

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 1.000 ACRE PARCEL  
FOR THE CONRAD ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 30, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the west quarter post of said Section 30 and the centerline of County Highway 330;

thence on an assumed bearing of N 89° 20' 57" E along the east-west half section line of said Section 30 and the centerline of said County Highway 330 a distance of 915.35 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by T. Conrad, Etux.;

thence S 00° 07' 37" E along said T. Conrad, Etux. parcel a distance of 175.26 feet to a found iron pipe marking a corner of said T. Conrad, Etux. parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 40.29 feet;

thence N 89° 20' 57" E along said T. Conrad, Etux. parcel a distance of 248.91 feet to a found iron rod marking a corner of said T. Conrad, Etux. parcel;

thence S 00° 07' 37" E on a line a distance of 175.01 feet to a set iron rod;

thence S 89° 20' 57" W on a line a distance of 248.91 feet to a set iron rod;

thence N 00° 07' 37" W on a line a distance of 175.01 feet to the **POINT OF BEGINNING**.

Containing in all 1.000 acres of land, more or less. 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 2022.

Prior Deed References – OR 243, Page 2361

22105-S2



PT: 1 N: 0.0000 E: 0.0000  
N89°20'57"E DIST: 248.91  
PT: 2 N: 2.8274 E: 248.8939  
S0°07'37"E DIST: 175.01  
PT: 3 N: -172.1822 E: 249.2817  
S89°20'57"W DIST: 248.91  
PT: 4 N: -175.0096 E: 0.3878  
N0°07'37"W DIST: 175.01  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 1.000 ACRES



REFERENCE SURVEY VOL. B

PAGE 275 IN THE TAX MAP OFFICE

"2022"