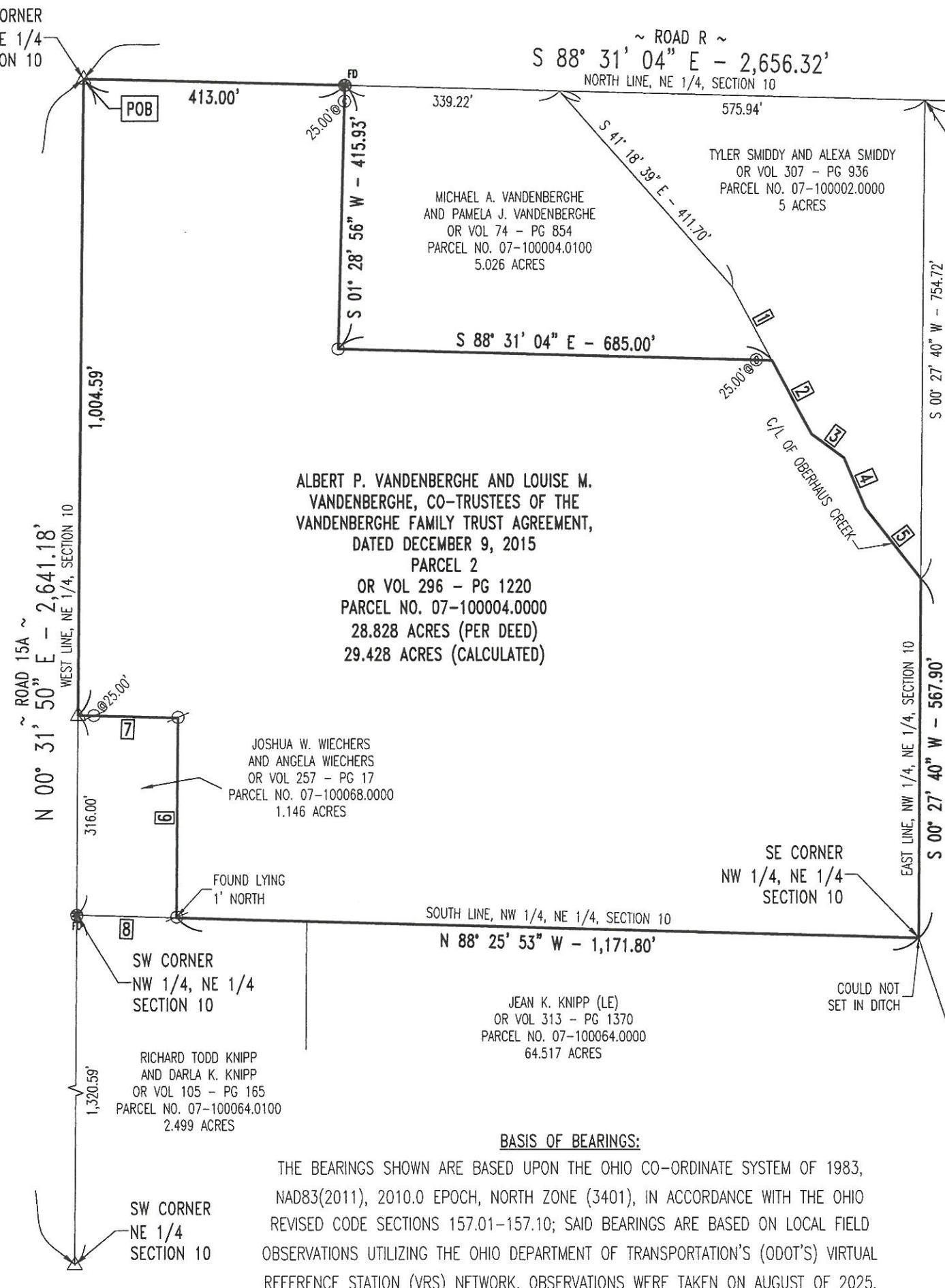40-207

RETRACEMENT SURVEY

STATE OF OHIO, COUNTY OF HENRY, TOWNSHIP OF NAPOLEON,
A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 10,
TOWNSHIP 5 NORTH, RANGE 6 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 0.9999292893.

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

LEGEND

🕸 FD — MAG NAIL FOUND
⌀ — 5/8" IRON PIN FOUND
Ⓒ — 1/2" IRON PIN WITH CAP FOUND
◯ — 1/2" IRON PIN FOUND
△ — RAILROAD SPIKE FOUND

~ ROAD R ~
S 88° 31' 04" E - 2,656.32'
NORTH LINE, NE 1/4, SECTION 10

NW CORNER NE 1/4 SECTION 10
POB
413.00'
25.00'
339.22'
575.94'
1,328.16'

NE CORNER NW 1/4, NE 1/4 SECTION 10
NE CORNER NE 1/4 SECTION 10

S 01° 28' 56" W - 415.93'

MICHAEL A. VANDENBERGHE AND PAMELA J. VANDENBERGHE
OR VOL 74 - PG 854
PARCEL NO. 07-100004.0100
5.026 ACRES

S 41° 18' 39" E - 411.70'

TYLER SMIDDY AND ALEXA SMIDDY
OR VOL 307 - PG 936
PARCEL NO. 07-100002.0000
5 ACRES

S 88° 31' 04" E - 685.00'
25.00'

C/L OF OBERHAUS CREEK

S 00° 27' 40" W - 754.72'

1,004.59'

ALBERT P. VANDENBERGHE AND LOUISE M. VANDENBERGHE, CO-TRUSTEES OF THE VANDENBERGHE FAMILY TRUST AGREEMENT, DATED DECEMBER 9, 2015
PARCEL 2
OR VOL 296 - PG 1220
PARCEL NO. 07-100004.0000
28.828 ACRES (PER DEED)
29.428 ACRES (CALCULATED)

JEAN K. KNIPP (LE)
OR VOL 313 - PG 1366
PARCEL NO. 07-100054.0100
61.000 ACRES

~ ROAD 15A ~
N 00° 31' 50" E - 2,641.18'
WEST LINE, NE 1/4, SECTION 10

EAST LINE, NW 1/4, NE 1/4, SECTION 10
S 00° 27' 40" W - 567.90'

25.00'
316.00'

7

JOSHUA W. WIECHERS AND ANGELA WIECHERS
OR VOL 257 - PG 17
PARCEL NO. 07-100068.0000
1.146 ACRES

6

FOUND LYING 1' NORTH

8

SW CORNER NW 1/4, NE 1/4 SECTION 10

SOUTH LINE, NW 1/4, NE 1/4, SECTION 10
N 88° 25' 53" W - 1,171.80'

SE CORNER NW 1/4, NE 1/4 SECTION 10

COULD NOT SET IN DITCH

JEAN K. KNIPP (LE)
OR VOL 313 - PG 1370
PARCEL NO. 07-100064.0000
64.517 ACRES

RICHARD TODD KNIPP AND DARLA K. KNIPP
OR VOL 105 - PG 165
PARCEL NO. 07-100064.0100
2.499 ACRES

1,320.59'

SW CORNER NE 1/4 SECTION 10

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.

LINE TABLE

LINE #	DIRECTION	LENGTH
1	S 28° 39' 35" E	131.62'
2	S 28° 08' 09" E	131.83'
3	S 53° 36' 03" E	64.16'
4	S 22° 59' 22" E	85.65'
5	S 38° 04' 45" E	141.88'
6	N 00° 31' 50" E	316.00'
7	N 88° 25' 53" W	158.00'
8	N 88° 25' 53" W	158.00'

STATE OF OHIO — JUSTIN HAROLD NIESE S-8727 — REGISTERED PROFESSIONAL SURVEYOR

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 N. 08.27.2025

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

NIESE SURVEYING & ENGINEERING, LLC
NIESE o JHN-PS8727

RETRACEMENT SURVEY FOR:
VANDENBERGHE FAMILY TRUST

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: 2025-129

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SCALE 1" = 200'
0 — 200 — 400

N W E S