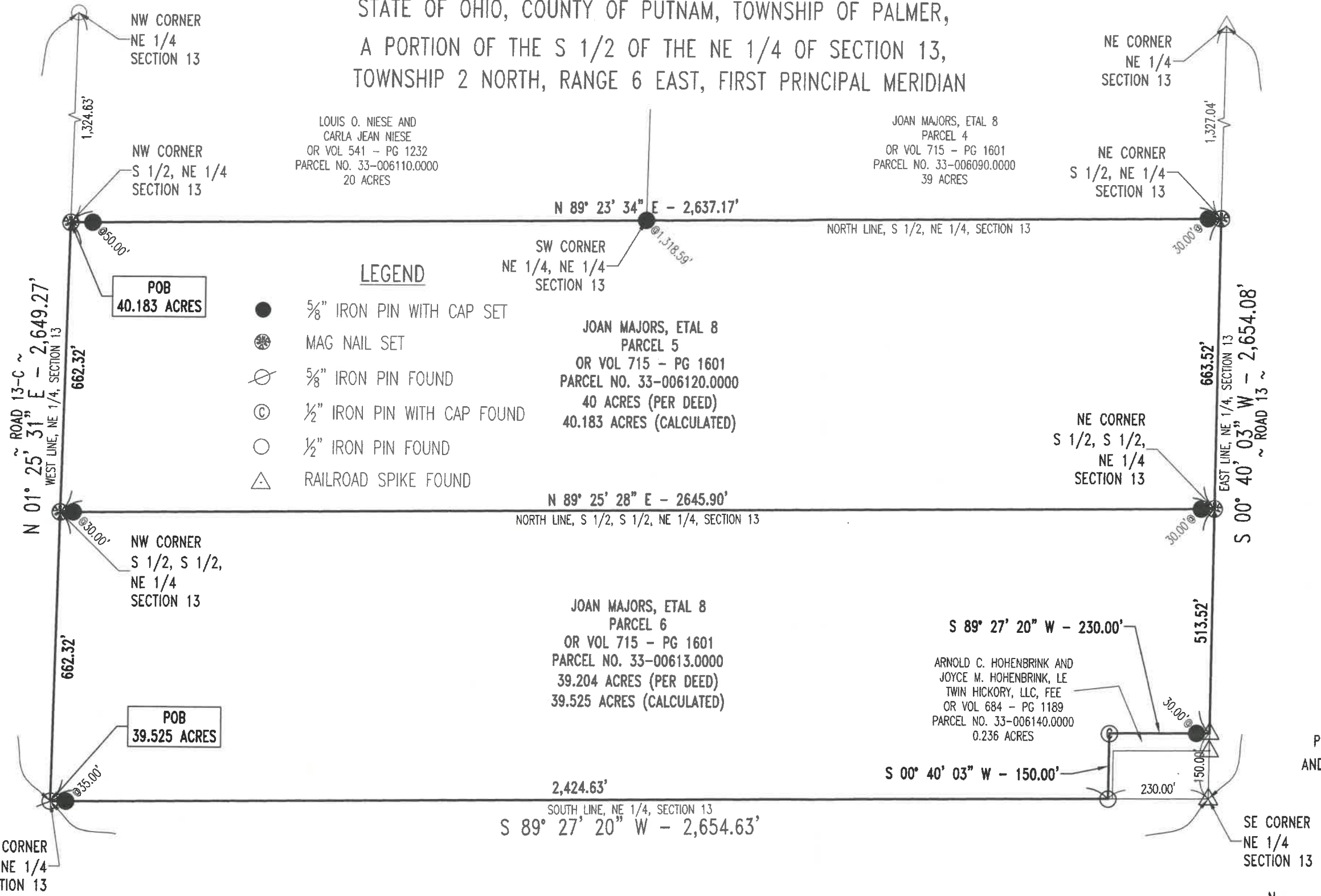


PLAT OF SURVEY

STATE OF OHIO, COUNTY OF PUTNAM, TOWNSHIP OF PALMER,
A PORTION OF THE S 1/2 OF THE NE 1/4 OF SECTION 13,
TOWNSHIP 2 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 0.9999098475.
 - 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
- ⊗ 5/8" IRON PIN FOUND
- ⊙ 1/2" IRON PIN WITH CAP FOUND
- 1/2" IRON PIN FOUND
- △ RAILROAD SPIKE FOUND

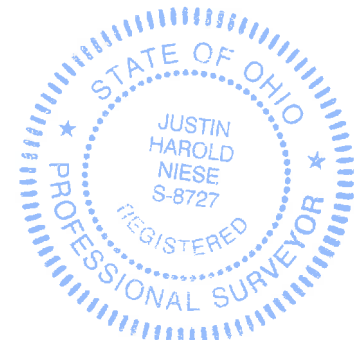
JOAN MAJORS, ETAL 8
PARCEL 5
OR VOL 715 - PG 1601
PARCEL NO. 33-006120.0000
40 ACRES (PER DEED)
40.183 ACRES (CALCULATED)

JOAN MAJORS, ETAL 8
PARCEL 6
OR VOL 715 - PG 1601
PARCEL NO. 33-00613.0000
39.204 ACRES (PER DEED)
39.525 ACRES (CALCULATED)

ARNOLD C. HOHENBRINK AND
JOYCE M. HOHENBRINK, LE
TWIN HICKORY, LLC, FEE
OR VOL 684 - PG 1189
PARCEL NO. 33-006140.0000
0.236 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 APRIL OF 2024.



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 05.10.2024
JUSTIN H. NIESE, P.E., P.S.

OHIO REGISTERED SURVEYOR NO. 8727

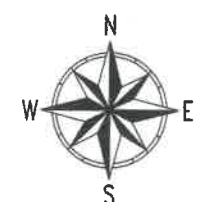
NIESE & ENGINEERING, LLC
NIESE
JHN-PS8727

SURVEY PLAT FOR:
LAWRENCE NIESE ESTATE

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:
2024-21

PAGE 1/2



SCALE 1" = 250'

40.183 Acres

Situated in the State of Ohio, County of Putnam, Township of Palmer, being that portion of the North Half of the South Half of the Northeast Quarter of Section 13, Township 2 North, Range 6 East, of the First Principal Meridian, being all of that 40 acre tract of land as described as Parcel 5 in Official Record Volume 715, Page 1601 (reference recorded in the Recorder's Office, Putnam County, Ohio), and being more particularly described as follows:

BEGINNING at a MAG nail set at the northwest corner of the South Half of the Northeast Quarter of Section 13, said MAG nail also being set at the TRUE POINT OF BEGINNING;

THENCE easterly with the north line of the South Half of the Northeast Quarter of Section 13, North 89° 23' 34" East, (passing a 5/8" iron pin set at 50.00 feet and a 5/8" iron pin set at 2,607.17 feet), a distance of 2,637.17 feet to a MAG nail set at the northeast corner of the South Half of the Northeast Quarter of Section 13;

THENCE southerly with the east line of the Northeast Quarter of Section 13 (Road 13), South 00° 40' 03" West, 663.52 feet to a MAG nail set at the northeast corner of the South Half of the South Half of the Northeast Quarter of Section 13;

THENCE westerly with the north line of the South Half of the South Half of the Northeast Quarter of Section 13, South 89° 25' 28" West, (passing a 5/8" iron pin set at 30.00 feet and a 5/8" iron pin set at 2,615.90 feet), a distance of 2,645.90 feet to a MAG nail set at the northwest corner of the South Half of the South Half of the Northeast Quarter of Section 13;

THENCE northerly with the west line of the Northeast Quarter of Section 13 (Road 13-C), North 01° 25' 31" East, 662.32 feet to the TRUE POINT OF BEGINNING, containing 40.183 acres of land, more or less, as surveyed and described in April of 2024, by Ohio Registered Professional Surveyor Justin H. Niese, Ohio Surveyor No. 8727.

Subject to any and all legal right-of-ways, easements, exceptions, and/or restrictions whether apparent, recorded, and/or unrecorded.

Basis of Bearings: The bearings in the foregoing description 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.

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 survey marker inscribed with "NIESE/JHN-PS8727."

39.525 Acres

Situated in the State of Ohio, County of Putnam, Township of Palmer, being that portion of the South Half of the South Half of the Northeast Quarter of Section 13, Township 2 North, Range 6 East, of the First Principal Meridian, being all of that 39.204 acre tract of land as described as Parcel 6 in recorded in Official Record Volume 715, Page 1601 (reference recorded in the Recorder's Office, Putnam County, Ohio), and being more particularly described as follows:

BEGINNING at a 5/8" iron pin found at the southwest corner of the Northeast Quarter of Section 13, said 5/8" iron pin also being found at the TRUE POINT OF BEGINNING;

THENCE northerly with the west line of the Northeast Quarter of Section 13 (Road 13-C), North 01° 25' 31" East, 662.32 feet to a MAG nail set at the northwest corner of the South Half of the South Half of the Northeast Quarter of Section 13;

THENCE easterly with the north line of the South Half of the South Half of the Northeast Quarter of Section 13, North 89° 25' 28" East, (passing a 5/8" iron pin set at 30.00 feet and a 5/8" iron pin set at 2,615.90 feet), a distance of 2,645.90 feet to a MAG nail set at the northeast corner of the South Half of the South Half of the Northeast Quarter of Section 13;

THENCE southerly with the east line of the Northeast Quarter of Section 13 (Road 13), South 00° 40' 03" West, 513.52 feet to a railroad spike found at the northeasterly corner of a 0.236 acre tract of land as described in a deed to Arnold C. Hohenbrink and Joyce M. Hohenbrink, LE, Twin Hickory, LLC, recorded on Official Record 684, Page 1189;

THENCE westerly with the north line of said 0.236 acre tract, South 89° 27' 20" West, (passing a 5/8" iron pin set at 30.00 feet), a distance of 230.00 feet to a 1/2" iron pin capped with a plastic survey marker found at the northwesterly corner of said 0.236 acre tract;

THENCE southerly with the west line of said 0.236 acre tract, South 00° 40' 03" West, 150.00 feet to a 1/2" iron pin found at the southwest corner of said 0.236 acre tract, also said 1/2" iron pin being found on the south line of the Northeast Quarter of Section 13;

THENCE westerly with the south line of the Northeast Quarter of Section 13, South 89° 27' 20" West, (passing a 5/8" iron pin set at 2,389.63 feet), a distance of 2,424.63, feet to the TRUE POINT OF BEGINNING, containing 39.525 acres of land, more or less, as surveyed and described in April of 2024, by Ohio Registered Professional Surveyor Justin H. Niese, Ohio Surveyor No. 8727.

Subject to any and all legal right-of-ways, easements, exceptions, and/or restrictions whether apparent, recorded, and/or unrecorded.

Basis of Bearings: The bearings in the foregoing description 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.

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 survey marker inscribed with "NIESE/JHN-PS8727."

OWNERS ACKNOWLEDGMENT:

Know All Men By These Presents:

That I/We Carol C. Schroeder the undersigned owner/s of the aforesaid described lands do hereby approve of the accompanying map as shown hereon, and do desire the same to be placed on public record on this 17th day of July, 2024

OWNER/S: Carol C. Schroeder

STATE OF OHIO, Putnam COUNTY OF Putnam, ss:

On this 17th day of July, 2024, before me personally appeared Carol Schroeder, who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.



AMBER L. NIESE Attorney-at-Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 R.C.

Amber L. Niese
NOTARY PUBLIC
My Commission Expires:

COUNTY ENGINEER'S ACKNOWLEDGMENT:

Approved on this 19th day of July, 2024, by a representative of the County Engineer's Office that the aforesaid description of lands and accompanying map meets tax map requirements set forth by the Ohio Revised Code Section 315.251.

PUTNAM COUNTY, OHIO
TRANSFERRED

Acknowledged By: Nolan E. Croy/Plk

DATE July 19, 2024
Robert L. Bennett, Auditor
By WJG Deputy

Instrument Number: 202400002458
Recorded 07/19/2024 02:30:36 PM
BK: 96 PG: 130 Number of Pages: 2
Rec Fees: \$40.00
SHERRILYN J BRITSCH, Recorder
Putnam County, Ohio

 NIESE & ENGINEERING, LLC JHN-PS8727	SURVEY PLAT FOR: LAWRENCE NIESE ESTATE	
	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: 2024-21
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