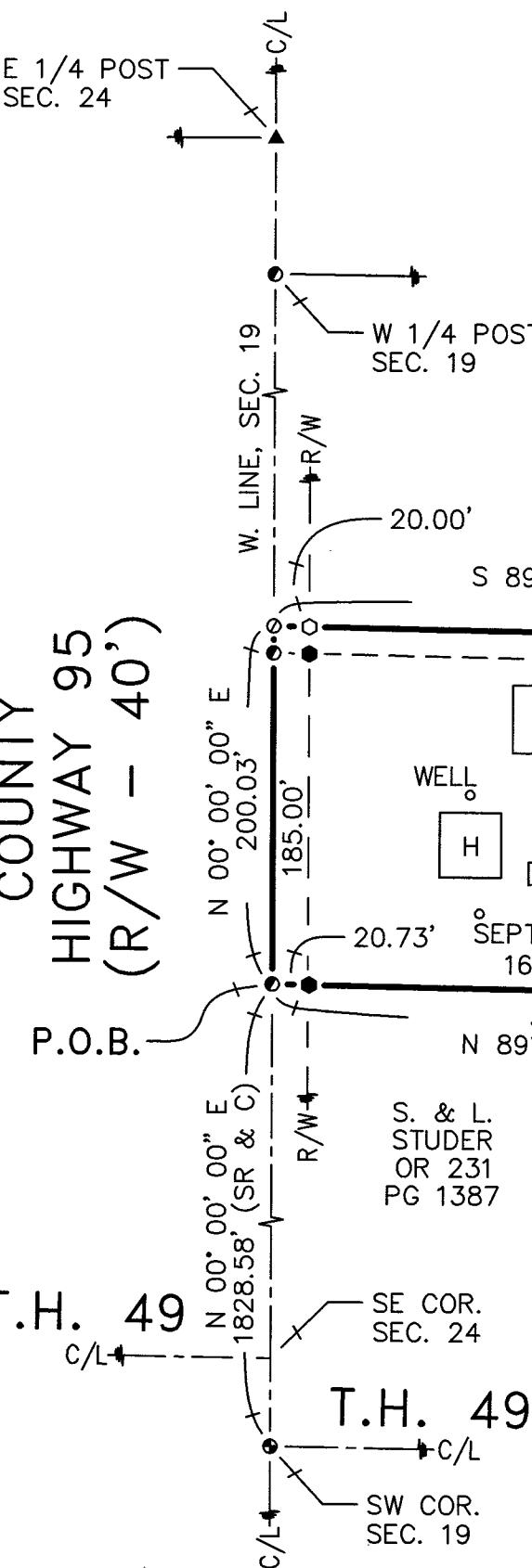


COUNTY
HIGHWAY 95
(R/W - 40')



ACREAGE BREAKDOWN:

PAR. #35-0075-0300-00 1.472 AC.
+ PAR. #35-0075-0400-00 0.120 AC.
TOTAL 1.592 AC.

1.592 ACRES
(0.092 ACRES IN R/W)

SURVEY NUMBER: 25-13

VOLUME: B PAGE: 299

DATE FILED: 03-21-2025

PARCEL #: 35-0075-0300-00
35-0075-0400-00

N
(ASSUMED)

1" = 100' 0 100 200 300
SCALE FEET

LEGEND:

SET FOUND	DESCRIPTION	SYMBOL	DESCRIPTION
○	CONCRETE MONUMENT	D	DEED
⊕	RAILROAD SPIKE	P	PLAT
○	NAIL	SR	SURVEY RECORD
○	IRON PIPE (1/2"Ø U.N.)	M	MEASURED
○	DRILL HOLE	C	CALCULATED
○	5/8"Ø IRON ROD WITH PERSONALIZED CAP	Ø	DIAMETER
●	IRON ROD (1/2"Ø U.N.)	H	HOUSE
◆	STONE	G	GARAGE
□	SURVEY MARKER IN MONUMENT BOX	B	BARN
—	FENCE	S	SHED
×	POST	C/L	CENTERLINE
■		R/W	RIGHT-OF-WAY
		P/L	PROPERTY LINE

NOTE:
REMAINDER OF PAR. #35-0075-0300-00 IS NOT A STAND ALONE BUILDING PARCEL AND MUST TRANSFER TO/WITH AN ADJOINDER.

M. BOES, TRUSTEE
ALL REGIONAL PLANNING
OR 239 PG 2200
REQUIREMENTS HAVE BEEN
APPROVED FOR THIS SURVEY
APPLICATION #25-091R

REFERENCES:

- DEED VOLUMES AND PAGES AS SHOWN.
- SURVEY VOLUME 6, PAGE 377.
- SURVEY VOLUME C, PAGE 22.
- SURVEY VOLUME D, PAGE 14.
- 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 MARCH, 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
VICTOR B. KOEHLER, P.S. NO. 7457

03-20-2025
DATE

JOB #:
25020-S

DRAWN:
MSW

CHECKED:
VBK

REVISIONS:
03-11-25
03-15-25

SURVEY FOR: DAN BOES

BEING A PARCEL OF LAND SITUATED IN PART OF
THE SOUTHWEST QUARTER OF SECTION 19, T-2-S, R-13-E,
SALEM TOWNSHIP, WYANDOT COUNTY, OHIO.

KOEHLER SURVEYING, INC.

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