

PLAT OF SURVEY

41-16

STATE OF OHIO, COUNTY OF HENRY, TOWNSHIP OF NAPOLEON,
A PORTION OF THE E 1/2 OF THE SW FRACT. 1/4 OF SECTION 28,
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 0.9999249697.
- 4) IRON PINS CALLED FOR AS SET ARE NUMBER 5 REBAR, WITH A NOMINAL DIAMETER OF $\frac{5}{8}$ 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

- $\frac{5}{8}$ " IRON PIN WITH CAP SET
- $\frac{5}{8}$ " IRON PIN WITH CAP FOUND
- $\frac{5}{8}$ " IRON PIN FOUND
- $\frac{1}{2}$ " IRON PIN WITH CAP FOUND
- △ RAILROAD SPIKE FOUND
- STONE FOUND



LINE TABLE		
LINE #	DIRECTION	LENGTH
1	S 00° 46' 15" W	218.00'
2	S 83° 33' 45" E	383.59'
3	N 88° 34' 15" E	382.00'

SEVENTY8ACRES, LLC
OR VOL 336 - PG 2447
PARCEL NO. 07-280020.0000
78.15 ACRES

N 88° 32' 47" E - 2,583.38'
NORTH LINE, SW FRACT. 1/4, SECTION 28

NW CORNER
E 1/2,
SW FRACT. 1/4
SECTION 28

1,291.69'

NE CORNER
SW FRACT. 1/4
SECTION 28

1,291.69'

JUDITH K. DICKMANN, TRUSTEE OF THE
JUDITH K. DICKMANN LIVING TRUST
AGREEMENT, DATED JULY 30, 2002
OR VOL 317 - PG 4056
PARCEL NO. 07-280034.0000
58.835 ACRES

TERRY L. HERSHBERGER
OR VOL 312 - PG 2921
PARCEL NO. 07-280034.0100
10.468 ACRES

JUDITH K. DICKMANN
PARCEL 3
OR VOL 328 - PG 1009
PARCEL NO. 07-280032.0000
2.140 ACRES

PARCEL 1
11.387 ACRES
PT. PARCEL NO. 07-280034.0000
ALL PARCEL NO. 07-280034.0100

N 04° 53' 15" E - 76.51' S 86° 21' 45" E - 672.00'
S 04° 53' 15" W - 23.49' 42.71'
N 89° 02' 25" W - 618.47' N 89° 13' 45" W - 676.65'

PARCEL A
0.922 ACRES
PT. PARCEL NO. 07-280034.0000

POB
PARCEL A
PARCEL 1

JUDITH K. DICKMANN, TRUSTEE OF THE
JUDITH K. DICKMANN LIVING TRUST
AGREEMENT, DATED JULY 30, 2002
OR VOL 317 - PG 4056
PARCEL NO. 07-080034.0000
58.835 ACRES

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 NOVEMBER OF 2025.

SW CORNER
SW FRACT. 1/4
SECTION 28

1,305.18'

SOUTH LINE, SW FRACT. 1/4, SECTION 28
S 86° 40' 48" W - 2,610.36'
~ ROAD N ~

SW CORNER
E 1/2,
SW FRACT. 1/4
SECTION 28

1,305.18'

SE CORNER
SW FRACT. 1/4
SECTION 28

0 300 600
SCALE 1" = 300'
41-16



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 12.02.2025
JUSTIN H. NIESE, P.E., P.S.

OHIO REGISTERED SURVEYOR NO. 8727

	NIESE JHN-PS8727	NIESE SURVEYING & ENGINEERING, LLC
SURVEY PLAT FOR:		
JUDITH DICKMANN		
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: 2025-135	PAGE 1/1