

N 1/4 POST
SEC. 17

COUNTY HIGHWAY 58 (R/W - 40')

N 89° 58' 46" E

28.11'
(D, SR & C)

NE COR.
SEC. 17

C/L

N. LINE, SEC. 17

R/W

20.00'

40.00'

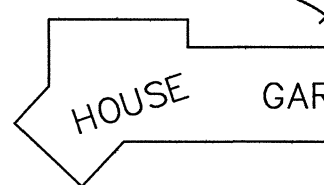
C/L

1.89'

S 48° 05' 59" W
37.45'

FOUND IRON ROD
FOR REFERENCE AT
25.00' FROM C/L

SETBACK VARIANCE
APPROVED BY WCRPC
9-21-2023



J. SEBENOLER, ETUX
OR 260 PG 1852

(PAR. #26-0895-0200-00)

L. TAYLOR
OR 273 PG 2163

J. WATKINS, ETUX,
S. WATKINS, L.E.
OR 270 PG 1461

TRACT 1
0.346 ACRES

(0.018 ACRES IN R/W)
(FROM PAR. #26-0895-0200-00)

WELL

HORSE SHED

S 89° 58' 48" E
273.74'

TRACT 2
0.346 ACRES

(FROM PAR. #26-0895-0600-00)

J. WATKINS, ETUX,
S. WATKINS, L.E.
OR 270 PG 1461

N 00° 31' 13" W
55.10'

P/L

P/L

N 89° 58' 48" W
273.77'

(PAR. #26-0895-0600-00)

S 00° 33' 03" E
55.10'

N 89° 58' 48" W
76.00'

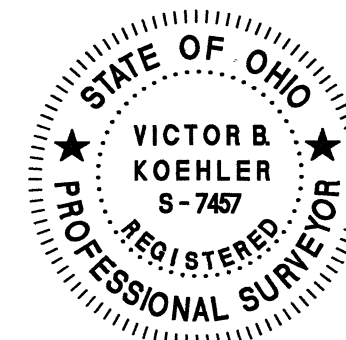
NOTE: TRACTS 1 & 2 AS SURVEYED HEREON
ARE NOT STAND ALONE BUILDING PARCELS
AND MUST TRANSFER TO/WITH AN ADJOINER.

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME 6, PAGE 260.
- SURVEY VOLUME 6, PAGE 471.
- SURVEY VOLUME 6, PAGE 556.
- WYANDOT COUNTY CORNERSTONE RECORDS.
- WYANDOT COUNTY ROAD RECORDS.

SURVEY NUMBER: 23-37
VOLUME: C PAGE: 1885
DATE FILED: 10-12-2023
PARCEL #: 26-0895-0200-00
26-0895-0600-00

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

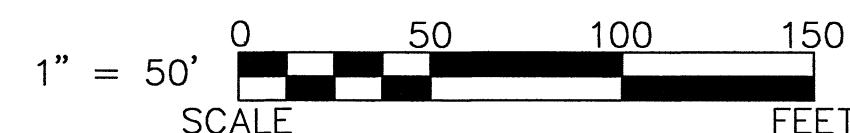


NOTE: THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH.
EASEMENTS OR OTHER ENCUMBRANCES ON OR
OVER THE LAND ARE NOT SHOWN ON THIS SURVEY.
ANY BUILDINGS OR OTHER STRUCTURES NOT TO SCALE.
I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE
DESCRIBED PROPERTY DURING OCTOBER, 2023.
THIS SURVEY IS SUBJECT TO ALL LEGAL 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

DATE

(ASSUMED)



LEGEND:

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

SURVEY FOR: JOE SEBENOLER

BEING PARCELS OF LAND SITUATED IN PART OF
THE NORTHEAST QUARTER OF SECTION 17, T-3-S, R-14-E,
PITT TOWNSHIP, WYANDOT COUNTY, OHIO.

DRAWN:	CHECKED:	REVISIONS:
MSW	VBK	
10-02-23	10-05-23	
1	1	
23039-S		

KOEHLER SURVEYING, INC.

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