

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

**LEGAL DESCRIPTION OF A 3.000 ACRE PARCEL
FOR RODGER BRODMAN**

Being a parcel of land situated in part of the Southwest Quarter of Section 36, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 36 and the centerline of County Highway 53;

thence on an assumed bearing of N 89° 16' 23" E along the south line of said Section 36 and the centerline of said County Highway 53 a distance of 885.22 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 00° 20' 17" W on a line a distance of 457.12 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 89° 16' 23" E on a line a distance of 456.57 feet to a set iron rod;

thence S 00° 16' 25" E on a line a distance of 70.00 feet to a found iron pipe marking a corner of a parcel of land now or formerly owned by G. Moore;

thence S 88° 45' 26" W along said G. Moore parcel a distance of 201.96 feet to found iron rod marking a corner of said G. Moore parcel;

thence S 00° 20' 17" E along said G. Moore parcel a distance of 385.30 feet to a found MAG nail marking the south line of said Section 36 and the centerline of said County Highway 53, passing a found iron rod a distance of 365.30 feet;

thence S 89° 16' 23" W along the south line of said Section 36 and the centerline of said County Highway 53 a distance of 254.55 feet to the **POINT OF BEGINNING**.

Containing in all 3.000 acres of land, more or less, of which 0.117 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.

REFERENCE SURVEY VOL. 3

PAGE 260

IN THE TAX MAP OFFICE

"2021"

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 2021.

Prior Deed References – OR 254, Page 839

21200-S



PT: 1 N: 0.0000 E: 0.0000
N0°20'17"W DIST: 457.12
PT: 2 N: 457.1120 E: -2.6971
N89°16'23"E DIST: 456.57
PT: 3 N: 462.9047 E: 453.8362
S0°16'25"E DIST: 70.00
PT: 4 N: 392.9055 E: 454.1705
S88°45'26"W DIST: 201.96
PT: 5 N: 388.5252 E: 252.2580
S0°20'17"E DIST: 385.30
PT: 6 N: 3.2319 E: 254.5313
S89°16'23"W DIST: 254.55
PT: 7 N: 0.0023 E: 0.0018

CLOSING BEARING/DISTANCE: S37°12'15"W DIST: 0.0029

MISCLOSURE: N: 0.0023 E: 0.0018

AREA: 3.000 ACRES



REFERENCE SURVEY VOL B
PAGE 260 IN THE TAX MAP OFFICE
"2021"