

# WARPOLE STREET (R/W - 60')

STATION (X) W 200' C/L N 00° 00' 00" E

Site plan showing property boundaries and dimensions for lots 6 through 12 and surrounding properties. The plan includes a north arrow and property lines marked with 'P/L' and 'R/W'.

**Properties and Dimensions:**

- K. TUCKER OR 238 PG 469** (Lot #6): 16' VAC. ALLEY
- P/L** (Lot #7): 0.37 (0.50)
- HHWP COMMUNITY ACTION COMMISSION OR 127 PG 184** (Lot #8): N 00° 00' 00" E 121.80'
- LOT #9**
- LOT #10**
- LOT #11**
- LOT #12**: 176.96' (P & C) with dimensions 0.11' N. and 0.06' W.
- McKELVY'S ADD'N.**: 8' WIDE VACATED ALLEY
- PROF. PER S.V. & ADJ. AS SHO**
- A. D. R.**

**Other Labels:**

- P/L** (Top Right)
- (0.37)** (Top Right)
- (0.50)** (Top Right)
- K.** (Top Right)
- C.** (Bottom Right)
- 0.36'** (Bottom Right)
- 0.21'** (Bottom Right)

## REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME 3, PAGE 632.
- SURVEY VOLUME 6, PAGE 250.
- SURVEY VOLUME 6, PAGE 304.
- SURVEY VOLUME 6, PAGE 564.
- SURVEY VOLUME 9, PAGE 101.
- CABINET A, SLIDE 183, RECORDER'S OFFICE.
- CABINET A, SLIDE 248, RECORDER'S OFFICE.
- CITY OF UPPER SANDUSKY ORDINANCE NO. 87-8  
DATED 8-6-1990 (8' WIDE ALLEY VACATION).

SURVEY NUMBER: 23-08  
VOLUME: C PAGE: 1871  
DATE FILED: 2.15.2023  
PARCEL #: 06-4510-3500-00  
06-4510-4000-00

CONCRETE OCCUPIES CORNER

LOT #9

A. RADABAUGH, TRUSTEE  
OR 248 PG 969

N 89° 52' 35" E, 329.04'

G

H

3.5' ±

TRACT LINE PER  
S.V. 3, PG. 632

AC.)

AC.)

S

PAR. #06-  
4510-3500-00

2.1' ±

H

2.00'

PAR. #06-  
4510-4000-00

90° L

(SR & C)

RYOR & L. MILLER  
R 262 PG 1896

0.909 ACRES

P.O.B.

224.51'

Y LINE  
PG. 564  
R DEEDS  
HEREON.

LLER,  
X.  
93  
395

LOT #8

S. BASH  
OR 6  
PG 683

330.00' (P, D & SR)  
329.32' (C)  
S 89° 20' 18" W

J. & D. STEWARD,  
TRUSTEES  
OR 277 PG 1483

E. LINE, LOT #8

199.89' (SR)  
199.96' (C)

SE COR.  
LOT #8

0.15'

HAZEL STREET (R/W - 41.20')

811.80'

50.00' (D & C)

50.00' (D & C)

2.00'

S 00° 07' 25" E

66.50' (D)  
68.71' (C)

20'

T (S.H. 53)

NOTE: THE PLAT RECORDED IN WYA. CO. RECORDER'S OFFICE CABINET A, SLIDE 183 INDICATES ITS ESTABLISHMENT BY THE "ASSESSOR OF REAL PROPERTY" AND PURPORTS TO BE BASED ON "TITLES OF THE OWNERS".

SUBSEQUENT DEED AND SURVEY RECORDS VARIABLY CONFLICT WITH THE DIMENSIONS LISTED IN THE AFORMENTIONED PLAT.

THIS SURVEY UTILIZES A COMBINATION OF BOTH CURRENT AND FORMER DEED AND SURVEY RECORDS IN CONJUNCTION WITH CURRENT OCCUPATION OF THE SUBJECT AND ADJOINING LAND OWNERS TO ESTABLISH THE PROPERTY LINES AS SHOWN AND DESCRIBED HEREON.

0 50 100

1" = 50'

SCALE FEET

(ASSUMED)

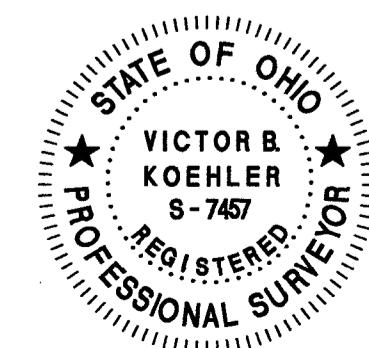
*N*

**LEGEND:**

FOUND	DESCRIPTION
▲	MONUMENT
●	RAILROAD SPIKE
○	NAIL
●	IRON PIPE (1/2"Ø U.N.)
●	DRILL HOLE
●	5/8"Ø IRON ROD WITH PERSONALIZED CAP
●	IRON ROD (1/2"Ø U.N.)
▲	STONE
●	MONUMENT BOX
D	DEED
P	PLAT
M	MEASURED
C	CALCULATED
Ø	DIAMETER
SR	SURVEY RECORD
■	HOUSE
■	GARAGE
■	BARN
■	SHED
—X—	FENCE
C/L	CENTERLINE
R/W	RIGHT-OF-WAY
P/L	PROPERTY LINE
■	POST

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

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 FEBRUARY, 2023.  
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

02.14.2023

DRAWN:	CHECKED:	REVISIONS:
MSW	VBK	
02-06-23	02-08-23	

# KOELLER SURVEYING INC.

ASSESSOR'S PLAT OF THE SOUTHEAST QUARTER AND THE SOUTHWEST PART  
OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 31, T-2-S, R-14-E,  
IN THE CITY OF UPPER SANDUSKY, WYANDOT COUNTY, OHIO