

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

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**LEGAL DESCRIPTION OF A 43.483 ACRE PARCEL**  
**FOR RODGER BRODMAN & YVONNE WATTS**

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 00° 28' 55" W along the west line of said Section 36 a distance of 1715.17 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 208.71 feet;

thence continuing N 00° 28' 55" W along the west line of said Section 36 a distance of 373.80 feet to a found iron rod marking the limited access right-of-way of U.S. Route 30;

thence S 84° 53' 50" E along the limited access right-of-way of U.S. Route 30 a distance of 188.98 feet to a found iron rod;

thence S 86° 09' 17" E along the limited access right-of-way of U. S. Route 30 a distance of 673.30 feet to a found iron rod;

thence S 88° 38' 36" E along the limited access right-of-way of U. S. Route 30 a distance of 671.94 feet to a found iron rod;

thence S 89° 52' 49" E along the limited access right-of-way of U. S. Route 30 a distance of 2.44 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by A. & E. Welly;

thence S 00° 16' 25" E along said Welly parcel a distance of 1991.68 feet to a found nail marking the south line of said Section 36 and the centerline of County Highway 53, passing a found iron rod a distance of 1971.68 feet;

thence S 89° 16' 23" W along the south line of said Section 36 and the centerline of County Highway 53 a distance of 182.97 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by Y. Watts and A. Brodman, referenced by a found iron pipe situated N 00° 34' 25" W a distance of 20.66 feet;

thence N 00° 34' 25" W along said Y. Watts and A. Brodman parcel a distance of 387.11 feet to a found iron pipe marking a corner of said Y. Watts and A. Brodman parcel, passing the aforementioned found iron pipe a distance of 20.66 feet;

thence S 88° 45' 26" W along said Y. Watts and A. Brodman parcel a distance of 201.96 feet to a set iron rod marking a corner of said Y. Watts and A. Brodman parcel;

thence S 00° 20' 17" E along said Y. Watts and A. Brodman parcel a distance of 385.30 feet to a set MAG nail marking the south line of said Section 36 and the centerline of said County Highway 53, passing a found iron pipe 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 478.77 feet to a set MAG nail, referenced by a set iron rod situated N 00° 28' 55" W a distance of 20.00 feet;

thence N 00° 28' 55" W on a line a distance of 1715.17 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.00 feet;

thence S 89° 16' 23" W on a line a distance of 661.00 feet to the **POINT OF BEGINNING.**

Containing in all 43.483 acres of land, more or less, of which 0.307 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 August 2018.

Prior Deed References – OR 230, Page 1010,

18093-S      Tract 2



PT: 1 N: 0.0000 E: 0.0000  
N0°28'55"W DIST: 373.80  
PT: 2 N: 373.7868 E: -3.1442  
S84°53'50"E DIST: 188.98  
PT: 3 N: 356.9784 E: 185.0868  
S86°09'17"E DIST: 673.30  
PT: 4 N: 311.8253 E: 856.8711  
S88°38'36"E DIST: 671.94  
PT: 5 N: 295.9164 E: 1528.6227  
S89°52'49"E DIST: 2.44  
PT: 6 N: 295.9113 E: 1531.0627  
S0°16'25"E DIST: 1991.68  
PT: 7 N: -1695.7460 E: 1540.5738  
S89°16'23"W DIST: 182.97  
PT: 8 N: -1698.0674 E: 1357.6185  
N0°34'25"W DIST: 387.11  
PT: 9 N: -1310.9768 E: 1353.7431  
S88°45'26"W DIST: 201.96  
PT: 10 N: -1315.3571 E: 1151.8306  
S0°20'17"E DIST: 385.30  
PT: 11 N: -1700.6504 E: 1154.1039  
S89°16'23"W DIST: 478.77  
PT: 12 N: -1706.7246 E: 675.3724  
N0°28'55"W DIST: 1715.17  
PT: 13 N: 8.3847 E: 660.9454  
S89°16'23"W DIST: 661.00  
PT: 14 N: -0.0016 E: -0.0014

CLOSING BEARING/DISTANCE: N41°14'58"E DIST: 0.0021

MISCLOSURE: N: -0.0016 E: -0.0014

AREA: 43.483 ACRES



REFERENCE SURVEY VOL. C

PAGE 1700 IN THE TAX MAP OFFICE

"2018"

**KOEHLER SURVEYING, INC.**  
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**LEGAL DESCRIPTION OF A 25.027 ACRE PARCEL**  
**FOR RODGER BRODMAN & YVONNE WATTS**

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 00° 28' 55" W along the west line of said Section 36 and a parcel of land now or formerly owned by Y. Watts, Etvir. a distance of 208.71 feet to a found iron rod marking a corner of said Watts parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 00° 28' 55" W along said west line of said Section 36 a distance of 1506.46 feet to a set iron rod;

thence N 89° 16' 23" E on a line a distance of 661.00 feet to a set iron rod;

thence S 00° 28' 55" E on a line a distance of 1715.17 feet to a set MAG nail marking the south line of said Section 36 and the centerline of said County Highway 53, passing a set iron rod a distance of 1695.17 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 452.29 feet to a found nail marking a corner of said Watts parcel, referenced by a found iron rod situated N 00° 28' 55" W a distance of 20.00 feet;

thence N 00° 28' 55" W along said Watts parcel a distance of 208.71 feet to a found iron rod marking a corner of said Watts parcel, passing the aforementioned found iron rod a distance of 20.00 feet;

thence S 89° 16' 23" W along said Watts parcel a distance of 208.71 feet to the **POINT OF BEGINNING**.

Containing in all 25.027 acres of land, more or less, of which 0.208 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 August 2018.

Prior Deed References – OR 230, Page 1010,

18093-S      Tract 1



REFERENCE SURVEY VOL. C  
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"2018"

PT: 1 N: 0.0000 E: 0.0000  
N0°28'55"W DIST: 1506.46  
PT: 2 N: 1506.4067 E: -12.6715  
N89°16'23"E DIST: 661.00  
PT: 3 N: 1514.7930 E: 648.2753  
S0°28'55"E DIST: 1715.17  
PT: 4 N: -200.3164 E: 662.7023  
S89°16'23"W DIST: 452.29  
PT: 5 N: -206.0547 E: 210.4487  
N0°28'55"W DIST: 208.71  
PT: 6 N: 2.6480 E: 208.6932  
S89°16'23"W DIST: 208.71  
PT: 7 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 25.027 ACRES



REFERENCE SURVEY VOL. C

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"2018"