

COUNTY HIGHWAY 4

C/L ← N. LINE, SEC. 1 → C/L

REFERENCE:
N 36° 14' 09" E
12.43'

D. GIBSON III, ETUX
OR 290 PG 1335

S 89° 59' 10" E
453.50' (D, SR & C)

PAR. #34-0070-
0100-00

R. MOONEY ETUX
OR 68 PG 562

1.301 ACRES

(0.075 ACRES IN R/W)

*BUILDING CLEARS
BY 10'+ (TYP.)

REFERENCE:
S 64° 03' 51" E
49.44'

REFERENCE:
N 11° 51' 08" W
47.88'

N 89° 59' 10" W
52.00'

N 00° 00' 00" E
40.00'

N 89° 59' 10" W
78.00'

"PARCEL 1"
PER OR 68 PG 562
PAR. #34-0085-
0000-00

PAR. #34-0070-0100-00
1.590 AC. (DEED)
-1.301 AC. (THIS SURVEY)
0.289 AC. REMAINS

NOTE: THE SPLIT DETAILED HEREON
AND THE REMAINDER PARCEL
HAVE RECEIVED VARIANCES
FROM REGIONAL PLANNING.

NOTE: THE REMAINDER OF PARCEL
#34-0070-0100-00 IS NOT
A STAND ALONE BUILDING
PARCEL AND IT MUST TRANSFER
TO/WITH AN ADJOINER.

SURVEY NUMBER: 25-36

VOLUME: C PAGE: 1941

DATE FILED: 7-22-2025

PARCEL #: 34-0070-0100

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME 5, PAGE 268.
- SURVEY VOLUME 6, PAGE 39.
- SURVEY VOLUME 9, PAGE 1.
- WYANDOT COUNTY CORNERSTONE RECORDS.
- WYANDOT COUNTY ROAD RECORDS.

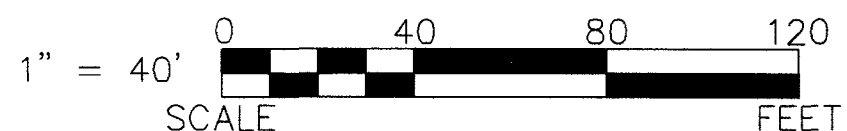
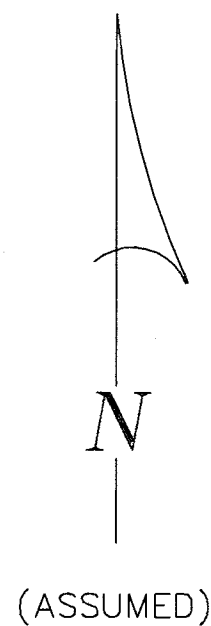
ALL REGIONAL PLANNING
REQUIREMENTS HAVE BEEN
APPROVED FOR THIS SURVEY
APPLICATION # 25-24/R



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, 2025.
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

DATE 07-22-2025



LEGEND:

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

SURVEY FOR: SCOTT OGG

BEING A PARCEL OF LAND SITUATED IN PART OF
THE NORTHWEST QUARTER OF SECTION 1, T-2-S, R-13-E,
SALEM TOWNSHIP, WYANDOT COUNTY, OHIO.

DRAWN: MSW
CHECKED: VBK
REVISIONS:

1 / 1

25033-S

KOEHLER SURVEYING, INC.

P. O. BOX 28
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419-294-5388