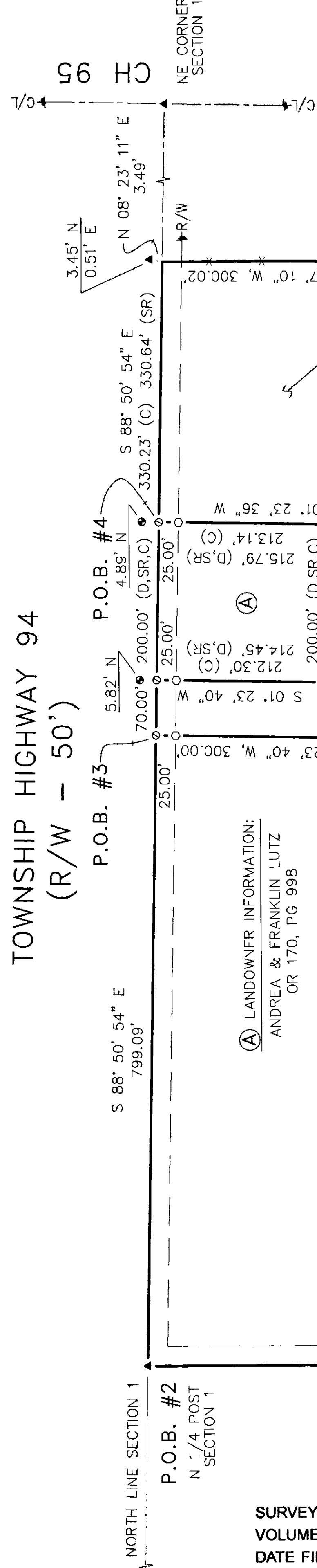


TOWNSHIP HIGHWAY 94
(R/W - 50')



SURVEY NUMBER: 21-34
VOLUME: D PAGE: 166
DATE FILED: 06-04-2021
PARCEL #: 23-0585-000-00

ALL REGIONAL PLANNING
REQUIREMENTS HAVE BEEN
APPROVED FOR THIS SURVEY
APPLICATION # Tract 1 = 21-24 LL/R
Tract 2 = N/A
Tract 3 = N/A
Tract 4 = 21-25 LR

TOWNSHIP HIGHWAY 94
(R/W - 50')

ARDEN SHAW
DY 176, PG 272
OR 266, PG 2477

TRACT 2
62.971 ACRES
(1.894 ACRES IN R/W)

W. LINE, E 1/2, NE 1/4
S 00° 27' 10" W, 1634.14'

L. J. HEMMERLY
OR 18 PG 274

LEGEND:

SET FOUND	DESCRIPTION
⊙	MONUMENT
⊕	RAILROAD SPIKE
⊗	NAIL
⊙	IRON PIPE
⊙	DRILL HOLE
⊙	5/8" IRON ROD WITH PERSONALIZED CAP
⊙	IRON ROD (5/8" U.N.)
⬤	STONE
⬤	MONUMENT BOX
□	DEED
□	PLAT
□	MEASURED
□	CALCULATED
□	DIAMETER
□	SURVEY RECORD
□	HOUSE
□	GARAGE
□	BARN
□	SHED
□	FENCE
□	C/L
□	R/W
□	RIGHT-OF-WAY
□	PROPERTY LINE
□	POST

NOTE: TRACT (3) SHOWN HEREON
IS NOT A STAND ALONE
BUILDING PARCEL. TRACT (3)
MUST TRANSFER TO/WITH
AN ADJOINER.

LANDOWNER INFORMATION:
ANDREA & FRANKLIN LUTZ
OR 170, PG 998

TRACT 3
0.883 ACRES
(0.040 ACRES IN R/W)

TRACT 4
2.291 ACRES
(0.190 ACRES IN R/W)

TRACT 1
13.664 ACRES
(0.171 ACRES IN R/W)

R. COLLINS
OR 45, PG 681

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME 2, PAGE 232.
- SURVEY VOLUME 2, PAGE 257.
- SURVEY VOLUME 5, PAGE 422.
- SURVEY VOLUME D, PAGE 650.
- ORIGINAL U.S. GOVERNMENT FIELD NOTES.
- WYANDOT COUNTY CORNERSTONE RECORDS.
- WYANDOT COUNTY ROAD RECORDS.

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 MAY, 2021.
THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS,
EASEMENTS, RESTRICTIONS, LEASES OF RECORD,
AND OF RECORDS IN RESPECTIVE UTILITIES, BASED
ON THE BEARINGS REFERRED TO HEREIN, BASED
ON AN ASSUMED MERIDIAN AND HERE ONLY FOR
THE PURPOSE OF ANGULAR MEASUREMENT.



Victor B. Koehler
VICTOR B. KOEHLER, P.S. NO. 7457
DATE

DRAWN BY	CHECKED BY	REVISION
VBK	MSW	05-23-21
05-23-21		
1	/	1
21047-S		

SURVEY FOR: THE SHAW ESTATE

BEING PARCELS OF LAND SITUATED IN THE
NORTHEAST QUARTER OF SECTION 1, T-4-S, R-12-E,
MARSEILLES TOWNSHIP, WYANDOT COUNTY, OHIO.

KOEHLER SURVEYING, INC.

P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
419-294-5388