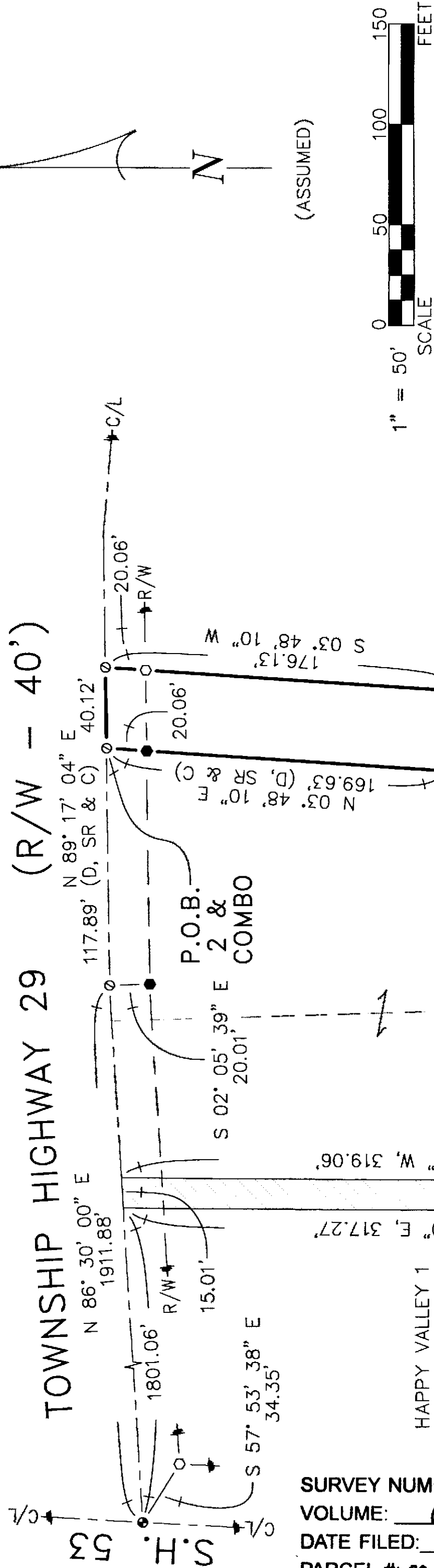


TOWNSHIP HIGHWAY 29 (R/W - 40')



SURVEY NUMBER: 20-50
VOLUME: C PAGE: 1781
DATE FILED: 10-06-2020
PARCEL #: 38-2015-0000-00, 38-2015-0100-00
38-2040-0100, 38-2040-0200 & 38-2040-0000-00

ALL REGIONAL PLANNING
REQUIREMENTS HAVE BEEN
APPROVED FOR THIS SURVEY
APPLICATION # Combo Legal-20-30/R

COMBINATION
TRACT
2.396 ACRES
(0.018 ACRES IN R/W)

NOTE: TRACTS 1 & 2 ARE
NOT STAND ALONE
BUILDING PARCELS.
SEPARATELY, TRACTS
1 & 2 MUST TRANSFER
TO AN ADJOINER.
IT IS INTENDED TO
TRANSFER TRACTS
1 & 2 IN COMBINATION
AS A STAND ALONE
PARCEL.

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME 6, PAGE 107.
- SURVEY VOLUME 7, PAGE 103.
- SURVEY VOLUME C, PAGE 41.
- 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 SEPTEMBER, 2020.
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.

ACREAGE BREAKDOWN:

TRACT 1			TRACT 2		
SEC. 28	PAR. #38-2015-0100-00	0.176 ACRES (0.000 AC. REMAINS)	SEC. 28	PAR. #38-2015-0000-00	1.441 ACRES (34.869 AC. REMAINS)
SEC. 29	PAR. #38-2040-0100-00	0.088 ACRES (11.134 AC. REMAINS)	SEC. 29	PAR. #38-2060-0000-00	0.092 ACRES (115.858 AC. REMAINS)
SEC. 29	PAR. #38-2040-0200-00	0.599 ACRES (1.001 AC. REMAINS)			
		0.863 ACRES			1.533 ACRES



Victor B. Koehler
VICTOR B. KOEHLER, P.S. NO. 7457
DATE 10-06-2020

DRAWN:	CHECKED:	REVISIONS:
MSW	VBK	
09-29-20 09-30-20		
1	1	
20159-S		

SURVEY FOR: JIM & RITA WAGNER

BEING A PARCEL OF LAND SITUATED IN PART OF THE NORTHWEST QUARTER
OF SECTION 28 AND PART OF THE NORTHEAST QUARTER OF SECTION 29,
T-1-S, R-14-E, TYNOCHEE TOWNSHIP, WYANDOT COUNTY, OHIO.

KOEHLER SURVEYING, INC.

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