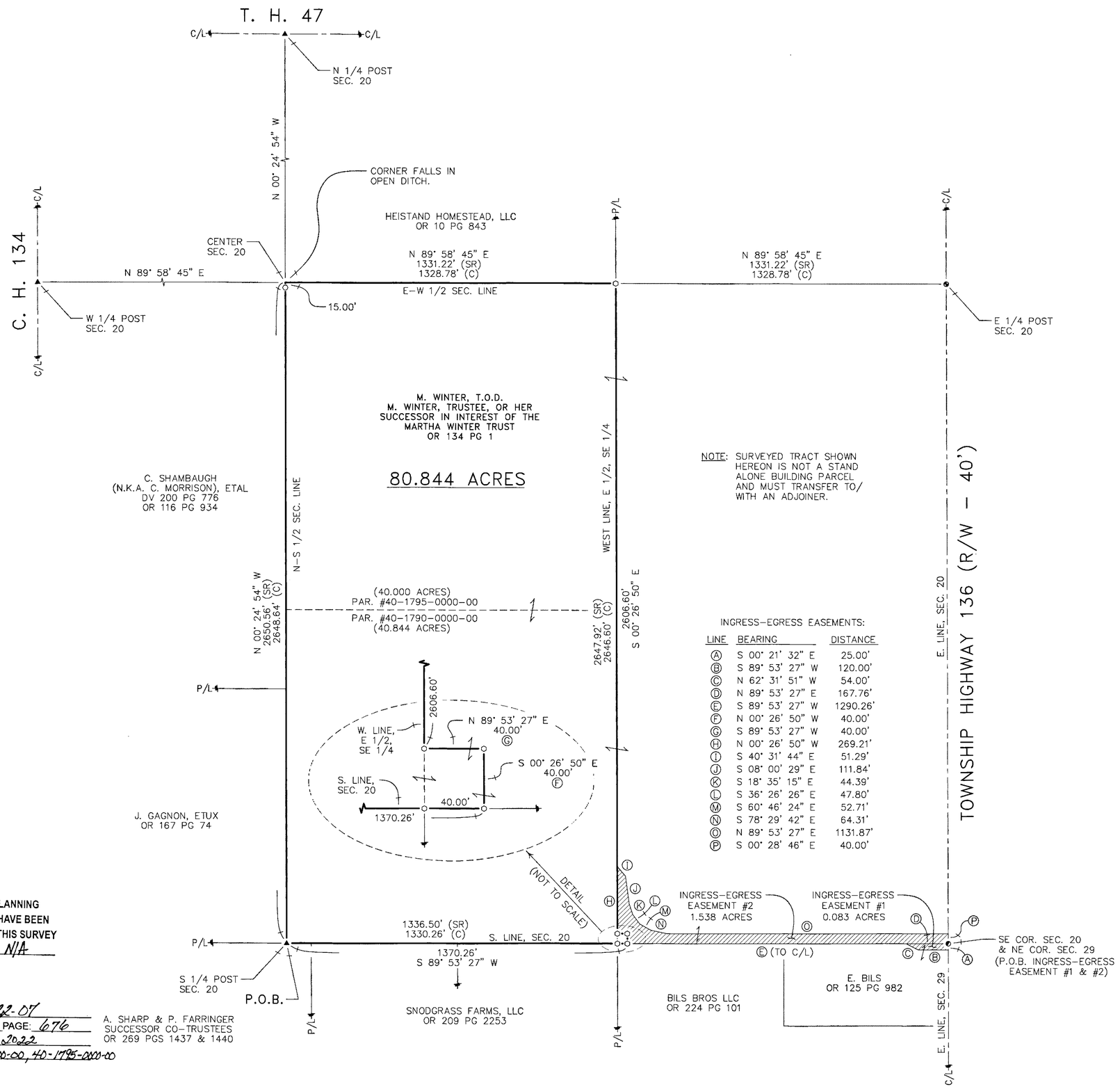

INGRESS-EGRESS EASEMENTS:

LINE	BEARING	DISTANCE
A	S 00° 21' 32" E	25.00'
B	S 89° 53' 27" W	120.00'
C	N 62° 31' 51" W	54.00'
D	N 89° 53' 27" E	167.76'
E	S 89° 53' 27" W	1290.26'
F	N 00° 26' 50" W	40.00'
G	S 89° 53' 27" W	40.00'
H	N 00° 26' 50" W	269.21'
I	S 40° 31' 44" E	51.29'
J	S 08° 00' 29" E	111.84'
K	S 18° 35' 15" E	44.39'
L	S 36° 26' 26" E	47.80'
M	S 60° 46' 24" E	52.71'
N	S 78° 29' 42" E	64.31'
O	N 89° 53' 27" E	1131.87'
P	S 00° 28' 46" E	40.00'

N

(ASSUMED)

1" = 200' 0 200 400 600
SCALE FEET

LEGEND:

SET	FOUND	DESCRIPTION
		MONUMENT
		RAILROAD SPIKE
		NAIL
		IRON PIPE
		DRILL HOLE
		5/8"ø IRON ROD WITH PERSONALIZED CAP
		IRON ROD
		STONE
		MONUMENT BOX
		D DEED
		P PLAT
		M MEASURED
		C CALCULATED
		ø DIAMETER
		SR SURVEY RECORD
		HOUSE
		GARAGE
		BARN
		SHED
		FENCE
		C/L CENTERLINE
		R/W RIGHT-OF-WAY
		P/L PROPERTY LINE
		POST

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME 3, PAGE 46.
- SURVEY VOLUME C, PAGE 477.
- SURVEY VOLUME C, PAGE 802.
- SURVEY VOLUME C, PAGE 1257.
- ORIGINAL U.S. GOVERNMENT FIELD NOTES.
- WYANDOT COUNTY CORNERSTONE RECORDS.

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

SURVEY NUMBER: 22-07
VOLUME: D PAGE: 676
DATE FILED: 03-04-2022
PARCEL #: 40-1790-0000-00, 40-1795-0000-00

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 FEBRUARY, 2022. 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.

STATE OF OHIO
VICTOR B. KOEHLER
S-7457
REGISTERED
PROFESSIONAL SURVEYOR

03.03.2022
VICTOR B. KOEHLER, P.S. NO. 7457 DATE

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

SURVEY FOR: BILS BROTHERS LLC

BEING A PARCEL OF LAND SITUATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 20, T-2-S, R-15-E, EDEN TOWNSHIP, WYANDOT COUNTY, OHIO

DRAWN:	CHECKED:	REVISIONS:
MSW 02-22-22	VBK 02-22-22	

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