

2504.4795
BOUNDARY SURVEY
WYANDOT COUNTY, OHIO

LEGEND

- FIRC-FOUND IRON ROD, CAPPED AS NOTED
- FIR-FOUND IRON ROD AS NOTED
- FIP-FOUND IRON PIPE AS NOTED
- SIRC-5/8" X 30" SET IRON ROD, CAPPED-EXACTA SURVEYORS 8423"
- Ⓐ-FD AXLE AS NOTED
- Ⓑ-FD/SET DRILL HOLE AS NOTED
- Ⓜ-FD/SET MAG NAIL AS NOTED
- Ⓑ-FD/SET RR SPIKE AS NOTED
- Ⓣ-FD T-BAR/POST AS NOTED
- FOUND MONUMENT AS NOTED

C-CALCULATED
D-DEED
M-MEASURED
P-PLATTED
S-SURVEY
AC-ACRES
B/E-BASIMENT ENTRY
CFL-CHAIN-LINK FENCE
CONC.-CONCRETE
C/L-CENTERLINE
D.H.-DRILL HOLE
D/W-DRIVEWAY
E/P-EDGE OF PAVEMENT
CAR.-GARAGE
INTR.-INSTRUMENT
O.L.-ORIGINAL LOT
O.R.-OFFICIAL RECORD
P.N.-PARCEL NUMBER
P.O.B.-POINT OF BEGINNING
P.O.L.-POINT ON LINE
RES.-RESIDENCE
R/W-RIGHT OF WAY
PC-PAGE
S.F.-SQUARE FEET
S.B.L.-SET BACK LINE
S/L-SUBLOT
T.P.O.B.-TRUE POINT OF BEGINNING
VF - VINYL FENCE
WF - WOOD FENCE

NOTE:
NO OTHER PLATS WERE USED FOR THIS SURVEY, ONLY WHAT IS LISTED HEREON.

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN APRIL OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

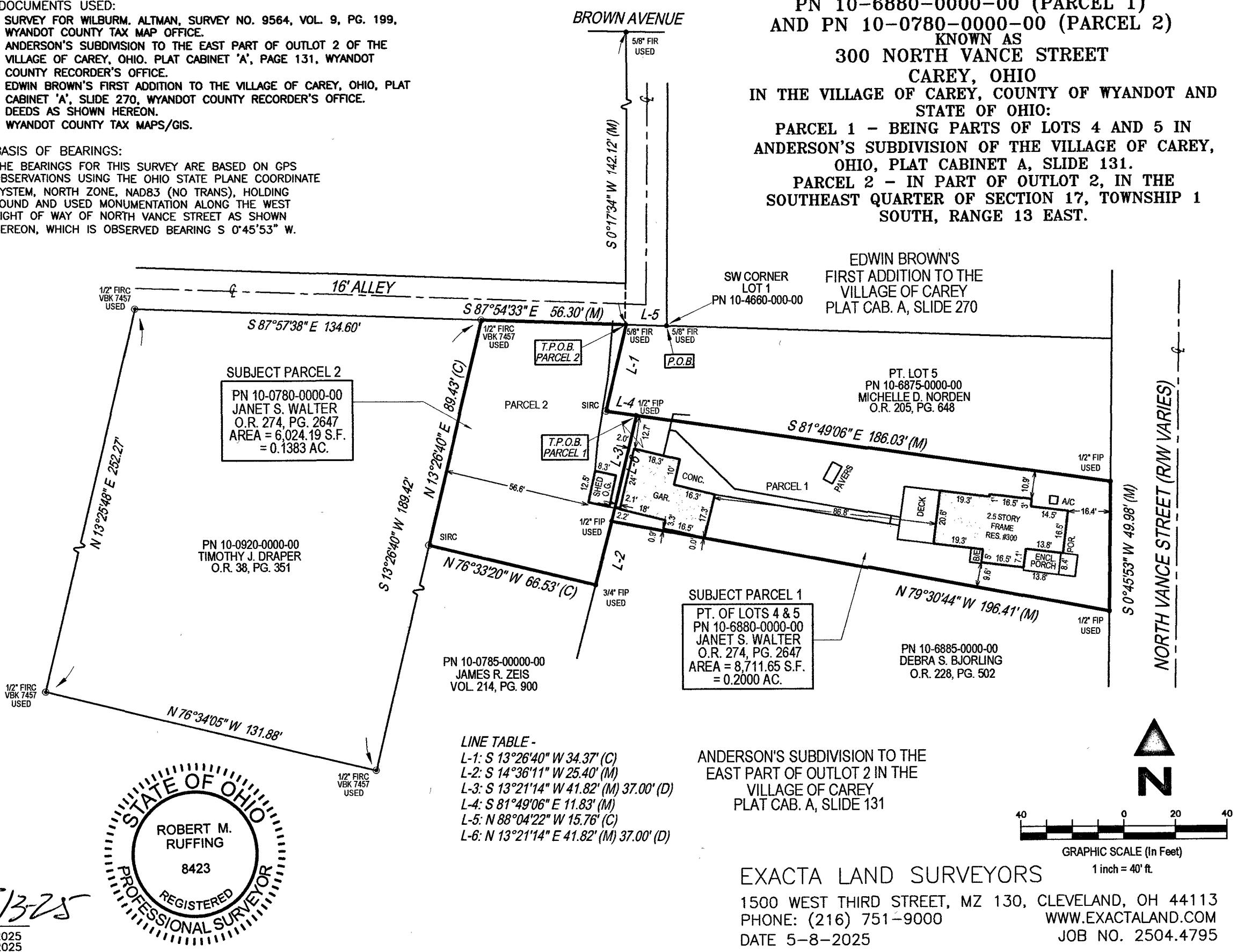
ROBERT RUFFING, P.S. 8423
STATE OF OHIO

DATE 5-8-2025
REV 5-12-2025
REV 5-13-2025



DOCUMENTS USED:
 - SURVEY FOR WILBURN ALTMAN, SURVEY NO. 9564, VOL. 9, PG. 199, WYANDOT COUNTY TAX MAP OFFICE.
 - ANDERSON'S SUBDIVISION TO THE EAST PART OF OUTLOT 2 OF THE VILLAGE OF CAREY, OHIO, PLAT CABINET 'A', PAGE 131, WYANDOT COUNTY RECORDER'S OFFICE.
 - EDWIN BROWN'S FIRST ADDITION TO THE VILLAGE OF CAREY, OHIO, PLAT CABINET 'A', SLIDE 270, WYANDOT COUNTY RECORDER'S OFFICE.
 - DEEDS AS SHOWN HEREON.
 - WYANDOT COUNTY TAX MAPS/GIS.

BASIS OF BEARINGS:
 THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NO TRANS), HOLDING FOUND AND USED MONUMENTATION ALONG THE WEST RIGHT OF WAY OF NORTH VANCE STREET AS SHOWN HEREON, WHICH IS OBSERVED BEARING S 0°45'53" W.



EXACTA LAND SURVEYORS

1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
 PHONE: (216) 751-9000
 WWW.EXACTALAND.COM
 DATE 5-8-2025

SURVEY NUMBER: 25-24
 VOLUME: C PAGE: 1939
 DATE FILED: 5-15-2025
 PARCEL #: 10-0780-0000-00
 10-6880-0000-00

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