

PLAT OF SURVEY

40-201

STATE OF OHIO, COUNTY OF HENRY, TOWNSHIP OF MARION,
A PORTION OF THE SE 1/4 OF SECTION 30, A PORTION OF THE NE 1/4
OF SECTION 31, A PORTION OF THE NW 1/4 OF SECTION 31,
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

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

- 5/8" IRON PIN WITH CAP SET
- ⊙ MAG NAIL FOUND
- ⊙ 5/8" IRON PIN WITH CAP FOUND
- ⊙ 5/8" IRON PIN FOUND
- ⊙ 1/2" IRON PIN WITH CAP FOUND
- ⊙ 1/2" IRON PIN FOUND
- △ RAILROAD SPIKE FOUND
- ⊙ STONE 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, P.E., P.S.

OHIO REGISTERED SURVEYOR NO. 8727



**NIESE
SURVEYING &
ENGINEERING, LLC**

SURVEY PLAT FOR:

D & M SCHROEDER, LLC

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JOB NUMBER:
2025-106

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LINE TABLE		
LINE #	DIRECTION	LENGTH
1	S 73° 43' 11" E	266.91'
2	S 89° 18' 05" E	241.73'
3	S 89° 18' 05" E	90.30'
4	S 89° 18' 05" E	167.02'
5	S 89° 18' 05" E	165.01'

