

TRACT 1
3.206 ACRES
(0.120 ACRES IN R/W)

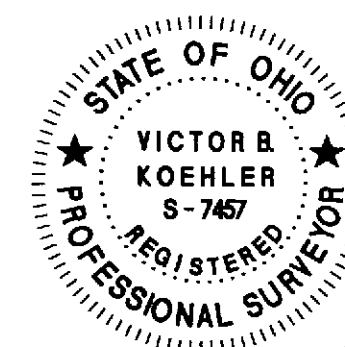
NOTE: TRACT 2 SHOWN HEREON IS
NOT A STAND ALONE BUILDING
PARCEL.
TRACT 2 MUST TRANSFER
TO/WITH AN ADJOINER.

SURVEY NUMBER: 21-51
VOLUME: C PAGE: 1809
DATE FILED: 07-09-2021
PARCEL #: 34-0425-0000-00 (3.086A)
34-0425-0300-00 (0.120A)

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME C, PAGE 1243.
- WYANDOT COUNTY CORNERSTONE RECORDS.
- WYANDOT COUNTY ROAD RECORDS.
- ODOT PLANS:
 - HAN/WYA-30-30.560/0.000 (18.99)(0.00)
 - WYA-30-9.11 (R/W ONLY)

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 JUNE, 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

6-29-2021
DATE

LEGEND:

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

*"ODOT" INDICATES METAL ODOT
CAP FOUND ON 3/4" Ø IRON ROD

SURVEY FOR: BMJ FOX FARMS LLC

BEING A PARCEL OF LAND SITUATED IN PART OF
THE NORTHWEST QUARTER OF SECTION 35, T-2-S, R-13-E,
SALEM TOWNSHIP, WYANDOT COUNTY, OHIO.

KOEHLER SURVEYING, INC.

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

DRAWN: MSW
CHECKED: VBK
REVISIONS: 1 / 1
21010-S