

N 1/4 POST
SEC. 22
RICHLAND
TOWNSHIP

C/L

N 89° 44' 47" W, 1369.64'

WEST SANDUSKY STREET (R/W - 66')

R/W

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

SURVEY NUMBER: 21-03
VOLUME: C PAGE: 1788
DATE FILED: 01-14-2021
PARCEL #: 30-1045-0000-00

R/W

ALLEY 16.5'

LOT
#2

N 00° 49' 00" E
14.18'

S 89° 46' 29" E
14.32'

N 00° 58' 08" E
56.00' (D & C)

SW COR.
LOT #1

JAMES ALLEY 16.5'

R/W

R/W

LOT
#23

LOT
#24

NOTE: THE TRACT SURVEYED HEREON IS NOT A
STAND ALONE BUILDING PARCEL & MUST
TRANSFER TO/WITH AN ADJOINER.

C/L

WEST FRANKLIN STREET

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME 3, PAGE 539.
- SURVEY VOLUME 7, PAGE 98.
- SURVEY VOLUME C, PAGE 873.
- SURVEY FOR THE VILLAGE BANK BY J. WEININGER
DATED 8-21-85 (CC PROVIDED TO TAX MAP OFFICE).
- DEED VOL. 1, PAGE 369 (ORIGINAL PLAT OF WHARTENSBURGH).
- WYANDOT COUNTY CORNERSTONE RECORDS.

N 89° 44' 47" W, 1369.64'

C/L
C/L

(ASSUMED)

N

1" = 20' 0 20 40 60
SCALE FEET

LEGEND:

SET FOUND	DESCRIPTION
⊕	MONUMENT
⊕	RAILROAD SPIKE
⊖	NAIL
⊖	IRON PIPE (1/2"Ø U.N.)
⊖	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
X	FENCE
C/L	CENTERLINE
R/W	RIGHT-OF-WAY
P/L	PROPERTY LINE
■	POST

REFERENCE MONUMENTS:

- (A) N 85° 18' 32" E, 0.18'
- (B) S 72° 36' 10" E, 0.13'
- (C) S 49° 25' 45" E, 0.06'

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 JANUARY, 2021.

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

01-08-2021

DATE

1	DRAWN:	CHECKED:	REVISIONS:
1	MSW 01-06-21	VBK 01-07-21	1 / 1

SURVEY FOR: RON METZGER

BEING A PARCEL OF LAND SITUATED IN PART OF
LOT #1 OF THE ORIGINAL PLAT OF WHARTENSBURGH,
NOW THE VILLAGE OF WHARTON, WYANDOT COUNTY,
OHIO.

KOEHLER SURVEYING, INC.

P. O. BOX 28
UPPER SANDUSKY, OHIO

43351 419-294-5388

20175-S