
said parcel, passing a found iron pipe for reference a distance of 176.94 feet;

thence S 00° 22' 45" W along said centerline a distance of 7.00 feet to a found nail
marking the northeast corner of a parcel of land currently owned by Louanna Limited;

thence N 87° 59' 51" W along said Louanna Limited parcel a distance of 1289.67 feet to
a set iron rod, passing a found iron rod for reference a distance of 45.02 feet;

thence N 00° 22' 45" E a distance of 1329.94 feet to a set MAG nail on the centerline of
Township Highway 5, passing a set iron rod for reference a distance of 1309.93 feet;

(TRACT 2)

thence S 88° 02' 36" E along said centerline a distance of 1076.69 feet to the **POINT OF BEGINNING**.

Containing in all 32.771 acres of land, more or less, of which 0.502 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.

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Tract 2