

COUNTY HIGHWAY 96 (R/W - 60')

TOWNSHIP HIGHWAY 44

C/L BAUGHMAN RUN

R. SCHANK, ETUX.
OR 152 PG 372

M. THIEL
DV 197 PG 823

6.854
ACRES
(0.123 ACRES
IN R/W)

"BAUGHMAN
CEMETERY"
(SEE NOTE)

K. DERR
OR 249 PG 2032
40.000 AC. (D & C)

E-W 1/2 SEC. LINE

1570.80' (SR)
1570.70' (C)

W 1/4 POST
SEC. 17

COUNTY HIGHWAY 47

SW COR.
SEC. 17

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME 3, PAGE 159.
- SURVEY VOLUME 9, PAGE 134.
- SURVEY VOLUME C, PAGES 938 & 1857.
- SURVEY VOLUME D, PAGE 81.
- ORIGINAL U.S. GOVERNMENT FIELD NOTES.
- WYANDOT COUNTY CORNERSTONE RECORDS.
- WYANDOT COUNTY ROAD RECORDS.

LINE	BEARING	DIST.
①	S 86° 05' 32" E	79.00'
②	N 56° 21' 58" E	144.00'
③	N 28° 27' 12" E	26.00'
④	N 62° 37' 24" E	95.00'
⑤	N 27° 11' 31" E	103.00'
⑥	N 87° 52' 45" E	27.00'
⑦	N 39° 37' 52" E	57.00'
⑧	S 80° 24' 24" E	28.00'
⑨	N 60° 06' 07" E	44.00'

ALL REGIONAL PLANNING
REQUIREMENTS HAVE BEEN
APPROVED FOR THIS SURVEY
APPLICATION # 23-02/R

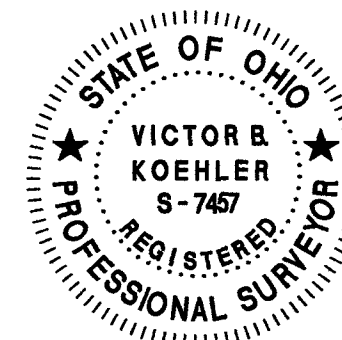
REFERENCE MONUMENTS:

REF.	BEARING	DIST.
(A)	N 53° 13' 37" E	37.49'
(B)	N 60° 18' 07" W	56.17'
(C)	N 20° 16' 43" W	28.30'
(D)	N 80° 34' 11" W	22.50'
(E)	N 50° 11' 27" W	32.00'
(F)	N 32° 56' 29" E	23.50'
(G)	N 37° 11' 00" W	23.50'
(H)	N 76° 32' 23" E	36.00'
(I)	N 29° 34' 20" E	15.00'
(J)	S 73° 52' 39" W	32.00'

NOTE: BAUGHMAN CEMETERY PROPERTY
(PARCEL) LINES WERE ESTABLISHED
PER CURRENT OCCUPATION AT
EXISTING FENCE LINES. OWNERSHIP
AND A PROPERTY DESCRIPTION
COULD NOT BE DETERMINED FROM
RESEARCH OF DEED RECORDS.

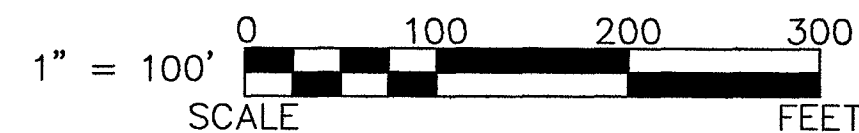
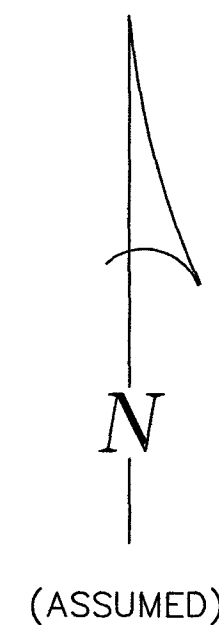
SURVEY NUMBER: 23-01
VOLUME: C PAGE: 1868
DATE FILED: 1/05/2023
PARCEL #: 34-2020-0000-00

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, 2022.
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

01-03-2023
DATE



LEGEND:

SET	FOUND	DESCRIPTION
⊙	●	MONUMENT
⊕	⊕	RAILROAD SPIKE
○	●	NAIL
⊙	●	2"Ø PIPE POST IN CONC.
⊙	●	DRILL HOLE
⊙	●	5/8"Ø IRON ROD WITH PERSONALIZED CAP
⊙	●	IRON ROD (5/8"Ø U.N.)
▲	▲	STONE
□	□	MONUMENT BOX
D	D	DEED
P	P	PLAT
M	M	MEASURED
C	C	CALCULATED
Ø	Ø	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

SURVEY FOR: TYLER RICE

BEING A PARCEL OF LAND SITUATED IN PART OF
THE NORTHWEST QUARTER OF SECTION 17, T-2-S, R-13-E,
SALEM TOWNSHIP, WYANDOT COUNTY, OHIO.

DRAWN: MSW
CHECKED: VBK
REVISIONS:

1 / 1
22051-S2

KOEHLER SURVEYING, INC.

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