

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

**LEGAL DESCRIPTION OF A 2.676 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 and being the **POINT OF BEGINNING** of
the hereinafter described parcel;

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 666.42 feet
to a found 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 175.15 feet to a
found iron pipe marking a corner of said T. Conrad, Etux. parcel, passing a found iron
pipe a distance of 40.15 feet;

thence S 89° 20' 57" W on a line a distance of 664.84 feet to a set MAG nail marking the
west line of said Section 30 and the centerline of County Highway 128, passing a set iron
rod a distance of 644.84 feet;

thence N 00° 38' 36" W along the west line of said Section 30 and the centerline of said
County Highway 128 a distance of 175.15 feet to the **POINT OF BEGINNING**.

Containing in all 2.676 acres of land, more or less, of which 0.742 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 September 2022.

Prior Deed References – OR 243, Page 2361

22105-S Tract 1

REFERENCE SURVEY VOL. C
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"2022"

(Tract 1)



PT: 1 N: 0.0000 E: 0.0000
N89°20'57"E DIST: 666.42
PT: 2 N: 7.5698 E: 666.3770
S0°07'37"E DIST: 175.15
PT: 3 N: -167.5797 E: 666.7651
S89°20'57"W DIST: 664.84
PT: 4 N: -175.1316 E: 1.9680
N0°38'36"W DIST: 175.15
PT: 5 N: 0.0073 E: 0.0014

CLOSING BEARING/DISTANCE: S10°33'21"W DIST: 0.0075

MISCLOSURE: N: 0.0073 E: 0.0014

AREA: 2.676 ACRES



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**LEGAL DESCRIPTION OF A 3.013 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 1,164.26 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by T. Conrad, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 00° 07' 37" E a distance of 40.00 feet;

thence continuing 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 329.00 feet to a set MAG nail;

thence S 00° 07' 37" E on a line a distance of 325.00 feet to a set iron rod, passing a set iron rod a distance of 50.00 feet;

thence S 89° 20' 57" W on a line a distance of 170.00 feet to a set iron rod;

thence S 00° 07' 37" E on a line a distance of 153.02 feet to a set iron rod;

thence S 89° 20' 57" W on a line a distance of 159.00 feet to a set iron rod;

thence N 00° 07' 37" W on a line and along said T. Conrad, Etux. parcel a distance of 478.02 feet to the **POINT OF BEGINNING**, passing two found iron rods at distances of 302.66 feet and 438.02 feet respectively.

Containing in all 3.013 acres of land, more or less, of which 0.374 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.

(Tract 2)

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All set iron rods are 5/8" diameter with personalized plastic caps.

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22105-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N89°20'57"E DIST: 329.00
PT: 2 N: 3.7371 E: 328.9788
S0°07'37"E DIST: 325.00
PT: 3 N: -321.2621 E: 329.6988
S89°20'57"W DIST: 170.00
PT: 4 N: -323.1931 E: 159.7098
S0°07'37"E DIST: 153.02
PT: 5 N: -476.2128 E: 160.0488
S89°20'57"W DIST: 159.00
PT: 6 N: -478.0188 E: 1.0591
N0°07'37"W DIST: 478.02
PT: 7 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 3.013 ACRES



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