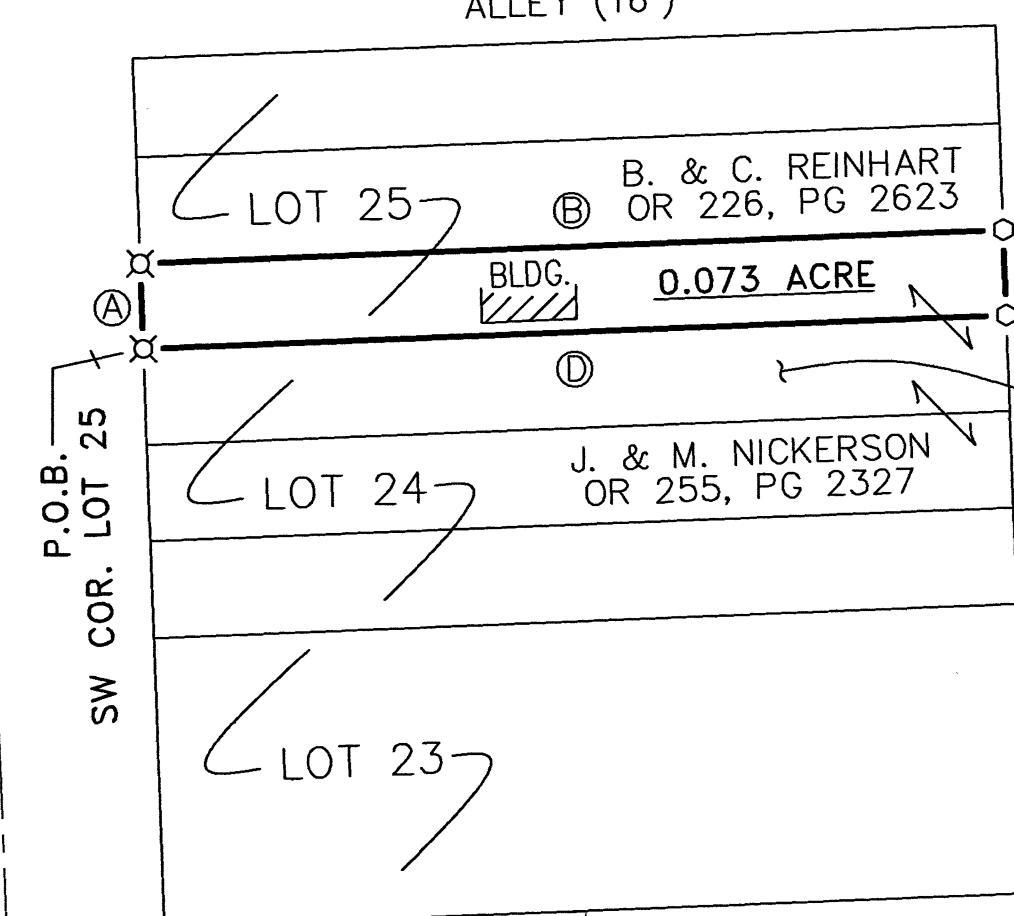


SYCAMORE AVENUE (66')

N 02° 10' 00" W, 439'(P), 439.70'(C)



SAFFEL AVENUE (66')

S 87° 37' 07" W, 439'(P), 438.88'(SR & C)

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

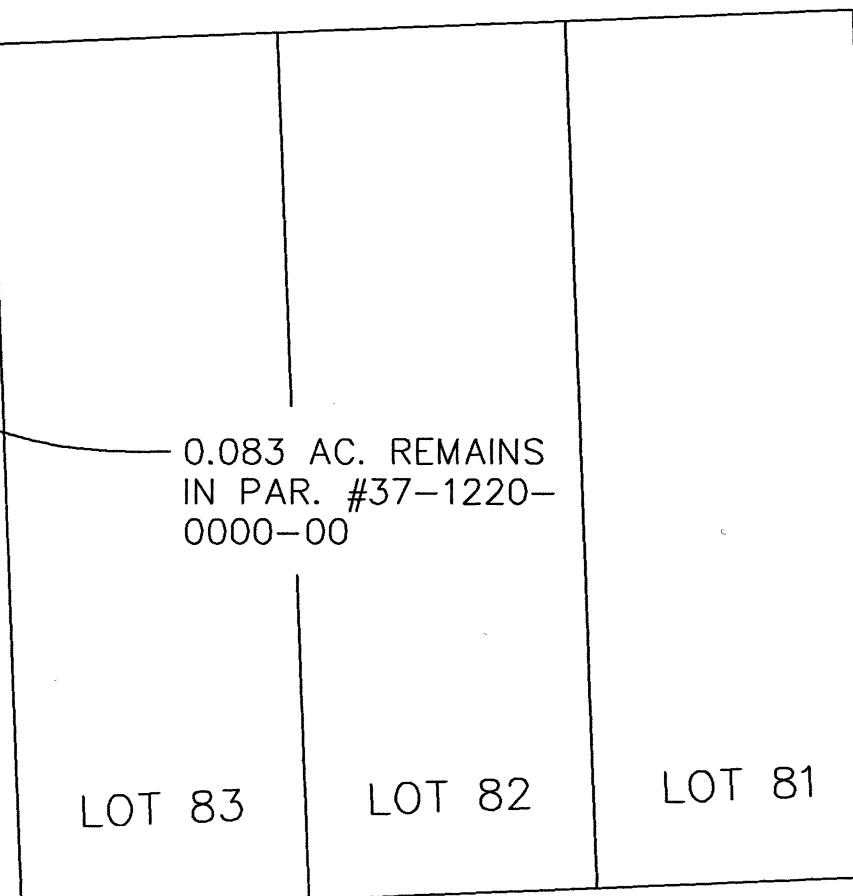
FIFTH STREET (60')

N 87° 40' 54" E, 439'(P), 439.33'(C)

BOUNDARY CALLS:
 ① N 02° 10' 00" W, 17.67'(D), 17.70'(C)
 ② N 87° 40' 17" E, 180.03'(C)
 ③ S 02° 08' 14" E, 17.67'(D), 17.70'(C)
 ④ S 87° 40' 14" W, 180'(P), 180.02'(C)

LOT 26
ALLEY (16')

NOTE: TRACT SURVEYED HEREON
IS NOT A STAND ALONE
BUILDING PARCEL AND MUST
TRANSFER TO/WITH AN
ADJACENT.



SURVEY NUMBER: 24-6

VOLUME: C PAGE: 1894

DATE FILED: 2-5-2024

PARCEL #: 37-1220-0000-00

1" = 40' 0 40 80 120 FEET
SCALE

N
(ASSUMED)

LEGEND:

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

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- CABINET A, SLIDE 113, RECORDER'S OFFICE.
(SOUTH SYCAMORE)
- SURVEY VOLUME C, PAGE 82.
- SURVEY VOLUME D, PAGE 17.
- SURVEY VOLUME D, PAGE 133.

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, 2024.
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 02-02-2024
DATE

DRAWN:	CHECKED:	REVISIONS:
VBK 01-30-24	MSW 01-31-24	
1 / 1 23204-S		

KOEHLER SURVEYING, INC.

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

SURVEY FOR: JEFF NICKERSON

BING A PARCEL OF LAND SITUATED IN PART OF
LOT NUMBER 25 OF SOUTH SYCAMORE, IN THE VILLAGE
OF SYCAMORE, WYANDOT COUNTY, OHIO.