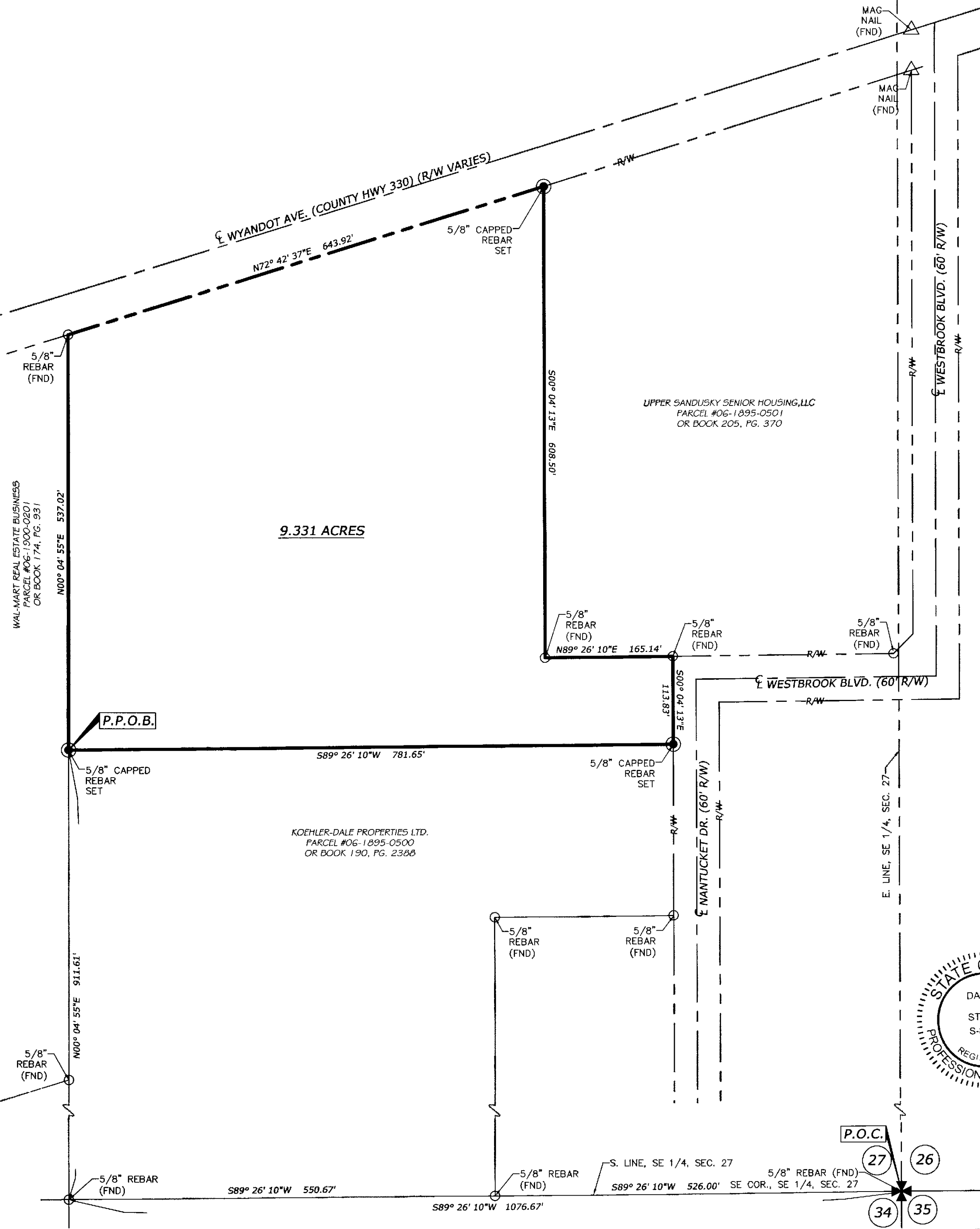


BOUNDARY SURVEY

-Parcel Division-

Being a part of the SE 1/4 of Section 27, T2S, R14E,
City of Upper Sandusky, County of Wyandot, State of Ohio



Purpose of Survey:

To create a separate Parcel of Land and resulting Boundary Survey, shown as 'Parcel A' of 9.331 acres, from the division of an existing parcel of Land, Parcel #06-1895-0500 in the name of Koehler-Dale Properties LTD., as recorded in OR Book 190, Page 2388 of the Wyandot County Deed Records.

Surveyor's Note:

- 1) This survey performed using a Trimble 5800 GPS unit, connected to the Ohio VRS/CORS GPS Network, collecting data in the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011) and converted to Ground Coordinates.
- 2) Distances shown are GROUND DISTANCES, unless shown otherwise (S1, D1, etc.).
- 3) Bearings are based on the Ohio North, 3401 State Plane Coordinate System, NAD 83 (2011).
- 4) This survey performed without the benefit of a Title Report, and may not show all recorded easements, covenants, restrictions or otherwise, if any.
- 5) Parcel ID's per the Wyandot County Auditors website, at the time of this survey.

Prior Surveys of Record

- (S1) Survey by Koehler Surveying, Inc. for Rock Run LLC, 30.768 acre parcel, dated 10-17-06, RLS #7457, Project No. 06154-S (VOL. D, PAGE 316).
- (S2) Survey by Woolpert, Inc. for Ronald E. Huffman, 20.656 acre parcel, dated 05-31-05, RLS #7212, Project No. 63173 (VOL. D, PAGE 256).
- (S3) Survey by Van Horn Hoover and Associates for LW Associates, 10.070 Acre parcel, dated 9-09-21, RLS #8159, Project No. 18568 (VOL. C, PAGE 1821).

Prior Deeds of Reference:

- (D1) OR Book 190, Page 2388 related to Parcel #06-1895-0500, Parent Parcel of 30.768 acres.
- (D2) OR Book 205, Page 370 related to Parcel #06-1895-0501, 7.427 acres.
- (D3) OR Book 174, Page 931 related to Parcel #06-1900-0201



I certify that on 4. Mar. 2022
this survey was performed and completed by myself or under
my direct supervision.
Daniel R. Stone
Daniel R. Stone, P.E., P.S. Registered Surveyor #8159
A Legal Description has been prepared in accordance with this Survey.

LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> Section Corner, as described SET 5/8" X 30" Rebar, marked with Orange Plastic Cap "VHHA 8159" SET Mag Nail Found Mag Nail Found Capped Rebar, Name or RLS## Found as described calculated distance measured distance plotted distance | <ul style="list-style-type: none"> POC Point of Commencement PPOB Principal Point of Beginning R/W Road Right-of-Way (S#) Prior Survey(s) of Record (D#) Prior Deed(s) of Reference CL Centerline DL Dimension Leader Land Hook Break in Line |
|---|--|

VH

Van Horn Hoover

& Associates, Inc.

SURVEYING

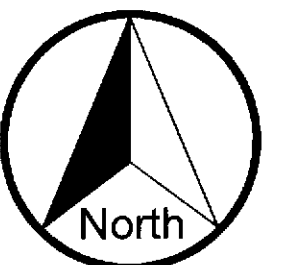
CIVIL ENGINEERING

LAND USE PLANNING

3200 N. MAIN ST.
FINDLAY, OH 45840
(419) 423-5630

www.VanHornHoover.com

E-Mail:
Info@VanHornHoover.com



(IN FEET)
1 inch = 100 ft.

PREPARED FOR:
LW Associates

Pt. , SE1/4,
Section 27, T2S, R14E,
City of Upper Sandusky,
County of Wyandot,
State of Ohio

Wyandot Ave.
(County Highway 330)

REVISIONS

MARK	DATE	DESCRIPTION

PLOTS SCALE: 1:1

DRAWN: SEM CHECKED: DRS

DRAWING SCALE: 1"=100'

DATE: March 4, 2022

JOB NUMBER: z:\projects\18568\final plat 18568-lotsplit.dwg

SHEET NUMBER: 1 of 1

ALL REGIONAL PLANNING
REQUIREMENTS HAVE BEEN
APPROVED FOR THIS SURVEY
w/ City of
APPLICATION # 06-1895-0500-00

SURVEY NUMBER: 22-09
VOLUME: C PAGE: 1837
DATE FILED: 03-10-22
PARCEL #: 06-1895-0500-00