

MOTTER BOUNDARY

PARCEL 1 AND 2, AND COMBINED PARCEL
PART S 1/2, NE 1/4, SECTION 9, T2S, R12E
RICHLAND TWP., WYANDOT CO., OHIO

REVISION:
1
MAY 31, 2005 TAX MAP OFFICE REVISIONS

DESCRIPTION

DATE
JUNE 9, 2005



PARSELL
SURVEYING COMPANY
PROFESSIONAL SURVEYING AND ENGINEERING

DATE: 4/26/2005
DRAWN BY: DAP
JOB No.: 05-041802
SCALE: 1"=100'

SHEET
1

323 SOUTH MAIN STREET
FINDLAY, OHIO 45840

545 METRO PLACE SOUTH
DUBLIN, OH 43017

WWW.PARSELLSURVEYING.COM
INFO@PARSELLSURVEYING.COM

OFFICE: 866-PARSELL
FAX: 866-PARSFAX

SURVEYOR CERTIFICATION:

- I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND DESCRIBED AND
DELINEATED HEREON; THAT THE RATIO OF CLOSURE COMPLIES WITH THE MINIMUM
STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO PURSUANT TO CHAPTER
4755-37, OHIO ADMINISTRATIVE CODE.

- THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH.

- EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN
ON THIS SURVEY.

- I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING
APRIL 2005. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS,
RESTRICTIONS, LEASES OF RECORD AND RECORDS IN RESPECTIVE UTILITY OFFICES.

Dana Andrew Parseell
OHIO PROFESSIONAL SURVEYOR #7931

JUNE 9 2005

DATE
JUNE 9, 2005

DANA A. PARSELL
OHIO PROFESSIONAL SURVEYOR #7931

PERTINENT PRIOR BOUNDARY SURVEYS
(PER WYANDOT COUNTY SURVEY RECORDS)

SECTION 8, T2S, R12E:
- BOUNDARY SURVEY BY DUMM (1895), VOLUME 3, PAGE 191

SECTION 9, T2S, R12E:
- STONE RECORDS PAGE 291
- BOUNDARY SURVEY (1854), VOLUME 2, PAGE 32
- BOUNDARY SURVEY BY MORRIS (1979), VOLUME 5, PAGE 162
- BOUNDARY SURVEY BY WEININGER (1977), VOLUME 5, PAGE 417
- BOUNDARY SURVEY BY HUMAN (1989), VOLUME 6, PAGE 535
- BOUNDARY SURVEY BY WEININGER (1989), VOLUME 6, PAGE 547
- BOUNDARY SURVEY BY PARSELL (1998), VOLUME D, PAGE 59
- BOUNDARY SURVEY BY VAN HORN (1999), VOLUME 8, PAGE 82
- BOUNDARY SURVEY BY KOEHLER (2001), VOLUME C, PAGE 515
- BOUNDARY SURVEY BY KOEHLER (2004), VOLUME C, PAGE 778

SECTION 10, T2S, R12E:
- BOUNDARY SURVEY BY MORRIS (1984), VOLUME 7, PAGE 14
- BOUNDARY SURVEY BY HUMAN (1987), VOLUME 7, PAGE 36
- BOUNDARY SURVEY BY KOEHLER (2001), VOLUME C, PAGE 485

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

SURVEY NUMBER: 05-67
VOLUME: D PAGE: 261
DATE FILED: 06-27-05
PARCEL #: 29-1935-0000

SURVEY NOTES:
1) SURVEY INFORMATION BASED ON A FIELD SURVEY PERFORMED BY PARSELL SURVEYING COMPANY, UNDER THE DIRECT SUPERVISION OF DANA A. PARSELL, OHIO PROFESSIONAL SURVEYOR No. S-7931.
2) ALL RECORD INFORMATION REFERS TO THE RECORDS OF THE WYANDOT COUNTY RECORDER'S OFFICE AND THE WYANDOT COUNTY ENGINEER'S OFFICE.
3) BASIS OF BEARINGS FOR THE HEREIN SURVEY BEING THE CENTERLINE OF TOWNSHIP HIGHWAY 79 AS BEING NORTH 00°30'54" EAST, AND SHOULD BE USED ONLY FOR THE PURPOSES OF DESCRIBING HORIZONTAL ANGULAR MEASUREMENT.
4) NO UTILITIES AND/OR PROPERTY IMPROVEMENTS ARE INDICATED ON THIS SURVEY.

BOUNDARY SURVEY
PARCEL OWNER(S):
VICKI J. BOWMAN & DAWN ALTVATER
PARCEL NUMBER 29-1935-0000

LEGAL DESCRIPTION:
BEING PART OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 12 EAST,
RICHLAND TOWNSHIP,
WYANDOT COUNTY, STATE OF OHIO.

PRIOR INSTRUMENT REFERENCE:
DEED VOL 149, PAGE 536

CURRENT OWNER(S): ROBERT J. WALTER AND JOYCE E. WALTER
OFFICIAL RECORDS VOLUME 23, PAGE 484
PARCEL # 29-1930-0000

CURRENT OWNER(S): VICKI J. BOWMAN & DAWN L. ALTVATER
OFFICIAL RECORDS VOLUME 138, PAGE 379
PARCEL # 29-1935-0000
77.11 ACRES (DEED)
77.020 ACRES (CALCULATED)
3,354,973.72 SQ. FT. (CALCULATED)

LESS AND EXCEPT: NEW PARCEL SPLIT
1.020 ACRES (CALCULATED)
44,413.72 SQ. FT. (CALCULATED)

TOTAL RESIDUAL AREA:
76.000 ACRES (CALCULATED)
3,310,560.00 SQ. FT. (CALCULATED)

AREA INCLUDED WITHIN TWP. HWY. 79 RIGHT-OF-WAY:
0.475 ACRES (CALCULATED)
20,690.51 SQ. FT. (CALCULATED)

* NOTE: PARCEL 2 IS NOT TO BE CONVEYED AS A SEPARATE BUILDING LOT.

PARCEL 2*
1.020 ACRES (CALCULATED)
44,413.72 SQ. FT. (CALCULATED)
AREA INCLUDED WITHIN TWP. HWY. 79 RIGHT OF WAY:
0.069 ACRES (CALCULATED)
3,000.00 SQ. FT. (CALCULATED)
COMBINED PARCEL AREA
(EXISTING 1.004 ACRES + PARCEL 2)
2.024 ACRES
88,161.96 SQ. FT. (CALCULATED)
AREA INCLUDED WITHIN TWP. HWY. 79 RIGHT OF WAY:
0.189 ACRES (CALCULATED)
8,250.14 SQ. FT. (CALCULATED)

CURRENT OWNER: DAWN L. ALTVATER
DEED VOLUME 216, PAGE 48
PARCEL # 29-1935-0200
1.004 ACRES (DEED)

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE (ADJOINING PARCEL)
- CORPORATION LINE (ANNEXED)
- SECTION LINE
- SETBACK LIMIT
- EASEMENT
- CENTERLINE
- IPF IRON PIN OR PIPE FOUND
- IPS IRON REBAR W/ID CAP SET
- PKF PK NAIL FOUND
- PKS PK NAIL SET
- STN STONE FOUND
- MON MONUMENT BOX FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

MOTTER BOUNDARY: 05-041802