

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

**LEGAL DESCRIPTION OF A 0.503 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, referenced by a found iron pipe situated S 00° 09' 05" W a distance of 30.00 feet;

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 673.31 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;

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 found iron rod 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, passing a found iron rod a distance of 30.00 feet;

thence continuing 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 60.00 feet to a set iron rod;

thence N 89° 50' 55" W on a line a distance of 364.79 feet to a set iron rod;

thence N 00° 30' 43" E on a line a distance of 60.00 feet to found iron rod marking a corner of said J. Brodman & D. Bowman-Brodman Trustees parcel;

thence S 89° 50' 55" E along said J. Brodman & D. Bowman-Brodman Trustees parcel a distance of 364.89 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 326.46 feet.

Containing in all 0.503 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

REFERENCE SURVEY VOL. C
PAGE 1801 IN THE TAX MAP OFFICE
"2021"

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 May 2021.

Prior Deed References – OR 267, Page 1523

21052-S Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
S0°36'13"W DIST: 60.00
PT: 2 N: -59.9967 E: -0.6321
N89°50'55"W DIST: 364.79
PT: 3 N: -59.0328 E: -365.4208
N0°30'43"E DIST: 60.00
PT: 4 N: 0.9648 E: -364.8847
S89°50'55"E DIST: 364.89
PT: 5 N: 0.0007 E: 0.0040

CLOSING BEARING/DISTANCE: S80°30'48"W DIST: 0.0041

MISCHLOSURE: N: 0.0007 E: 0.0040

AREA: 0.503 ACRES



REFERENCE SURVEY VOL. C
PAGE 1801 IN THE TAX MAP OFFICE
"2031"