

SEE F.E.M.A. FLOOD
INSURANCE RATE
MAP (FIRM):

COMMUNITY-PANEL #
390787 0050 C

EFFECTIVE DATE:
SEPT. 18, 1987

N 06° 20' 44" W
139.35' (D, SR & C)

N 07° 40' 16" E
95.00' (D, SR & C)

N 86° 08' 06" E
74.05' (V. WEININGER, TRUSTEE OR 238 PG 1044)

S 06° 03' 32" E
135.40' (V. WEININGER, TRUSTEE OR 202 PG 637)

*REF. = N 83° 04' 24" E
73.30' (ELEV. = 770 (CONTOUR LINE PER OHIO LIDAR) CORRESPONDS APPROXIMATELY TO THE F.E.M.A. (FIRM) 100 YEAR FLOOD ELEVATION.)

SANDUSKY RIVER
P/L
V. WEININGER, TRUSTEE OR 238 PG 1044
2.798 ACRES
(0.125 AC. IN R/W)
OPEN DITCH
LARGE RAMPS
S 1/4 POST SEC. 3
S 89° 53' 34" E
325.39' (P.O.B.)
CORNER TO FD. NAIL =
S 03° 18' 59" E
0.25' (S. LINE, SEC. 3)
TOWNSHIP HIGHWAY 11
(R/W - 40')

JOB # DRAWN: CHECKED: REVISIONS:

24000-S MSW 07-03-24

VBK 07-10-24

SURVEY FOR: MARK WEININGER
BEING A PARCEL OF LAND SITUATED IN PART OF
THE SOUTHEAST QUARTER OF SECTION 3, T-1-S, R-14-E,
TYMOCTEE TOWNSHIP, WYANDOT COUNTY, OHIO.

KOEHLER SURVEYING, INC.
P.O. BOX 28 UPPER SANDUSKY, OHIO 43351
(419) 294-5388 KSI@WOH.RR.COM

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME 4, PAGE 437.
- SURVEY VOLUME 8, PAGES 117 & 190.
- SURVEY VOLUME 9, PAGE 77.
- WYANDOT COUNTY CORNERSTONE RECORDS.
- WYANDOT COUNTY ROAD RECORDS.



(ASSUMED)

1" = 100' 0 100 200 300
SCALE FEET

LEGEND:

SET FOUND	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	CONCRETE MONUMENT	D	DEED
⊕	RAILROAD SPIKE	P	PLAT
⊖	NAIL	SR	SURVEY RECORD
⊖	IRON PIPE	M	MEASURED
⊖	DRILL HOLE	C	CALCULATED
⊖	5/8" Ø IRON ROD WITH PERSONALIZED CAP	Ø	DIAMETER
⊖	IRON ROD	H	HOUSE
●	STONE	G	GARAGE
□	SURVEY MARKER IN MONUMENT BOX	B	BARN
		S	SHED
		C/L	CENTERLINE
		R/W	RIGHT-OF-WAY
		P/L	PROPERTY LINE

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 JULY, 2024.
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
VICTOR B. KOEHLER, P.S. NO. 7457

7-10-2024
DATE

SURVEY NUMBER: 24-36
VOLUME: C PAGE: 1915
DATE FILED: 7-12-2024
PARCEL #: 38-1440-0000-00

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