

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

**LEGAL DESCRIPTION OF A 1.000 ACRE PARCEL
FOR MARK BRODMAN**

Being a parcel of land situated in part of the Southwest Quarter of Section 10, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northwest corner of the northeast quarter of the southwest quarter of said Section 10;

thence S 01° 15' 58" W along the west line of the northeast quarter of the southwest quarter of said Section 10 a distance of 827.78 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 89° 48' 41" W a distance of 22.50 feet;

thence continuing S 01° 15' 58" W along the west line of the northeast quarter of the southwest quarter of said Section 10 a distance of 242.48 feet to a set MAG nail;

thence N 89° 48' 41" W a distance of 287.96 feet to a point on the centerline of the Tymochtee Creek, passing 2 set iron rods a distance of 22.50 feet and 213.75 feet respectively;

thence N 44° 03' 47" E along the centerline of the Tymochtee Creek a distance of 223.23 feet to a point referenced by a set iron rod a situated S 65° 00' 00" E a distance of 35.00 feet;

thence N 27° 53' 40" E along the centerline of the Tymochtee Creek a distance of 92.07 feet to a point referenced by a set iron rod a situated S 89° 48' 41" E a distance of 72.50 feet;

thence S 89° 48' 41" E a distance of 95.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 72.50 feet.

Containing in all 1.000 acre of land, more or less, of which 0.125 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 January, 2004.

Prior Deed Reference ~ Volume 188, Page 288.

03198-S

Parcel #2

REFERENCE SURVEY VOL. D
PAGE 212 IN THE TAX MAP OFFICE

PARCEL 2

1.000 AC.

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 40.317 ACRE PARCEL
FOR MARK BRODMAN**

Being a parcel of land situated in part of the Southwest Quarter of Section 10, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the center of said Section 10 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 01° 07' 41" W along the north-south half section line of said Section 10 a distance of 1326.15 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by R. L. Summit;

thence N 89° 48' 41" W along the north line of said Summit parcel a distance of 1327.79 feet to a set MAG nail on the west line of the northeast quarter of the southwest quarter of said Section 10, passing a set iron rod a distance of 1305.29 feet;

thence N 01° 15' 58" E along the west line of the northeast quarter of the southwest quarter of said Section 10 a distance of 1322.78 feet to a set iron rod on east-west half section line of said Section 10, passing 2 set MAG nails a distance of 252.52 feet and 495.00 feet respectively;

thence S 89° 57' 35" E along said east-west half section line a distance of 1324.67 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 22.51 feet.

Containing in all 40.317 acres of land, more or less, of which 0.683 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 January, 2004.

Prior Deed Reference – Volume 179, Page 191.

03198-S

Parcel #1

REFERENCE COPY IN VOL. P
PAGE 212 THE TAX DEPT. OFFICE

PARCEL 1

40.317 AC.