

PLAT OF SURVEY

40-245

STATE OF OHIO, COUNTY OF HENRY, TOWNSHIP OF WASHINGTON,
A PORTION OF THE NW 1/4 OF SECTION 33,
TOWNSHIP 6 NORTH, RANGE 8 EAST, FIRST PRINCIPAL MERIDIAN

DAVID E. JUHASZ AND JENNIFER L. JUHASZ
OR VOL 331 - PG 4489
PARCEL NO. 30-330006.0302
19.896 ACRES

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

LEGEND

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



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 10.22.2025

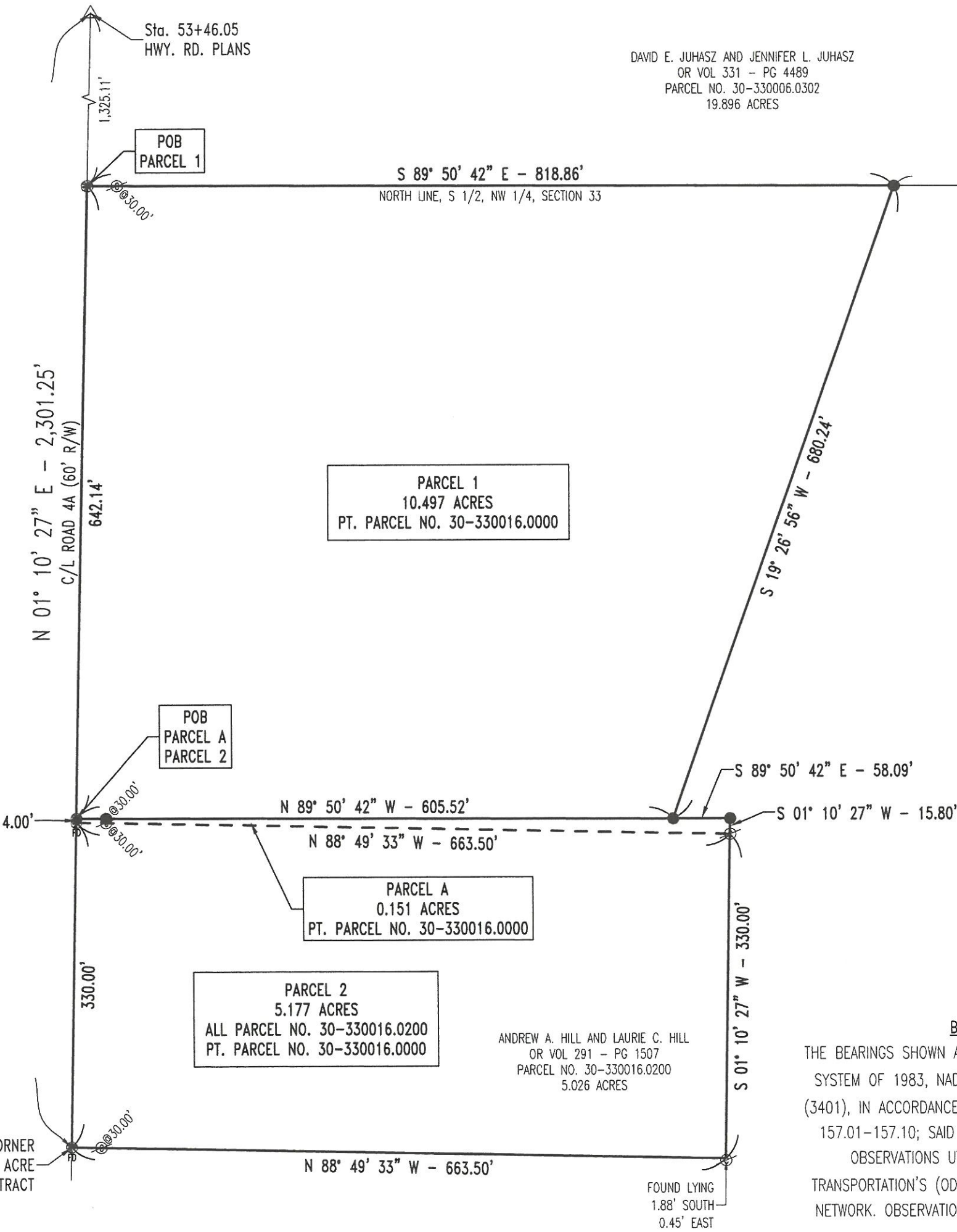
JUSTIN H. NIESE, P.E., P.S.
OHIO REGISTERED SURVEYOR NO. 8727



**NIESE
SURVEYING &
ENGINEERING, LLC**

SURVEY PLAT FOR:
JON LEATHERMAN

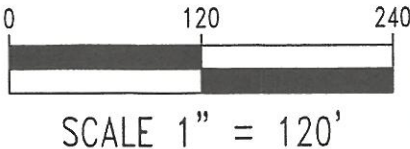
JUSTIN H. NIESE, P.E., P.S. 211 E. MAIN CROSS STREET P.O. BOX 112 MILLER CITY, OHIO 45864 567-825-1523	JOB NUMBER: 2025-149 PAGE 1/1
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DORIS M. SCHUMACHER (LE)
PARCEL 2
DEED VOL 260 - PG 126
PARCEL NO. 30-330016.0000
66.45 ACRES (PER AUDITOR)

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 OCTOBER OF 2025.



ANDREW A. HILL AND LAURIE C. HILL
OR VOL 291 - PG 1507
PARCEL NO. 30-330016.0200
5.026 ACRES

FOUND LYING
1.88' SOUTH
0.45' EAST