

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

**LEGAL DESCRIPTION OF A 0.909 ACRE PARCEL
FOR KAREN PRYOR AND LARRY MILLER**

Being a parcel of land situated in part of Lots 8 & 9 of the Assessor's Plat of the Southeast Quarter of the Southwest part of the Northeast Fractional Quarter of Section 31, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the southeast corner of said Lot 8 and marking the west right-of-way line of Hazel Street, referenced by a found iron rod situated N 27° 48' 20" W a distance of 0.18 feet;

thence on an assumed bearing of N 00° 07' 25" W along the east line of said Lot 8 and the west right-of-way line of said Hazel Street a distance of 199.96 feet to a point marking a corner of a parcel of land now or formerly owned by J. & D. Steward, Trustees and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 89° 20' 18" E a distance of 0.08 feet;

thence S 89° 20' 18" W along said J. & D. Steward Trustees parcel and parcels of land now or formerly owned by S. Bash and A Miller, Etux., passing a found iron rod a distance of 224.51 feet, a total distance of 329.32 feet to the east line of a parcel of land now or formerly owned by HHWP Community Action Commission, referenced by a found iron rod situated S 89° 20' 18" W a distance of 0.34 feet;

thence N 00° 00' 00" E along the east line of said HHWP Community Action Commission parcel a distance of 121.80 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by A. Radabaugh, Trustee;

thence N 89° 52' 35" E along said A. Radabaugh, Trustee parcel a distance of 329.04 feet to a point marking a corner of said A. Radabaugh Trustee parcel and the west right-of-way line of said Hazel Street, passing a set iron rod a distance of 327.04 feet;

thence S 00° 07' 25" E along the west right-of-way line of said Hazel Street a distance of 118.71 feet to the **POINT OF BEGINNING**.

Containing in all 0.909 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 February 2023.

Prior Deed References – OR 262, Page 1896

22193-S



PT: 1 N: 0.0000 E: 0.0000
S89°20'18"E DIST: 329.3200
PT: 2 N: -3.8030 E: -329.2980
N0°00'00"E DIST: 121.8000
PT: 3 N: 117.9970 E: -329.2980
N89°52'35"E DIST: 329.0400
PT: 4 N: 118.7069 E: -0.2588
S0°07'25"E DIST: 118.7100
PT: 5 N: -0.0028 E: -0.0027

CLOSING BEARING/DISTANCE: N43°35'23"E DIST: 0.0039

MISCHLURE: N: -0.0028 E: -0.0027

AREA: 0.909 ACRES



REFERENCE SURVEY VOL. C
PAGE 1871 IN THE TAX MAP OFFICE

"2023"