

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

**LEGAL DESCRIPTION OF A 26.995 ACRE PARCEL
FOR THE ESTATE OF ROGER FREDRITZ (TRACT 3)**

Being a parcel of land situated in part of the Northwest Quarter of Section 12, 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 West Quarter Post of said Section 12 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 12' 28" E along the centerline of Township Highway 106 a distance of 881.12 feet to a set MAG nail;

thence S 89° 55' 01" E a distance of 1332.60 feet to a set iron rod on the east line of the West Half of the Northwest Quarter of said Section 12, passing two set iron rods for reference a distance of 30.00 feet and 670.00 feet respectively;

thence S 00° 12' 58" W along said line a distance of 883.78 feet to a set iron rod on the east-west half section line;

thence N 89° 48' 09" W along said half section line a distance of 1332.47 feet to the **POINT OF BEGINNING**.

Containing in all 26.995 acres of land, more or less, of which 0.608 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 January, 2014.

Prior Deed Reference – OR Volume 129, Page 727; OR Volume 135, Page 436.

13169-S

(Tract 3)

REFERENCE SURVEY VOL. 1494
PAGE 1494 IN THE TAX MAP OFFICE

KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 26.995 ACRE PARCEL
FOR THE ESTATE OF ROGER FREDRITZ (TRACT 1)**

Being a parcel of land situated in part of the Northwest Quarter of Section 12, 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 Northwest Corner of said
Section 12 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 55' 01" E along the centerline of Township
Highway 11 a distance of 1332.85 feet to a found stone marking the northeast corner of
the West Half of the Northwest Quarter of Section 12;

thence S 00° 12' 58" W along the East line of the West Half of the Northwest Quarter of
said Section 12 a distance of 882.28 feet to a set iron rod;

thence N 89° 55' 01" W a distance of 1332.73 feet to a set MAG nail on the centerline of
Township Highway 106, passing 2 set iron rods for reference a distance of 662.73 feet
and 1302.73 feet respectively;

thence N 00° 12' 28" E along said centerline a distance of 882.28 feet to the **POINT OF
BEGINNING**.

Containing in all 26.995 acres of land, more or less, of which 1.355 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 January, 2014.

Prior Deed Reference – OR Volume 129, Page 727; OR Volume 135, Page 486.

13169-S

(TRACT 1)
REFERENCE SURVEY VOL. C
PAGE 1494 IN THE TAX MAP OFFICE

Tract 1



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

**LEGAL DESCRIPTION OF A 26.995 ACRE PARCEL
FOR THE ESTATE OF ROGER FREDRITZ (TRACT 2)**

Being a parcel of land situated in part of the Northwest Quarter of Section 12, 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 West Quarter Post of said
Section 12;

thence on an assumed bearing of N 00° 12' 28" E along the centerline of Township
Highway 106 a distance of 881.12 feet to a set MAG nail and being the **POINT OF
BEGINNING**, referenced by a set iron rod situated S 89° 55' 01" E a distance of 30.00
feet;

thence N 00° 12' 28" E along said centerline a distance of 882.36 feet to a set MAG nail;

thence S 89° 55' 01" E a distance of 1332.73 feet to a set iron rod on the east line of the
West Half of the Northwest Quarter of said Section 12, passing two set iron rods for
reference a distance of 30.00 feet and 670.00 feet respectively;

thence S 00° 12' 58" W along said line a distance of 882.36 feet to a set iron rod;

thence N 89° 55' 01" W a distance of 1332.60 feet to the **POINT OF BEGINNING**,
passing 2 set iron rods a distance of 662.60 feet and 1302.60 feet respectively.

Containing in all 26.995 acres of land, more or less, of which 0.608 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 January, 2014.

(TRACT 2)
REFERENCE SURVEY VOL. C
PAGE 149 IN THE TAX MAP OFFICE

Prior Deed Reference – OR Volume 129, Page 727; OR Volume 135, Page 436.

13169-S

Tract 2

