

PLAT OF SURVEY

46-204

STATE OF OHIO, COUNTY OF HENRY, TOWNSHIP OF FLATROCK,
A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 6 EAST, FIRST PRINCIPAL MERIDIAN

DAN WITTE AND JANEL WITTE
DEED VOL 244 - PG 271
PARCEL NO. 08-100036.0000
17 ACRES

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

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

S 88° 46' 05" E - 1,314.10'
NORTH LINE, SE 1/4, NE 1/4, SECTION 10

POB
PARCEL 1

PARCEL 1
15.000 ACRES
PT. PARCEL NO. 08-100032.0000

N 88° 46' 05" W - 1,315.60'

LARRY G. HOHENBERGER, TRUSTEE,
AND ELAINE HOHENBERGER, TRUSTEE
OR VOL 277 - PG 2308
PARCEL NO. 08-100005.0000
39.939 ACRES

CRAIG L. FRANZ
PARCEL 2
OR VOL 282 - PG 782
PARCEL NO. 08-100032.0000
40 ACRES

PARCEL 2
25.938 ACRES
PT. PARCEL NO. 08-100032.0000

N 00° 26' 04" E - 865.12'
WEST LINE, SE 1/4, NE 1/4, SECTION 10

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

SOUTH LINE, NE 1/4, SECTION 10
N 89° 22' 53" W - 1,318.06'

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

TAMMY L. DURHAM
PARCEL 3
OR VOL 333 - PG 857
PARCEL NO. 08-100026.0000
78.853 ACRES

DANIEL L. MEYER
OR VOL 170 - PG 2107
PARCEL NO. 08-100028.0100
34.965 ACRES (PER DEED)
34.48 ACRES (PER AUDITOR'S OFFICE)

SHARON S. MEYER, TRUSTEE
PARCEL 2
OR VOL 331 - PG 4094
PARCEL NO. 08-100030.0000
34.464 ACRES (PER DEED)
34.45 ACRES (PER AUDITOR'S OFFICE)

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 SET
- ⊗ 5/8" 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



0 200 400

SCALE 1" = 200'

NIESE SURVEYING & ENGINEERING, LLC	
SURVEY PLAT FOR: RYAN FRANZ	
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: 2025-120
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