

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

**LEGAL DESCRIPTION OF A 0.306 ACRE PARCEL
FOR M. BRODMAN**

Being a parcel of land situated in part of Lot 8 of C. Y. Pierson's Addition to the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod on the west right-of-way line of Warpole Street marking the Southeast Corner of Lot 6 of McGinnis Subdivision;

thence on an assumed bearing of S 00° 00' 00" W along said right-of-way line a distance of 94.53 feet to a set iron rod marking a southeast corner of a parcel of land currently owned by C. Molnar, et ux, and being the **POINT OF BEGINNING**;

thence continuing S 00° 00' 00" W along said right-of-way line a distance of 83.00 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by I. Solomon;

thence S 89° 40' 31" W along said Solomon parcel a distance of 160.47 feet to a found iron rod marking a southeasterly corner of a parcel of land currently owned by EBCEWC, LLC;

thence N 00° 03' 18" E along an easterly line of said EBCEWC, LLC parcel and an easterly line of said Molnar parcel a distance of 83.00 feet to a set iron rod marking a corner of said Molnar parcel, passing a found iron rod a distance of 42.88 feet;

thence N 89° 40' 31" E along a south line of said Molnar parcel a distance of 160.39 feet to the **POINT OF BEGINNING**.

Containing in all 0.306 acres of land, more or less, 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, 2012.

Prior Deed Reference – Volume 183, Page 362; Volume 213, Page 277;
Volume 183, Page 367.

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