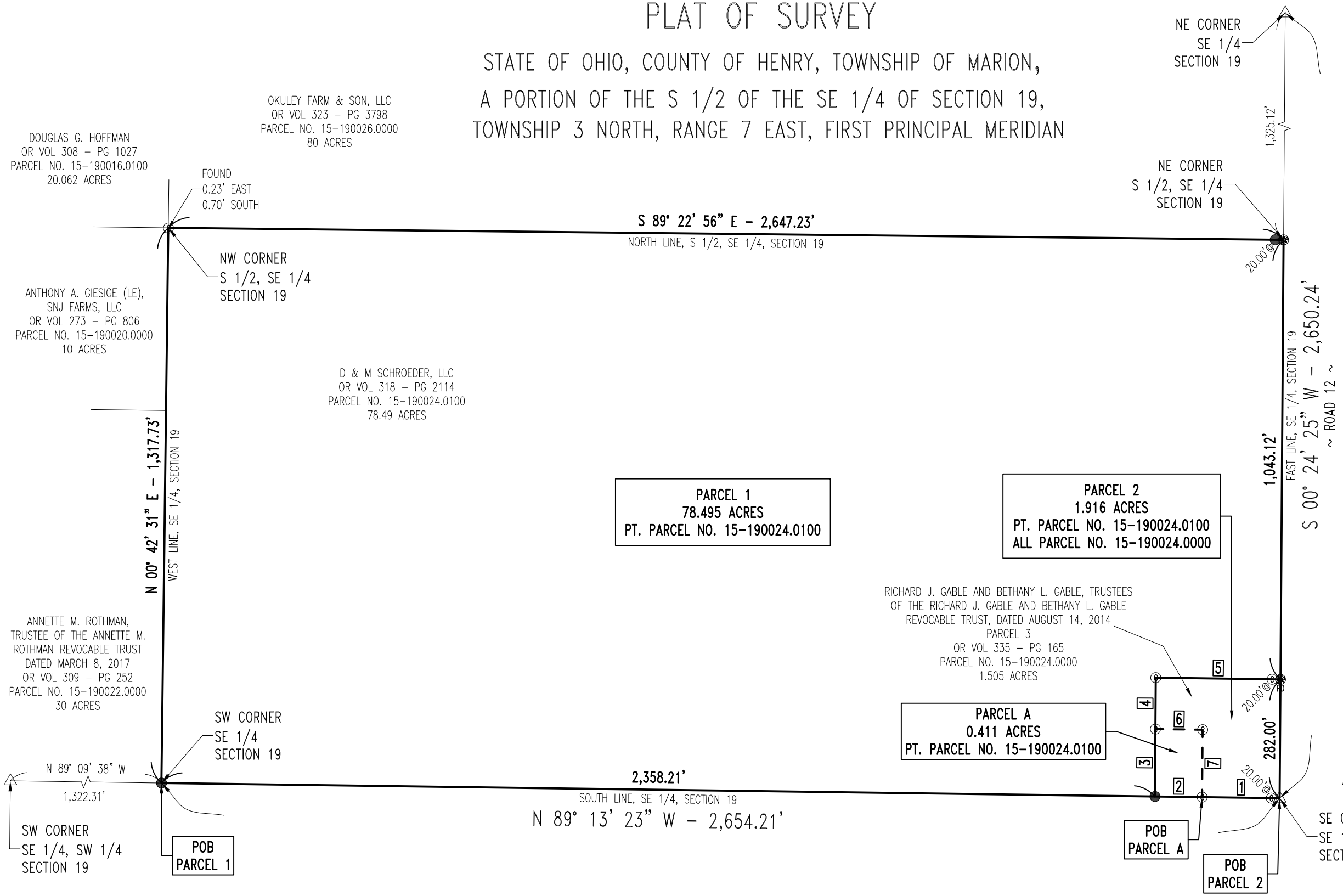
PLAT OF SURVEY

STATE OF OHIO, COUNTY OF HENRY, TOWNSHIP OF MARION, A PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 7 EAST, FIRST PRINCIPAL MERIDIAN



NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND DOES NOT REPRESENT A TITLE REPORT OR A GUARANTEE OF TITLE. THERE MAY BE APPARENT, RECORDED, OR UNRECORDED EASEMENTS NOT SHOWN ON THIS DRAWING.
2) THIS SURVEY USED THE LATEST RECORDED DEEDS AT THE DATE OF THIS SURVEY.
3) DISTANCES SHOWN HEREON, ARE GROUND DISTANCES. TO APPROXIMATE OHIO CO-ORDINATE 1983, NORTH ZONE (3401) GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR OF 0.9999120144.
4) IRON PINS CALLED FOR AS SET ARE NUMBER 5 REBAR, WITH A NOMINAL DIAMETER OF 5/8 OF AN INCH, A CROSS-SECTIONAL AREA OF 0.31 SQUARE INCHES, THIRTY (30) INCHES IN LENGTH, AND CAPPED WITH A PLASTIC YELLOW MARKER INSCRIBED WITH "NIESE/JHN-PS8727."
5) FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
6) OCCUPATION WITHIN REASON UNLESS OTHERWISE NOTED

LINE TABLE		
LINE #	DIRECTION	LENGTH
1	N 89° 13' 23" W	184.00'
2	N 89° 13' 23" W	112.00'
3	S 00° 24' 25" W	160.00'
4	N 89° 13' 23" W	122.00'
5	N 89° 13' 23" W	296.00'
6	S 89° 13' 23" E	112.00'
7	S 00° 24' 25" W	160.00'

I HEREBY DECLARE THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY SHOWS THE LOCATION OF THE BOUNDARIES.

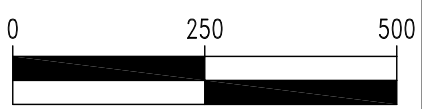
JUSTIN H. NIESE, P.E., P.S.
OHIO REGISTERED SURVEYOR NO. 8727

BASIS OF BEARINGS:

THE BEARINGS SHOWN ARE BASED UPON THE OHIO CO-ORDINATE SYSTEM OF 1983, NAD83(2011), 2010.0 EPOCH, NORTH ZONE (3401), IN ACCORDANCE WITH THE OHIO REVISED CODE SECTIONS 157.01-157.10; SAID BEARINGS ARE BASED ON LOCAL FIELD OBSERVATIONS UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION'S (ODOT'S) VIRTUAL REFERENCE STATION (VRS) NETWORK. OBSERVATIONS WERE TAKEN ON AUGUST OF 2025.

LEGEND

- ● 5/8" IRON PIN WITH CAP SET
- ⊛ MAG NAIL SET
- ⊛ FD MAG NAIL FOUND
- Ⓒ 1/2" IRON PIN WITH CAP FOUND
- △ RAILROAD SPIKE FOUND



SCALE 1" = 250'

NIESE SURVEYING & ENGINEERING, LLC

SURVEY PLAT FOR:
D & M SCHROEDER, LLC

JUSTIN H. NIESE, P.E., P.S.
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MILLER CITY, OHIO 45864
567-825-1523

JOB NUMBER:
2025-104

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