

## 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

DOUGLAS G. HOFFMAN  
OR VOL 308 - PG 1027  
PARCEL NO. 15-190016.0100  
20.062 ACRES

OKULEY FARM & SON, LLC  
OR VOL 323 - PG 3798  
PARCEL NO. 15-190026.0000  
80 ACRES

ANTHONY A. GIESIGE (LE),  
SNJ FARMS, LLC  
OR VOL 273 - PG 806  
PARCEL NO. 15-190020.0000  
10 ACRES

D & M SCHROEDER, LLC  
OR VOL 318 - PG 2114  
PARCEL NO. 15-190024.0100  
78.49 ACRES

ANNETTE M. ROTHMAN,  
TRUSTEE OF THE ANNETTE M.  
ROTHMAN REVOCABLE TRUST  
DATED MARCH 8, 2017  
OR VOL 309 - PG 252  
PARCEL NO. 15-190022.0000  
30 ACRES

SW CORNER  
SE 1/4, SW 1/4  
SECTION 19

N 00° 42' 31" E - 1,317.73'

FOUND  
0.23' EAST  
0.70' SOUTH

NW CORNER  
S 1/2, SE 1/4  
SECTION 19

S 89° 22' 56" E - 2,647.23'  
NORTH LINE, S 1/2, SE 1/4, SECTION 19

PARCEL 1  
78.495 ACRES  
PT. PARCEL NO. 15-190024.0100

NE CORNER  
SE 1/4  
SECTION 19

1,325.12'  
20.00'@

NE CORNER  
S 1/2, SE 1/4  
SECTION 19

1,043.12'  
EAST LINE, SE 1/4, SECTION 19  
~ ROAD 12 ~  
S 00° 24' 25" W - 2,650.24'



RICHARD J. GABLE AND BETHANY L. GABLE, TRUSTEES  
OF THE RICHARD J. GABLE AND BETHANY L. GABLE  
REVOCABLE TRUST, DATED AUGUST 14, 2014

PARCEL 3  
OR VOL 335 - PG 165  
PARCEL NO. 15-190024.0000  
1.505 ACRES

PARCEL A  
0.411 ACRES  
PT. PARCEL NO. 15-190024.0100

282.00'  
20.00'@

SE CORNER  
SE 1/4  
SECTION 19

2,358.21'  
SOUTH LINE, SE 1/4, SECTION 19  
N 89° 13' 23" W - 2,654.21'

SW CORNER  
SE 1/4, SW 1/4  
SECTION 19

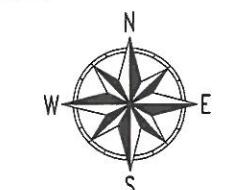
POB  
PARCEL 1

## 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

- $\frac{5}{8}$ " IRON PIN WITH CAP SET
- MAG NAIL SET
- MAG NAIL FOUND
- $\frac{1}{2}$ " IRON PIN WITH CAP FOUND
- △ RAILROAD SPIKE FOUND



0 250 500  
SCALE 1" = 250'  
40-198

## 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  $\frac{5}{8}$  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	S 00° 24' 25" 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.

*Just 08.15.2025*

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

NIESE  
SURVEYING &  
ENGINEERING, LLC

SURVEY PLAT FOR: D & M SCHROEDER, LLC	JOB NUMBER: 2025-104
JUSTIN H. NIESE, P.E., P.S. 211 E. MAIN CROSS STREET P.O. BOX 112 MILLER CITY, OHIO 45864 567-825-1523	PAGE 1/1