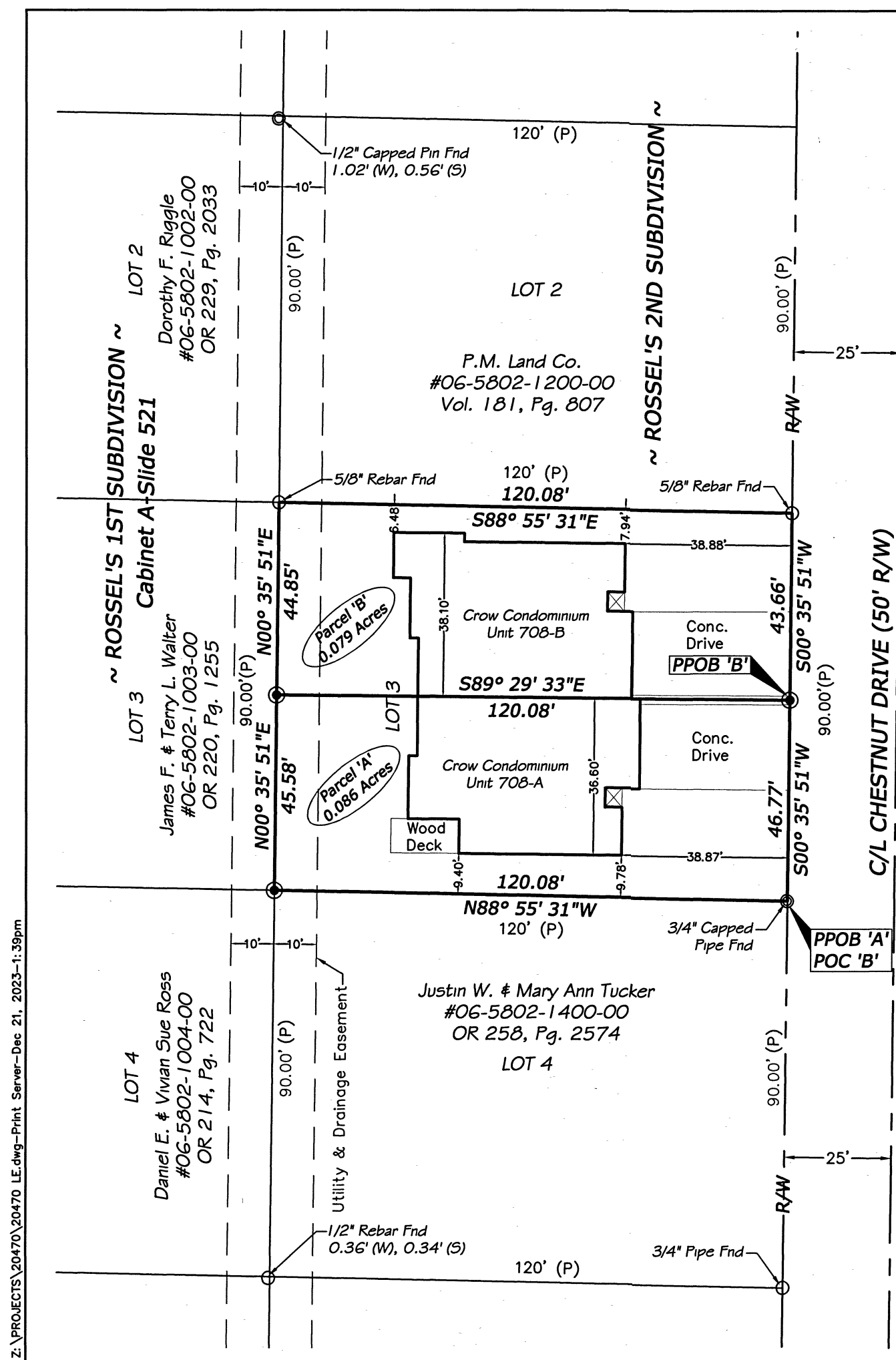




LOT SPLIT SURVEY

Lot 3 of Rossel's 2nd Subdivision, being part of the
Southeast Quarter of Section 30, T2S, R14E,
City of Upper Sandusky, County of Wyandot, State of Ohio

Purpose of Survey:

To split Lot 3 of Rossel's 2nd Subdivision dissolving the Crow Condominium into Two (2) separate Parcels. Unit 708-A will be the owner of Parcel 'A' and Unit 708-B will be the owner of Parcel 'B'.

Surveyor's Note:

- 1) This survey performed using a Trimble R2 GPS unit, connected to the Ohio VRS/CORS GPS Network, collecting data in the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011) and converted to Ground Coordinates. Distances shown are GROUND DISTANCES, unless shown otherwise (S1, D1, etc.).
- 2) Bearings are based on the Ohio North, 3401 State Plane Coordinate System, NAD 83 (2011).
- 3) This survey performed without the benefit of a Title Report, and may not show all recorded easements, covenants, restrictions or otherwise, if any. Field work performed in November 2023.
- 4) Parcel ID's per the Wyandot County Auditors website, at the time of this survey.

Prior Surveys of Record

(S1) Crow Condominiums-Cabinet A-Slide 601 thru 607.
(S2) Plat of Rossel's 2nd Subdivision. Plat Book 4, Page 28 - Cabinet A-Slide 488.

Prior Deeds of Reference:

Deeds are as shown on the plat of survey.

OWNERSHIP SUMMARY TABLE			
	OWNERSHIP	PARCEL #	DEED RECORD
LOT 3	Darlene M. Crow	#06-5802-1300-00	OR 264, PG. 2448
708-A	Brenda A. Church	#06-5802-1301-00	OR 222, PG. 2552
708-B	Paul W. & Betty Jo Shoup	#06-5802-1302-00	OR 218, PG. 1167

ACREAGE SUMMARY TABLE	
Parcel 'A'	0.086 Acres
Parcel 'B'	0.079 Acres
708-A	0.041 Acres (1779 SF)
708-B	0.043 Acres (1876 SF)

I certify that on 21 Dec 2023
this survey was performed and completed by myself or under my
direct supervision.

Daniel R. Stone

Daniel R. Stone, P.E., P.S. Registered Surveyor #8159
Legal Descriptions have been prepared in accordance with this
Survey.

LEGEND

Section Corner, as described	POC	Point of Commencement
SET 5/8" X 30" Rebar, marked with Orange Plastic Cap "VHHA 8159"	PPOB	Principal Point of Beginning
SET Mag Nail	R/W	Road Right-of-Way
Found Mag Nail	(S#)	Prior Survey(s) of Record
Found Capped Rebar, Name or RLS##	(D#)	Prior Deed(s) of Reference
Found as described	C/L	Centerline
(C) Calculated distance	Dimension Leader	Dimension Leader
(M) Measured distance	Land Hook	Land Hook
(P) Platted distance	Break in Line	Break in Line
	Property Line	Property Line
	(D)	Deed distance

VH

Van Horn
Hoover
& Associates, Inc.

SURVEYING
CIVIL ENGINEERING
LAND USE PLANNING

3200 N. MAIN STREET
FINDLAY, OH 45840
(419) 423-5630

www.VanHornHoover.com
E-Mail:
Info@VanHornHoover.com



0' 15' 30'
1 inch = 30 ft.

PREPARED FOR:
Eastman & Smith
LTD.

LOT SPLIT
SURVEY

708-A & 708-B
Chestnut Drive
Upper Sandusky, Ohio

REVISIONS

MARK DATE DESCRIPTION

SURVEY NUMBER: 24-2
VOLUME: C PAGE: 1891
DATE FILED: 1-4-2024
PARCEL #: 06-5802-1300-00

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