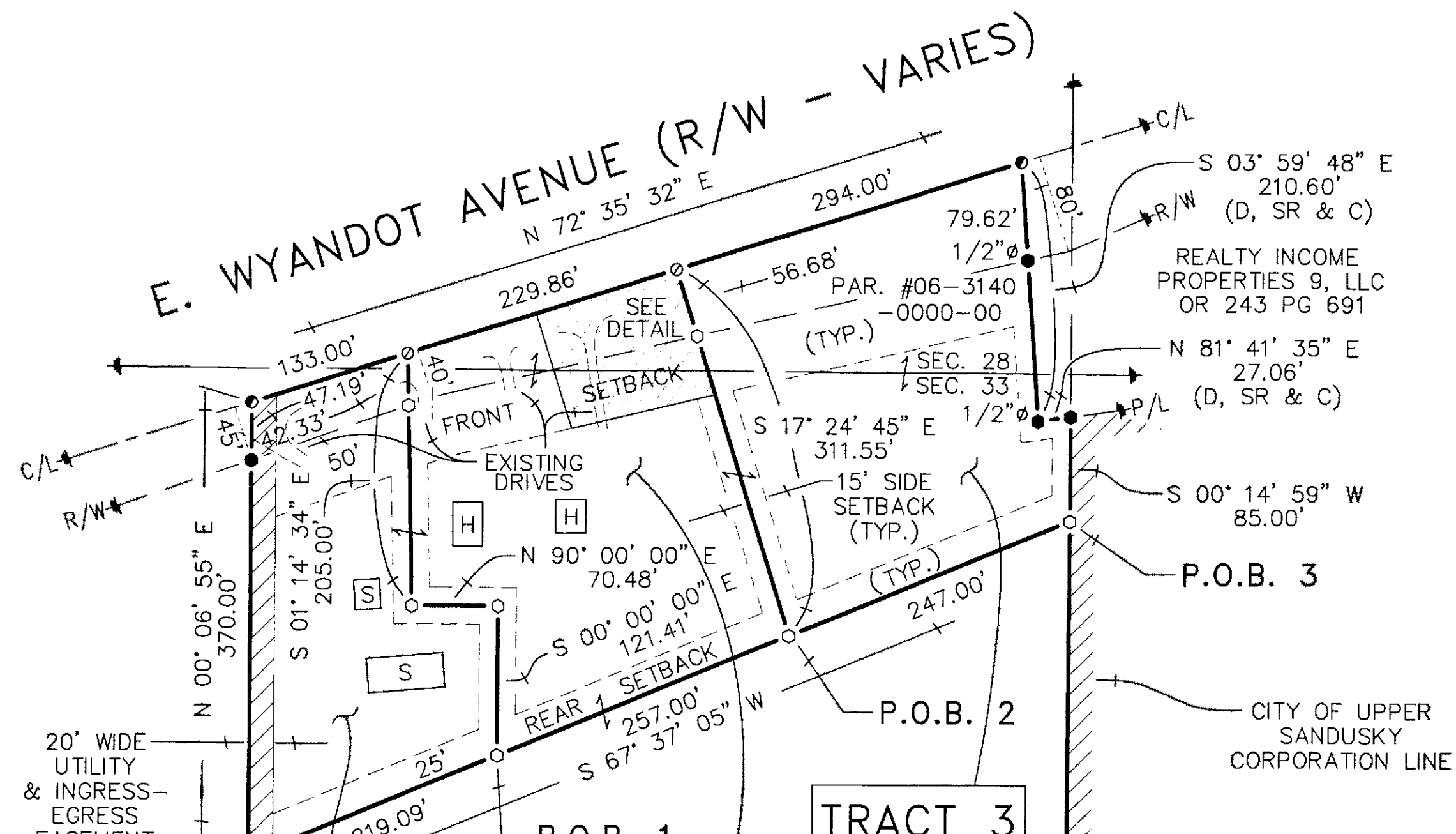




NOTE: TRACTS 1, 2 & 3 HAVE EXISTING CITY OF UPPER SANDUSKY WATER AND SEWER SERVICE.

W. & J. KNAPP
OR 259 PG 2197

MYERS PROPERTIES LLC
OR 196 PG 891

PAR. #06-2040-0000-00

S. ROSVANIS
OR 260 PG 950

JAMES SMALLEY
OR 227 PG 2488
T.O.D. JENNIFER SMALLEY,
TRUSTEE
OR 228 PG 19

TRACTS 1, 2, 3 & 4 ARE ZONED HB (HIGHWAY BUSINESS)
PER THE CITY OF UPPER SANDUSKY ZONING.

SURVEY NUMBER: 20-30
VOLUME: 0 PAGE: 641
DATE FILED: 06-05-2020
PARCEL #: 06-3140-0000-00, 06-2040-0000-00

NOTE: TRACT 4 IS NOT A STAND ALONE BUILDING PARCEL.

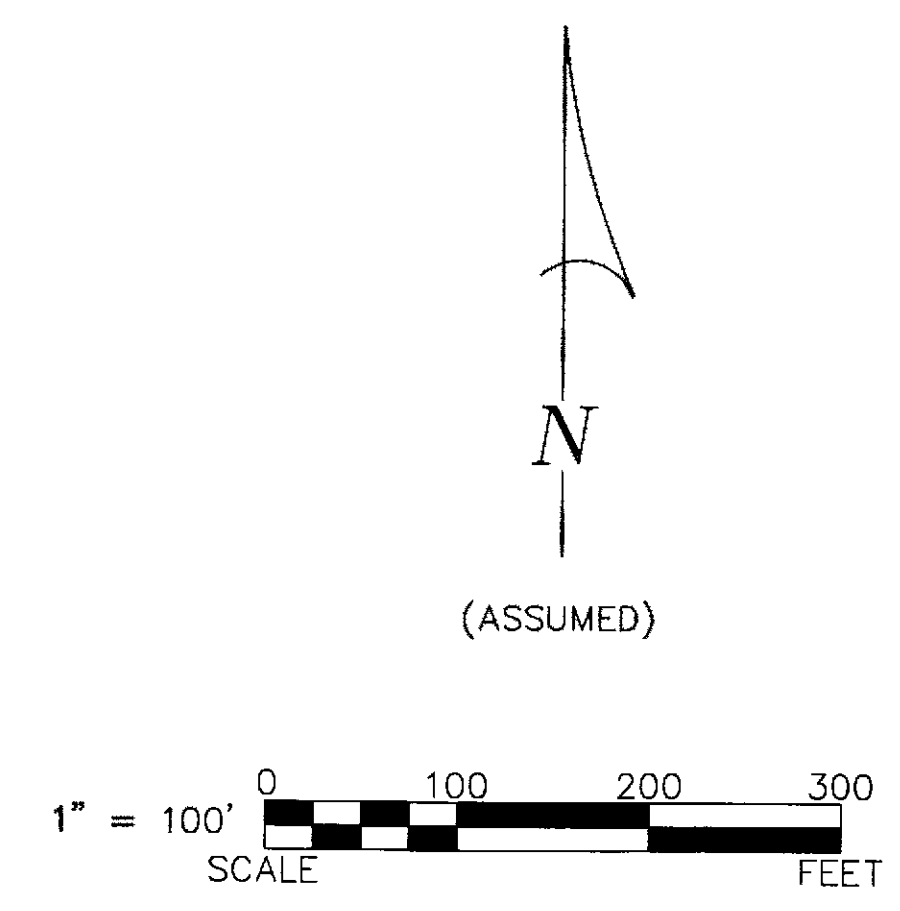
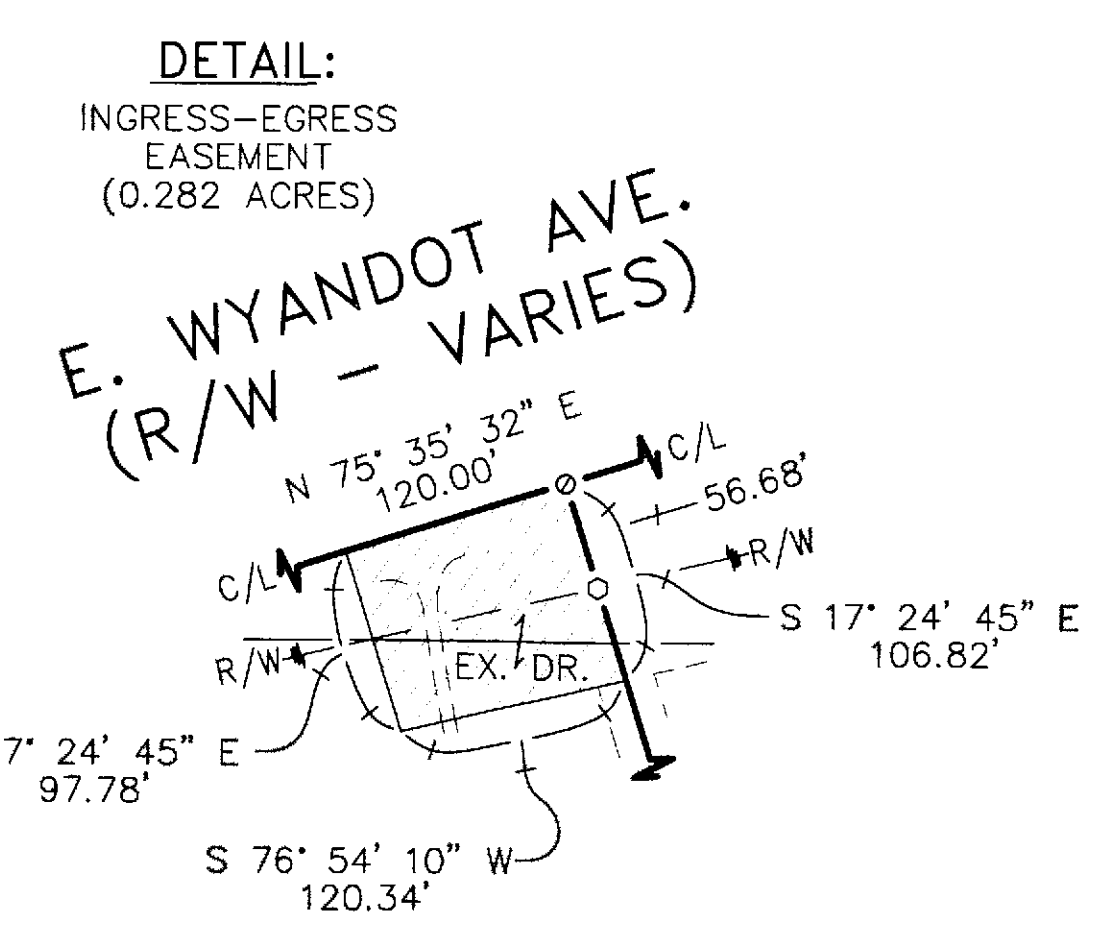
TRACT 4 MUST TRANSFER TO AN ADJOINER.

TRACT 4 CURRENT USE IS AGRICULTURE/WOODED.

ACREAGE BREAKDOWN:

TRACT 1		
PAR. #06-3140-0000-00	0.006 ACRES	
PAR. #06-2040-0000-00	1.302 ACRES	
	1.308 ACRES	
TRACT 2		
PAR. #06-3140-0000-00	0.264 ACRES	
PAR. #06-2040-0000-00	1.594 ACRES	
	1.858 ACRES	
TRACT 3		
PAR. #06-3140-0000-00	0.817 ACRES	
PAR. #06-2040-0000-00	1.018 ACRES	
	1.835 ACRES	

ALL REGIONAL PLANNING REQUIREMENTS HAVE BEEN APPROVED FOR THIS SURVEY APPLICATION # 20-30



REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME 9, PAGE 230.
- SURVEY VOLUME D, PAGE 1.
- SURVEY VOLUME D, PAGE 471.
- PLAT CAB. A, SLIDE 534 (RECORDER'S OFFICE).
- WYANDOT COUNTY CORNERSTONE RECORDS.
- ORIGINAL U.S. GOVERNMENT FIELD NOTES.
- ODOT U.S. RTE. 30 R/W PLANS: WYA-30-N

LEGEND:

SET	FOUND	DESCRIPTION
⊙	⊙	MONUMENT
⊕	⊕	RAILROAD SPIKE
⊖	⊖	NAIL
⊗	⊗	IRON PIPE
⊘	⊘	DRILL HOLE
⊙	⊙	5/8" IRON ROD WITH PERSONALIZED CAP
⊙	⊙	IRON ROD (5/8" U.N.)
⬢	⬢	STONE
⬢	⬢	MONUMENT BOX
D	D	DEED
P	P	PLAT
M	M	MEASURED
C	C	CALCULATED
φ	φ	DIAMETER
SR	SR	SURVEY RECORD
⬜	⬜	HOUSE
⬜	⬜	GARAGE
⬜	⬜	BARN
⬜	⬜	SHED
-X-	-X-	FENCE
C/L	C/L	CENTERLINE
R/W	R/W	RIGHT-OF-WAY
P/L	P/L	PROPERTY LINE
■	■	POST

NOTE: THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. ANY BUILDINGS OR OTHER STRUCTURES NOT TO SCALE. I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING MAY, 2020. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE ONLY FOR THE PURPOSE OF ANGULAR MEASUREMENT.



VICTOR B. KOEHLER, P.S. NO. 7457
DATE 06-02-2020