

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	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.

Justin H. Niese 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

JUSTIN H. NIESE, P.E., P.S.
211 E. MAIN CROSS STREET
P.O. BOX 112
MILLER CITY, OHIO 45864
567-825-1523

JOB NUMBER:
2025-104

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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

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 1
78.495 ACRES
PT. PARCEL NO. 15-190024.0100

PARCEL 2
1.916 ACRES
PT. PARCEL NO. 15-190024.0100
ALL PARCEL NO. 15-190024.0000

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

POB
PARCEL A

POB
PARCEL 2

LEGEND

- 5/8" IRON PIN WITH CAP SET
- ⊗ MAG NAIL SET
- ⊗ MAG NAIL FOUND
- ⊙ 1/2" IRON PIN WITH CAP FOUND
- △ RAILROAD SPIKE FOUND



0 250 500

SCALE 1" = 250'

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.