

PLAT OF SURVEY

40-224

STATE OF OHIO, COUNTY OF HENRY, TOWNSHIP OF WASHINGTON,
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 4,
TOWNSHIP 5 NORTH, RANGE 8 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 0.9999326726.
- 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

GARY L. HOFFMAN AND SUSAN L. HOFFMAN
OR VOL 334 - PG 680
PARCEL NO. 30-040024.0000
8.67 ACRES



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



**NIESE
SURVEYING &
ENGINEERING, LLC**

SURVEY PLAT FOR:

STEPHANIE SMITH

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:
2025-126

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LEGEND

- 5/8" IRON PIN WITH CAP SET
- ⊗ MAG NAIL SET
- ⊗ FD MAG NAIL FOUND
- ⊗ WOOD POST FOUND
- △ RAILROAD SPIKE FOUND
- ⊙ IRON PIPE FOUND



0 80 160

SCALE 1" = 80'

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.

