

PLAT OF SURVEY

41-8

STATE OF OHIO, COUNTY OF HENRY, TOWNSHIP OF MARION,
A PORTION OF THE NW 1/4 OF SECTION 7 AND
A PORTION OF THE SW 1/4 OF SECTION 7,
TOWNSHIP 3 NORTH, RANGE 7 EAST, FIRST PRINCIPAL MERIDIAN

ANDREW P. HOFFMAN AND DARLENE C. HOFFMAN
OR VOL 259 - PG 1861
PARCEL NO. 16-070002.0000
17.125 ACRES

PARCEL 1
21.107 ACRES
PT. PARCEL NO. 16-070002.0101

JEANETTE E. OKULEY
PARCEL 2
OR VOL 318 - PG 4804
PARCEL NO. 16-070002.0101
40.000 ACRES

PARCEL 2
60.752 ACRES
PT. PARCEL NO. 16-070002.0101
PT. PARCEL NO. 16-070002.0102



DOUGLAS D. GRAY AND SHEILA GRAY
OR VOL 259 - PG 1753
PARCEL NO. 16-070002.0104
35.3089 ACRES

JEANETTE E. OKULEY
PARCEL 4
OR VOL 318 - PG 4804
PARCEL NO. 16-070002.0102
102.599 ACRES

PARCEL 3
60.752 ACRES
PT. PARCEL NO. 16-070002.0102
41.185 ACRES LOCATED IN THE NW 1/4
19.567 ACRES LOCATED IN THE SW 1/4

D & D HOFFMAN FARMS, LLC
OR VOL 292 - PG 1746
PARCEL NO. 16-070002.0103
35.3089 ACRES

RODNEY B. CRUEY AND SYLVIA CRUEY
OR VOL 269 - PG 1228
PARCEL NO. 16-070002.0100
12.553 ACRES

LINE TABLE		
LINE #	DIRECTION	LENGTH
1	N 89° 39' 10" W	50.26'
2	S 66° 35' 51" W	44.00'
3	N 89° 39' 10" W	334.47'
4	S 42° 06' 40" W	74.42'
5	S 01° 06' 40" E	166.40'
6	S 14° 20' 50" W	139.60'
7	S 14° 20' 50" W	96.00'
8	S 36° 01' 50" W	130.40'
9	S 18° 49' 20" W	225.60'
10	S 02° 42' 10" E	248.20'
11	S 06° 36' 50" W	248.30'
12	S 17° 57' 20" W	193.99'
13	S 17° 57' 20" W	186.81'
14	S 41° 33' 20" W	203.00'
15	S 55° 07' 20" W	250.80'
16	S 29° 25' 20" W	260.20'
17	S 39° 45' 20" W	141.40'
18	S 42° 24' 50" W	213.80'
19	S 49° 43' 50" W	273.50'
20	S 40° 05' 50" W	238.20'
21	S 23° 40' 04" W	288.16'
22	N 00° 31' 29" E	178.00'
23	N 89° 12' 28" W	340.00'

- 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 0.9999146054.
 - 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

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 12.06.2025
JUSTIN H. NIESE, P.E., P.S.

OHIO REGISTERED SURVEYOR NO. 8727



**NIESE
SURVEYING &
ENGINEERING, LLC**

SURVEY PLAT FOR:

JEANETTE OKULEY

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:
2025-116

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LEGEND

- 5/8" IRON PIN WITH CAP SET
- ⊗ MAG NAIL SET
- ⊗ FD MAG NAIL FOUND
- ⊗ 5/8" IRON PIN WITH CAP FOUND
- ⊗ 1/2" IRON PIN WITH CAP FOUND
- 1/2" IRON PIN FOUND
- △ RAILROAD SPIKE FOUND

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.

