

CHURCH STREET (R/W - 60')

GARRETT STREET (R/W - 41.25')

GUTHRIE STREET (R/W - 66')

WARPOLE STREET (R/W - VARIES)

ORTH LINE, OUTLOT #141

K. & L. GRAHAM
DV. 189, PG. 547

N 89° 57' 03" E, 181.26'

30' INGRESS + EGRESS EASEMENT
0.125 ACRE

S 89° 57' 03" W, 181.28'
#06-7043-6000

L. GRAHAM, ETAL.,
D. EIPPERT, ETUX., L.E.
OR. 213, PG. 2667

1.322 ACRES

#06-7043-5500

#06-7043-2000

BUILDING

#06-7043-5000

S 89° 55' 37" W, 181.47'

S 32° 06' 45" E, 38.93'

S 01° 12' 48" E, 33.01'

P.O.C.

SW. CORNER,
OUTLOT #146

P.O.B.

0.625'

WEST FACE OF
BLOCK WALL

OUTSIDE CORNER
CONCRETE BLOCK

R/W

PARCEL #	ACREAGE
06-7043-2000	0.161 ACRE
06-7043-5000	0.500 ACRE
06-7043-5500	0.236 ACRE
06-7043-6000	0.425 ACRE
	1.322 ACRES

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- CABINET A, SLIDE 560, RECORDER'S OFFICE.
- CABINET A, SLIDE 21 & 22, RECORDER'S OFFICE.

SURVEY NUMBER: 15-62
VOLUME: C PAGE: 1602
DATE FILED: 12-11-15
PARCEL #: 06-7043-2000; 06-7043-5000; 06-7043-5500; 06-7043-6000

ALL REGIONAL PLANNING
REQUIREMENTS HAVE BEEN
APPROVED FOR THIS SURVEY
APPLICATION # N/A City of Upper

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 DECEMBER 2015.
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

12-10-2015
DATE

DRAWN:	CHECKED:	REVISIONS:
FRS	VBK	
12-08-15	12-10-15	
1	1	
15167-S		

SURVEY FOR: DAVE EIPPERT

LOCATED IN PART OF OUTLOTS #145 & #146 OF THE ORIGINAL PLAT
OF THE CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO.

KOEHLER SURVEYING, INC.

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