ALL REGIONAL PLANNING
REQUIREMENTS HAVE BEEN
APPROVED FOR THIS SURVEY
APPLICATION # Tract 1 = N/A Tract 2 = N/A Tract 3 = 21-33LL/R

SURVEY NUMBER: 21-32
VOLUME: D PAGE: 661
DATE FILED: 06-03-2021
PARCEL #: 21-1805.0001-00

R. SMITH, ETAL
OR 143 PG 99

NW COR. SEC. 2
P.O.B. 1
RR RAIL POST
N 88° 55' 31" E
1338.99' (SR & C)
N. LINE, SEC. 2
RR RAIL POST
2.5'± S.
2.0'± E.

N
(ASSUMED)

1" = 100'
0 100 200 300
SCALE FEET

LEGEND:

SET	FOUND	DESCRIPTION
		MONUMENT
		RAILROAD SPIKE
		NAIL
		IRON PIPE
		DRILL HOLE
		5/8"ø IRON ROD WITH PERSONALIZED CAP
		IRON ROD
		STONE
		MONUMENT BOX
	D	DEED
	P	PLAT
	M	MEASURED
	C	CALCULATED
	ø	DIAMETER
	SR	SURVEY RECORD
		HOUSE
		GARAGE
		BARN
		SHED
		FENCE
	C/L	CENTERLINE
	R/W	RIGHT-OF-WAY
	P/L	PROPERTY LINE
		POST

TOWNSHIP HIGHWAY 125 (R/W - 60')

N 00° 34' 02" W
918.51'

TRACT 1
38.212 ACRES
(0.635 ACRES IN R/W)

S 00° 25' 24" E
1241.23'

CAROLYN I. WALTON, TRUSTEE
OR 233 PG 691
OR 233 PG 683

N 78° 19' 33" W
72.00'
S 74° 11' 46" W
41.83'
S 49° 22' 13" E
39.87'
N 51° 33' 59" W
396.75'
S 38° 18' 26" W
18.00'
N 54° 38' 01" W
352.87'
S 00° 00' 00" E
17.00'
S 79° 07' 50" W
281.28'
S 10° 36' 41" E
14.00'
S 81° 51' 04" W
361.40'
S 29° 23' 13" W
72.95'
N 45° 21' 12" E
50.60'
28.00'
OPEN DITCH

NORTH CENTRAL OHIO
LAND CONSERVANCY, INC.
DV 212 PG 966

N 00° 34' 02" W
1332.00'
W. LINE, SEC. 2
W. LINE, E 1/2, NW 1/4
626.07'
S 00° 25' 24" E

TRACT 2
33.710 ACRES
(0.921 ACRES IN R/W)

S 44° 28' 52" W
681.89'

P.O.B. 2
N 61° 47' 12" W
175.72'
34.23'
N 12° 06' 29" W
168.44'
N 87° 42' 51" W
300.77'
N 73° 51' 23" W
97.22'
S 89° 52' 55" W
247.49'
40'
S 05° 44' 25" W
209.09'
733.53'
S 00° 25' 24" E

TRACT 3
7.484 ACRES
(0.220 ACRES IN R/W)

N 00° 34' 02" W
328.00'
P.O.B. 3
20.00'
E-W 1/2 SEC. LINE
S 89° 52' 55" W, 1332.45' (D, SR & C)
W 1/4 POST
SEC. 2

NORTH CENTRAL OHIO
LAND CONSERVANCY, INC.
DV 212 PG 966

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, 2021.
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.

STATE OF OHIO
VICTOR B. KOEHLER
S-7457
REGISTERED
PROFESSIONAL SURVEYOR

05.27.2021
VICTOR B. KOEHLER, P.S. NO. 7457 DATE

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME D, PAGE 31.
- ORIGINAL U.S. GOVERNMENT FIELD NOTES.
- WYANDOT COUNTY CORNERSTONE RECORDS.
- WYANDOT COUNTY ROAD RECORDS.

1 / 1	DRAWN BY	CHECKED BY	REVISION
21031-S	MSW 5-14-21	VBK 05-20-21	

SURVEY FOR: CAROLYN WALTON ESTATE

BEING PARCELS OF LAND LOCATED IN THE
NORTHWEST QUARTER OF SECTION 2, T-4-S, R-14-E,
PITT TOWNSHIP, WYANDOT COUNTY, OHIO.

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