

CURVE 1:
 $\Delta = 08^{\circ} 56' 09''$
 $R = 1273.57'$
 $L = 198.62'$
CHORD = 198.42'
CHD. BRG. = S $35^{\circ} 44' 25''$ W

CURVE 2:
 $\Delta = 12^{\circ} 06' 25''$
 $R = 1791.58'$
 $L = 378.57'$
CHORD = 377.86'
CHD. BRG. = S $34^{\circ} 09' 17''$ W

THIS LINE ESTABLISHED
BY BOUNDARY LINE AGREEMENT
(SEE SURVEY VOL. D, PG. 58).

D. RICHARDSON
OR 211 PG 509
OR 232 PG 1807

(ASSUMED)

1" = 100' SCALE 0 100 200 300 FEET

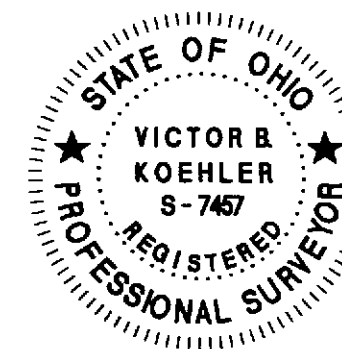
LEGEND:

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
D	D	DEED
P	P	PLAT
M	M	MEASURED
C	C	CALCULATED
∅	∅	DIAMETER
SR	SR	SURVEY RECORD
⊠	⊠	HOUSE
⊠	⊠	GARAGE
⊠	⊠	BARN
⊠	⊠	SHED
×	×	FENCE
C/L	C/L	CENTERLINE
R/W	R/W	RIGHT-OF-WAY
P/L	P/L	PROPERTY LINE
■	■	POST

ALL REGIONAL PLANNING
REQUIREMENTS HAVE BEEN
APPROVED FOR THIS SURVEY
APPLICATION # 1/A

SURVEY NUMBER: 18-50
VOLUME: C PAGE: 1702
DATE FILED: 9-18-18
PARCEL #: 23-0325-0000 & 23-0320-0000

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 SEPTEMBER, 2018. 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

09/13/2018
DATE

N 23° 58' 09" E
3.87' (D & SR)
3.82' (C)

N 30° 28' 36" E
223.60' (SR & C)

N 45° 22' 43" E
297.58' (SR & C)

N 43° 56' 04" E
307.76' (SR & C)

N 43° 36' 36" E
304.52' (SR & C)

N 25° 45' 09" E
97.62'

N 49° 47' 31" W
30.00'

N 49° 47' 31" W
30.01' (D, SR & C)

S 57° 07' 19" E
346.24'

S 40° 12' 29" W
366.17'

E-W 1/2 SEC. LINE
(PER S.V. 8, PG. 105)

228.47' (D & SR)
228.34' (C)

519.14'

N 89° 19' 43" W

P.O.B.

S. SNYDER
OR 17 PG 1

PAR. #23-0325-0000
(7.351 AC.)

PAR. #23-0320-0000
(2.000 AC.)

9.351 ACRES
(0.656 ACRES IN R/W)

STATE HIGHWAY 37
(R/W - 60')

THE FIRST CITIZENS NATIONAL
BANK OF UPPER SANDUSKY
OR 252 PG 355

W. THOMAS
DV 164 PG 341
DV 164 PG 435

WEST BANK OF TYMOCHTEE CREEK
(D & SR)

TYMOCHTEE CREEK

HOUSE

GAR.

WELL

SEPTIC

CABIN

P.T.

P/L

R/W

C/L

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME 3, PAGE 61.
- SURVEY VOLUME 8, PAGE 105.
- SURVEY VOLUME D, PAGE 58.
- ODOT I.C.H. 118, SEC.-D R/W PLANS (NKA S.H. 37).
- SURVEY VOLUME D, PAGE 434.
- OLD TAX MAPS

NOTE:
NO PLAT ILLUSTRATING "...LOT #2 OF LOT #7..."
COULD BE LOCATED TO SUPPORT THE LEGAL
DESCRIPTION OF THE SUBJECT PARCEL. OLD TAX
MAPS, PRIOR SURVEYS & ADJOINING OWNER'S
DEEDS WERE USED EXCLUSIVELY TO DEFINE THE
PERIMETER OF THE PARCEL SHOWN HEREON.
THEREFORE, NO OPINION CAN BE EXPRESSED AS
TO CLEAR TITLE FOR THIS PARCEL, WITH EMPHASIS
ON THE LAND LOCATED BETWEEN THE OPPOSITE
BANKS OF THE TYMOCHTEE CREEK.

SURVEY FOR: 1ST CITIZENS NAT'L. BANK

BEING A PARCEL OF LAND SITUATED IN PART OF
THE NORTHWEST QUARTER OF SECTION 17, T-4-S, R-13-E,
MARSEILLES TOWNSHIP, WYANDOT COUNTY, OHIO.

DRAWN: MSW
CHECKED: VBK
REVISIONS:

1 / 1
18108-S

KOEHLER SURVEYING, INC.

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