

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

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**LEGAL DESCRIPTION OF A 0.230 ACRE PARCEL**  
**FOR JOHN BRODMAN**

Being a parcel of land situated in part of the Northeast Quarter of Section 13, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the north quarter post of said Section 13 and the centerline of County Highway 16;

thence on an assumed bearing of S 89° 50' 55" E along the north line of said Section 13 and the centerline of said County Highway 16 a distance of 631.89 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by J. Brodman & D. Bowman-Brodman, Trustees and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron pipe situated S 00°20' 43" E a distance of 30.00 feet;

thence continuing S 89° 50' 55" E along the north line of said Section 13 and the centerline of County Highway 16 a distance of 41.42 feet to a found MAG nail marking the west line of the east half of the northwest quarter of the northeast quarter of said Section 13, referenced by a found iron rod situated S 00° 36' 13" W a distance of 30.00 feet;

thence S 00° 36' 13" W along the west line of the east half of the northwest quarter of the northeast quarter of said Section 13 a distance of 253.00 feet to a set iron rod, passing the aforementioned found iron rod a distance of 30.00 feet;

thence N 89° 50' 55" W on a line a distance of 38.43 feet to a found iron rod marking the southeast corner of said J. Brodman & D. Bowman-Brodman Trustees parcel;

thence N 00° 30' 43" E along said J. Brodman & D. Bowman-Brodman Trustees parcel a distance of 80.00 feet to a found iron pipe marking a corner of said J. Brodman & D. Bowman-Brodman, Trustees parcel, passing a found iron pipe a distance of 65.00 feet;

thence N 00° 20' 43" W along said J. Brodman & D. Bowman-Brodman, Trustees parcel a distance of 173.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.230 acres of land, more or less, of which 0.028 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 June 2019.

Prior Deed References – OR 254, Page 1404, OR 254, Page 1400

19065-S      Adjoiner Only Tract



PT: 1 N: 0.0000 E: 0.0000  
S89°50'55"E DIST: 41.42  
PT: 2 N: -0.1094 E: 41.4199  
S0°36'13"W DIST: 253.00  
PT: 3 N: -253.0954 E: 38.7545  
N89°50'55"W DIST: 38.43  
PT: 4 N: -252.9939 E: 0.3247  
N0°30'43"E DIST: 80.00  
PT: 5 N: -172.9971 E: 1.0395  
N0°20'43"W DIST: 173.00  
PT: 6 N: -0.0002 E: -0.0030

CLOSING BEARING/DISTANCE: N86°20'02"E DIST: 0.0031

MISCLOSURE: N: -0.0002 E: -0.0030

AREA: 0.230 ACRES



REFERENCE SURVEY VOL. B  
PAGE 214 IN THE TAX MAP OFFICE

"2019"