

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 8.463 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 1343.30 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by Y. Watts, Etal. and being the **POINT OF BEGINNING** of the hereinafter described parcel, 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, Etal. parcel a distance of 387.11 feet to a found iron pipe marking a corner of said Y. Watts, Etal. parcel, passing the aforementioned found iron pipe a distance of 20.66 feet;

thence N 00° 16' 25" W on a line a distance of 1611.24 feet to a set iron rod marking the limited access right-of-way line of U.S. Route 30;

thence S 88° 38' 36" E along said limited access right-of-way line of U.S. Route 30 a distance of 182.62 feet to a found iron rod;

thence S 89° 52' 49" E along said limited access right-of-way line of U.S. Route 30 a distance of 2.44 feet to 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 A. & E. Welly parcel a distance of 1991.68 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 1971.68 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 182.97 feet to the **POINT OF BEGINNING**.

Containing in all 8.463 acres of land, more or less, of which 0.084 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 March 2020.

Prior Deed References – OR 254, Page 839

20047-S Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
N0°34'25"W DIST: 387.11
PT: 2 N: 387.0906 E: -3.8754
N0°16'25"W DIST: 1611.24
PT: 3 N: 1998.3122 E: -11.5698
S88°38'36"E DIST: 182.62
PT: 4 N: 1993.9885 E: 170.9990
S89°52'49"E DIST: 2.44
PT: 5 N: 1993.9834 E: 173.4390
S0°16'25"E DIST: 1991.68
PT: 6 N: 2.3261 E: 182.9501
S89°16'23"W DIST: 182.97
PT: 7 N: 0.0047 E: -0.0052

CLOSING BEARING/DISTANCE: S47°32'06"E DIST: 0.0070

MISCLOSURE: N: 0.0047 E: -0.0052

AREA: 8.463 ACRES



REFERENCE SURVEY VOL. C
PAGE 1761 IN THE TAX MAP OFFICE

"2020"