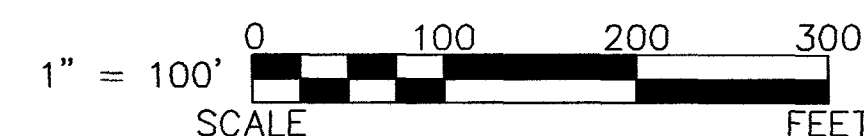
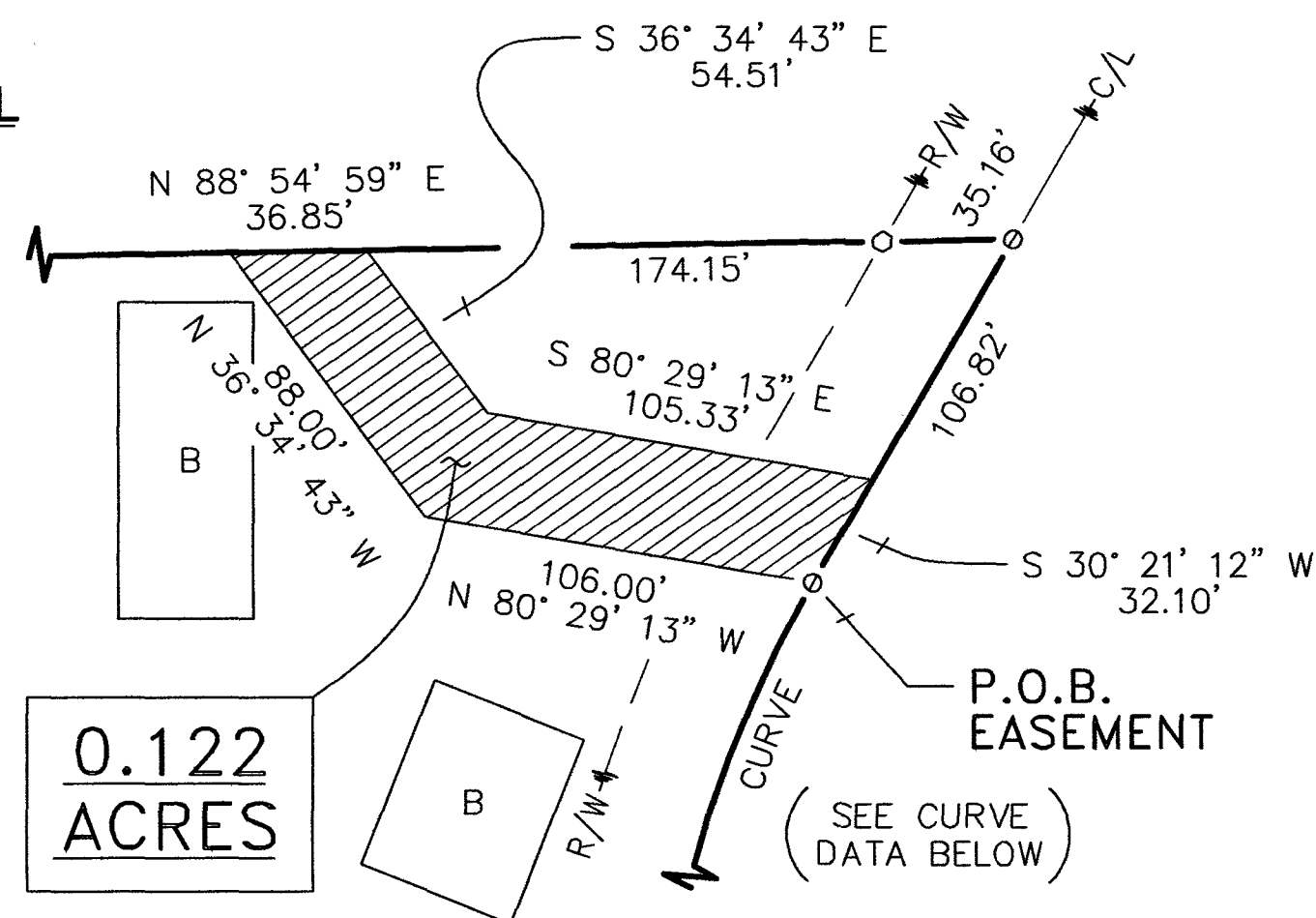


EASEMENT DETAIL
(NOT TO SCALE)



ALL REGIONAL PLANNING
REQUIREMENTS HAVE BEEN
APPROVED FOR THIS SURVEY
APPLICATION # 24-3241R

HAPPY VALLEY 1, LLC
OR 222 PG 581

CHRISTINE W. KUHR, TRUSTEE
(1/2 INTEREST)
ROBERT G. WALTON III, AND
SUCCESSOR TRUSTEE
(1/2 INTEREST)
DV 178 PG 680
DV 209 PG 612
OR 236 PG 1339
OR 240 PG 2518

7.234
ACRES
(0.654 ACRES
IN R/W)

WELL
SEPTIC

COUNTY HIGHWAY 37
(R/W - 60')

CURVE DATA:
 $\Delta = 46^\circ 57' 07''$
 $R = 315.00'$
 $L = 258.13'$
 $CHD. = 250.97'$
 $CHD. BRG. = S 06^\circ 52' 38'' W$

LEGEND:

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

SET 5/8" Ø IRON ROD
REPLACING FOUND
MAG SPIKE.

W 1/4 POST
SEC. 33

N 03° 20' 37" E
20.06'

1318.95' (SR)
1318.75' (C)
N 89° 41' 47" E

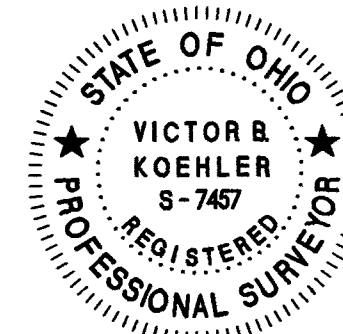
1308.78' (D & SR)
1316.70' (SR)

COUNTY HIGHWAY 38
(R/W - 40')

SURVEY NUMBER: 24-55
VOLUME: C PAGE: 1926
DATE FILED: 12-18-2024
PARCEL #: 39-0120-0000-00

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME 3, PAGES 13 & 339.
- SURVEY VOLUME 5, PAGES 63, 149, 235 & 311.
- WYANDOT COUNTY CORNERSTONE RECORDS.
- WYANDOT COUNTY ROAD RECORDS.



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 NOVEMBER, 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 12-18-2024
VICTOR B. KOEHLER, P.S. NO. 7457 DATE

SURVEY FOR: ERIC BILS

BEING A PARCEL OF LAND SITUATED IN PART OF
THE NORTHWEST QUARTER OF SECTION 33, T-1-S, R-14-E,
TMYOCHTEE TOWNSHIP, WYANDOT COUNTY, OHIO.

DRAWN:	CHECKED:	REVISIONS:
MSW	VBK	
11-19-24	12-12-24	
1	1	
24147-S		

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