

TOWNSHIP HIGHWAY 96 (R/W - 40')

S.H. 53
C/L
NW COR. SEC. 8

SURVEY NUMBER: 25-21
VOLUME: C PAGE: 1938
DATE FILED: 4-29-2025
PARCEL #: 20-1965-0100-00
20-1965-0000-00

N
(ASSUMED)

2660.07'
E-W 1/2 SEC. LINE
W 1/4 POST SEC. 8

TRACT 1
0.105 ACRES
(0.004 ACRES IN R/W)

633.90'
N 00° 00' 00" E
P.O.B. 1
R/W
30.00'
20.00'
9.00'
510.00' (D, SR & C)
S 90° 00' 00" W
C. CUNNINGHAM, ETUX
OR 29 PG 562
(PAR. #20-1965-0100-00)

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

1" = 60' 0 60 120 180
SCALE FEET

LEGEND:

SET FOUND	DESCRIPTION
◎	CONCRETE MONUMENT
⊕	RAILROAD SPIKE
○	NAIL
⊖	IRON PIPE
○	DRILL HOLE
○	5/8"Ø IRON ROD WITH PERSONALIZED CAP
●	IRON ROD (5/8"Ø U.N.)
◆	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

418.91'
W. LINE, SEC. 8
N 00° 00' 00" E
P.O.B. 2
R/W
30.00'
20.00'
9.00'
510.00' (D, SR & C)
S 90° 00' 00" W

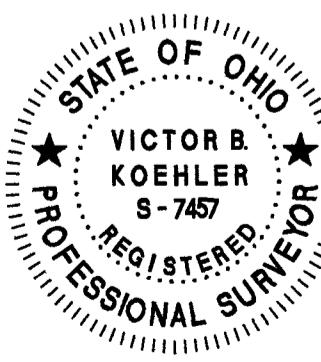
10.8'±
BUILDING
N 90° 00' 00" E, 510.00' (D, SR & C)
S 90° 00' 00" W
TRACT 2
0.105 ACRES
(0.004 ACRES IN R/W)

M. CUNNINGHAM
OR 97 PG 200
(PAR. #20-1965-0000-00)

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME C, PAGE 452.
- ORIGINAL U. S. GOVERNMENT FIELD NOTES.
- 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 APRIL, 2025. 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

04-29-2025
DATE

25007-5
1/1

DRAWN: MSW
CHECKED: VBK
REVISIONS:
04-23-25 04-25-25

SURVEY FOR: MELISSA CUNNINGHAM

BEING PARCELS OF LAND SITUATED IN PART OF
THE SOUTHWEST QUARTER OF SECTION 8, T-3-S, R-13-E,
MIFFLIN TOWNSHIP, WYANDOT COUNTY, OHIO.

KOEHLER SURVEYING, INC.
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419-294-5388