

**VICTOR B. KOEHLER, P.S.
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**LEGAL DESCRIPTION OF A 161.592 ACRE
PARCEL FOR ROBERT A. BRODMAN**

Being a parcel of land situated in part of the Southwest, Southeast and Northeast Quarters of Section 5, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the southeast corner of said Section and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 88° 01' 25" W along the centerline of Township Highway 5 a distance of 2677.97 feet to a set MAG nail on the easterly line of CSX Railroad;

thence N 08° 53' 42" W along said line a distance of 2533.49 feet to a set iron rod, passing a set iron rod a distance of 20.37 feet;

thence S 89° 06' 06" E a distance of 1600.81 feet to a found 3/4" diameter iron pipe;

thence N 01° 51' 46" E a distance of 167.14 feet to a found 3/4" diameter iron pipe;

thence S 68° 11' 14" E a distance of 1585.93 feet to a set MAG nail on the centerline of State Route 23, passing a found 3/4" diameter pipe a distance of 1539.12 feet;

thence S 00° 16' 31" W along said centerline a distance of 372.69 feet to a set MAG nail;

thence N 87° 01' 06" W a distance of 45.05 feet to a set iron rod;

thence S 86° 25' 23" W a distance of 155.42 feet to a set iron rod;

thence S 00° 30' 55" E a distance of 52.70 feet to a set iron rod;

thence S 89° 04' 48" W a distance of 112.74 feet to a set iron rod;

thence S 00° 48' 10" E a distance of 71.28 feet to a set iron rod;

thence S 56° 48' 53" E a distance of 17.74 feet to a set iron rod;

thence S 02° 13' 56" W a distance of 19.89 feet to a set iron rod;

thence S 87° 30' 39" E a distance of 251.69 feet to a set iron rod;

thence S 88° 12' 16" E a distance of 45.02 feet to a set MAG nail on the centerline of State Highway 23;

thence S 00° 16' 31" W along said centerline a distance of 1600.31 feet to the **POINT OF BEGINNING**;

Containing in all 161.592 acres of land, more or less, of which 0.042 acre, more or less, is situated in the NE 1/4, 148.174 acres, more or less, are situated in the SE 1/4, and 13.376 acres, more or less, are situated in the SW 1/4 and in all 3.255 acres, more or less, are contained within the right-of-ways of Township Highway 5 and State Route 23. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 1/2" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in April, 1998.

Prior Deed Reference - Volume 192, Page 330.

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