

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

ALLEY 16.5'

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

SURVEY NUMBER: 21-13

VOLUME: C PAGE: 1788

DATE FILED: 01-14-2021

PARCEL #: 30-1045-0000-00

R/W

0.04' S.  
0.50' E.

JAMES ALLEY 16.5'

LOT  
#23

LOT  
#24

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

### 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.

WEST FRANKLIN STREET

THE FIRST CHURCH OF  
GOD OF WHARTON, OHIO  
OR 245 PG 2031

S 89° 46' 29" E  
51.75'

0.017 ACRES

P.O.B. 51.75'  
N 89° 46' 29" W

LOT  
#1

R. & J. WALTER  
OR 194 PG 1201

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

E. LINE, LOT #1

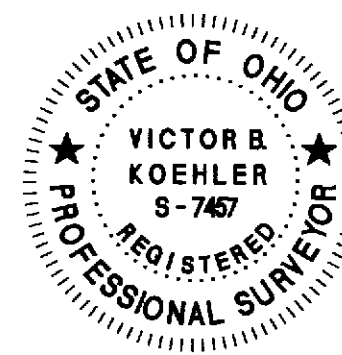
14.18'  
S 00° 49' 00" W

SOUTH CASS STREET (R/W - 66')

S 00° 49' 00" W, 412.43'

### 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

(ASSUMED)

1" = 20'  
SCALE 0 20 40 60  
FEET

### LEGEND:

SET	FOUND	DESCRIPTION
⊙	⊙	MONUMENT
⊕	⊕	RAILROAD SPIKE
⊗	⊗	NAIL
⊙	⊙	IRON PIPE (1/2" U.N.)
⊙	⊙	DRILL HOLE
⊙	⊙	5/8" IRON ROD WITH PERSONALIZED CAP
⊙	⊙	IRON ROD
⊙	⊙	STONE
⊙	⊙	MONUMENT BOX
D	D	DEED
P	P	PLAT
M	M	MEASURED
C	C	CALCULATED
⊙	⊙	DIAMETER
SR	SR	SURVEY RECORD
⊙	⊙	HOUSE
⊙	⊙	GARAGE
⊙	⊙	BARN
⊙	⊙	SHED
X	X	FENCE
C/L	C/L	CENTERLINE
R/W	R/W	RIGHT-OF-WAY
P/L	P/L	PROPERTY LINE
■	■	POST

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.

REVISIONS:  
DRAWN: MSW  
CHECKED: VBK  
DATE: 01-06-21  
DATE: 01-07-21

1 / 1  
20175-S

KOEHLER SURVEYING, INC.

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UPPER SANDUSKY, OHIO 43351  
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