

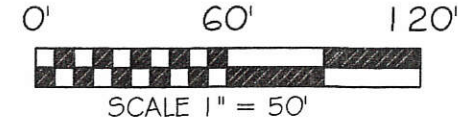
122310007

# REPLAT OF PART LOT 4

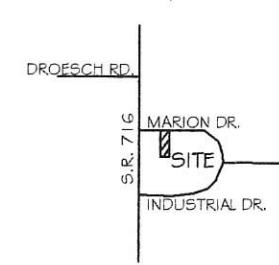
## MARION TOWNSHIP INDUSTRIAL PARK PHASE 2 N.W. QUARTER OF SECTION 23, T 7S, R 3E MARION TWP. MERCER CO., OHIO

### LEGEND

- 5/8x30" IRON PIN (SET) W/ PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- IRON PIN (FOUND)
- ⊗ WELL
- ⊗ RAILROAD SPIKE (FOUND)
- MAG NAIL (FOUND)



### VICINITY MAP



BASIS OF BEARING: BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23 AND BEING N 00°02'00" E AS PER MARION TOWNSHIP INDUSTRIAL PARK PHASE 2 AS RECORDED IN INSTRUMENT #201400002347.

### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS:

THAT THE OWNERS OF THE LAND ON THIS PLAT, HAVE CAUSED THE AREA ENCOMPASSED BY THIS PLAT TO BE SURVEYED, PLATTED, AND TO BE KNOWN AS THE REPLAT OF PART LOT 4 MARION TOWNSHIP INDUSTRIAL PARK PHASE 2 AND BEING FURTHER DESCRIBED BELOW;

SITUATE IN THE NORTHWEST QUARTER OF SECTION 23, TOWN 7S RANGE 3E, MARION TOWNSHIP MERCER COUNTY OHIO, AND BEING A PART OF LOT 4 OF THE MARION TOWNSHIP INDUSTRIAL PARK PHASE II AS RECORDED IN PLAT CABINET 1 PAGE 280 AS OWNED BY THE MARION TOWNSHIP TRUSTEES AS BEING RECORDED IN INSTRUMENT NUMBER 200600007295 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

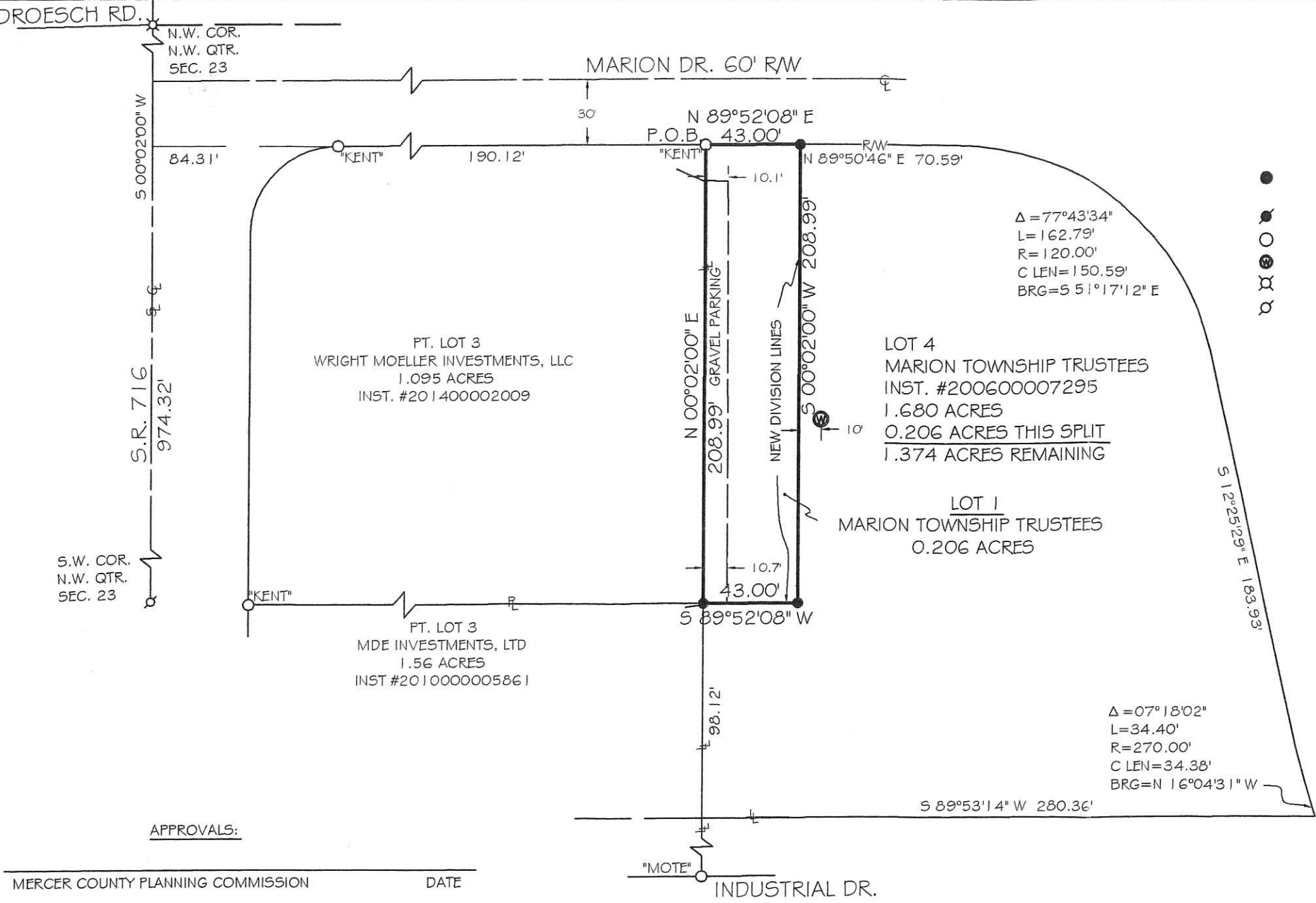
BEGINNING AT AN IRON PIN WITH "KENT" CAP FOUND AT THE NORTHWEST CORNER OF SAID LOT 4, SAID IRON PIN MARKING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

Thence, with the north line of said Lot 4 and the south right of way line of Marion Drive, North 89°52'08" East, 43.00 feet to an iron pin set;

Thence, with a new division line, South 00°02'00" West, 208.99 feet to an iron pin set;

Thence, with a new division line, South 89°52'08" West 43.00 feet to an iron pin set at the southeast corner of a 1.095 acre Part of Lot 3 as owned by Wright Moeller Investments, LLC as recorded in Instrument #201400002009;

Thence, with the east line of said 1.095 acre tract, North 00°02'00" East, 208.99 feet to the Point of Beginning containing 0.206 acres more or less and being subject to all legal rights of ways easements, agreements and restrictions of record;



### APPROVALS:

MERCER COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

MERCER COUNTY COMMISSIONERS \_\_\_\_\_

MERCER COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

MERCER COUNTY HEALTH DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

### RECORDERS'S CERTIFICATE

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
\_\_\_\_\_ OCLOCK RECORDED IN PLAT INSTRUMENT # \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \_\_\_\_\_

MERCER COUNTY RECORDER ANGIE KING \_\_\_\_\_ DATE \_\_\_\_\_

### AUDITOR'S CERTIFICATE

RECEIVED FOR TRANSFER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

MERCER COUNTY AUDITOR, RANDY GRAPNER \_\_\_\_\_ DATE \_\_\_\_\_

### TOWNSHIP ACCEPTANCE

THE REPLAT OF PART LOT 4 AND NEW LOT 1 ARE HEREBY ACCEPTED AS A MINOR SUBDIVISION BY ROY MESCHER ZONING INSPECTOR AS PER ZONING ORDINANCE.

ROY MESCHER \_\_\_\_\_ DATE \_\_\_\_\_

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY OF MERCER, STATE OF OHIO PERSONALLY APPEARED THE ABOVE SIGNED OWNERS AND ACKNOWLEDGED THE SIGNING OF THE ABOVE TO BE THEIR FREE ACT AND DEED, AND THE DULY AUTHORIZED ACT AND DEED OF SAID OWNERS.

IN TESTIMONY WHEREOF I HAVE AFFIXED HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY \_\_\_\_\_

*Christopher S. Harmon*  
CHRISTOPHER S. HARMON P.S. #7988



SURVEY NOTE:  
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, MONUMENTS AND THERE CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN OCTOBER, 2017 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

MARION TOWNSHIP TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_  
MARION TOWNSHIP TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_  
MARION TOWNSHIP TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_

**LOCK-TWO SURVEYING**  
5166 LOCK TWO RD. NEW BREMEN, OH  
419-753-3332

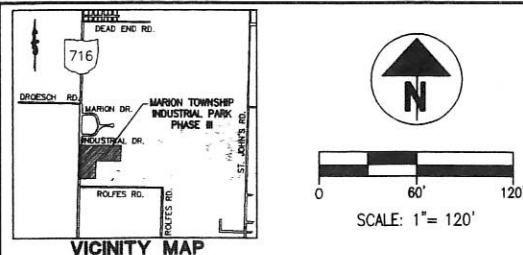
LOCKTWSURVEYING@NKTTELCO.NET #17055

(12-FQ3)

1223100033 to 042

# MARION TOWNSHIP INDUSTRIAL PARK PHASE III

PART OF THE NORTHWEST QUARTER OF SECTION 23,  
TOWN 7 SOUTH, RANGE 3 EAST, MARION TOWNSHIP,  
MERCER COUNTY, OHIO



**DEDICATION**  
KNOWN ALL MEN BY THESE PRESENTS;

That James A. Keller - President, MCDO and Barbara Jean Bender - Secretary/Treasurer, MCDO, P.O. Box 65, Maria Stein, Ohio 45860, the owners of the land on the accompanying plat, have caused the area encompassed by this plat to be surveyed, platted, and to be known as Marion Industrial Park Phase III. Furthermore, we do hereby dedicate the roadways appearing hereon to the use of the public forever. All utility easements and building setback lines shall be strictly adhered to as shown on this plat.

*James A. Keller* 5/19/2014  
James A. Keller - President, MCDO Date

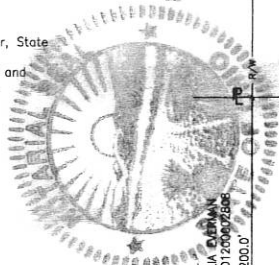
*Barbara Jean Bender* 5/19/14  
Barbara Jean Bender - Secretary/Treasurer, MCDO Date

**ACKNOWLEDGMENT**  
STATE OF OHIO  
COUNTY OF MERCER:

Before me a Notary Public in and for said County of Mercer, State of Ohio, personally appeared the above signed owners and acknowledged the signing of the above to be their free act and deed, and the duly authorized act and deed of said Owner.

In testimony whereof I have affixed my hand and seal this 19th day of May, 2014.

*Sharon May*  
My Commission expires: May



**REGIONAL PLANNING COMMISSION CERTIFICATE**

We hereby certify that the above plat has been found to comply with the standards of the Regional Planning Commission. Approved this 19th day of March 2014.

*Kim Eveman*  
Secretary, Kim Eveman

**MERCER COUNTY HEALTH DEPARTMENT**

*Chris M* 5-20-14  
Date

**COUNTY ENGINEER'S CERTIFICATE**

Having reviewed this plat, I hereby certify compliance with the Mercer County Sub-Division Regulations, with the roadways to be maintained by Marion Township, and recommend acceptance for recording.

Approved this 22 day of May, 2014.

*James A. Wierchow*  
Mercer County Engineer, James A. Wierchow

**COUNTY COMMISSIONER'S CERTIFICATE**

We hereby certify that the accompanying plat complies with the Mercer County Sub-Division Regulations and approve the same for recording. Passed on this day of May, 2014.

*Jerry Laffin*  
Member, Jerry Laffin

*John E. Bruns*  
Member, John Bruns

*Rick Muhlenkamp*  
Member, Rick Muhlenkamp

**COUNTY AUDITOR'S CERTIFICATE**

I hereby certify that there are no unpaid taxes on land comprising Marion Industrial Park Phase III and that this plat was filed for transfer in the office of the Mercer County Auditor this day of May, 2014.

Mercer County Auditor, Randall E. Gropner

**RECORDER'S CERTIFICATE**

Received for record this day of May, 2014 at o'clock Recorded in Official Records Instrument Number Fee:

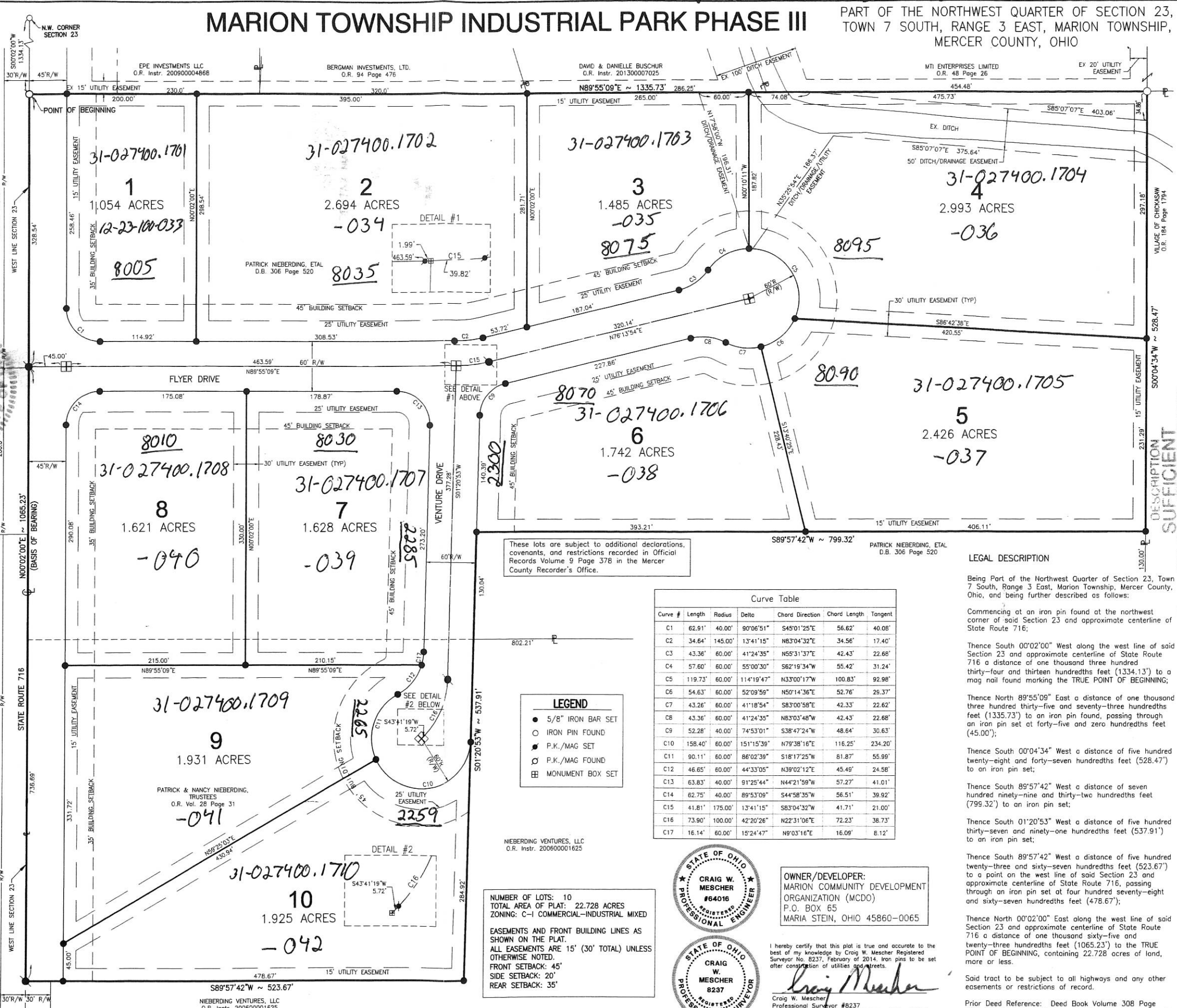
Mercer County Recorder, Angie King

BRAN MAY  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES 04-04-2016  
THE EVERMAN FARMS FAMILY LIMITED  
PARTNERSHIP  
O.R. 49 Page 528

DALE & JULIA EVERMAN  
O.R. Instr. 20120007586

THE EVERMAN FARMS FAMILY LIMITED  
PARTNERSHIP  
O.R. 49 Page 521

NIEBERDING VENTURES, LLC  
O.R. Instr. 20060001625



Parent Parcel # 31-027400.0000

Parent Map # 12-23-100-017

DESCRIPTION SUFFICIENT FOR TAX MAPPING PURPOSES

JUN 06 2014

MERCER COUNTY TAX MAP DEPARTMENT

**LEGAL DESCRIPTION**

Being Part of the Northwest Quarter of Section 23, Town 7 South, Range 3 East, Marion Township, Mercer County, Ohio, and being further described as follows:

Commencing at an iron pin found at the northwest corner of said Section 23 and approximate centerline of State Route 716;

Thence South 00°02'00" West along the west line of said Section 23 and approximate centerline of State Route 716 a distance of one thousand three hundred thirty-four and thirteen hundredths feet (1334.13') to a mag nail found marking the TRUE POINT OF BEGINNING;

Thence North 89°55'09" East a distance of one thousand three hundred thirty-five and seventy-three hundredths feet (1335.73') to an iron pin found, passing through an iron pin set at forty-five and zero hundredths feet (45.00');

Thence South 00°04'34" West a distance of five hundred twenty-eight and forty-seven hundredths feet (528.47') to an iron pin set;

Thence South 89°57'42" West a distance of seven hundred ninety-nine and thirty-two hundredths feet (799.32') to an iron pin set;

Thence South 01°20'53" West a distance of five hundred thirty-seven and ninety-one hundredths feet (537.91') to an iron pin set;

Thence South 89°57'42" West a distance of five hundred twenty-three and sixty-seven hundredths feet (523.67') to a point on the west line of said Section 23 and approximate centerline of State Route 716, passing through an iron pin set at four hundred seventy-eight and sixty-seven hundredths feet (478.67');

Thence North 00°02'00" East along the west line of said Section 23 and approximate centerline of State Route 716 a distance of one thousand sixty-five and twenty-three hundredths feet (1065.23') to the TRUE POINT OF BEGINNING, containing 22.728 acres of land, more or less.

Said tract to be subject to all highways and any other easements or restrictions of record.

Prior Deed Reference: Deed Book Volume 308 Page 520, Official Records Volume 28 Page 31, Mercer County Records Office.

**OWNER/DEVELOPER:**  
MARION COMMUNITY DEVELOPMENT ORGANIZATION (MCDO)  
P.O. BOX 65  
MARIA STEIN, OHIO 45860-0065



I hereby certify that this plat is true and accurate to the best of my knowledge by Craig W. Mescher Registered Surveyor No. 8237, February of 2014. Iron pins to be set after construction of utilities and streets.

*Craig W. Mescher*  
Craig W. Mescher  
Professional Surveyor #8237  
1200 Irmischer Blvd., Suite B, Celina, Ohio 45822

NUMBER OF LOTS: 10  
TOTAL AREA OF PLAT: 22.728 ACRES  
ZONING: C-1 COMMERCIAL-INDUSTRIAL MIXED

EASEMENTS AND FRONT BUILDING LINES AS SHOWN ON THE PLAT.  
ALL EASEMENTS ARE 15' (30' TOTAL) UNLESS OTHERWISE NOTED.  
FRONT SETBACK: 45'  
SIDE SETBACK: 20'  
REAR SETBACK: 35'

These lots are subject to additional declarations, covenants, and restrictions recorded in Official Records Volume 9 Page 378 in the Mercer County Recorder's Office.

NIEBERDING VENTURES, LLC  
O.R. Instr. 20060001625

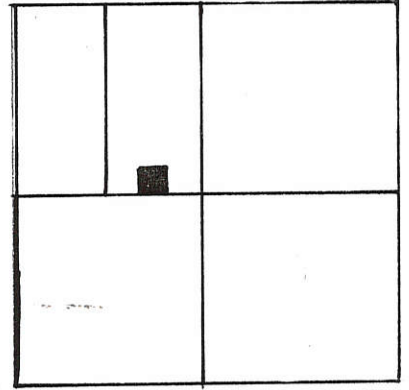
1223100022  
-026

12-F

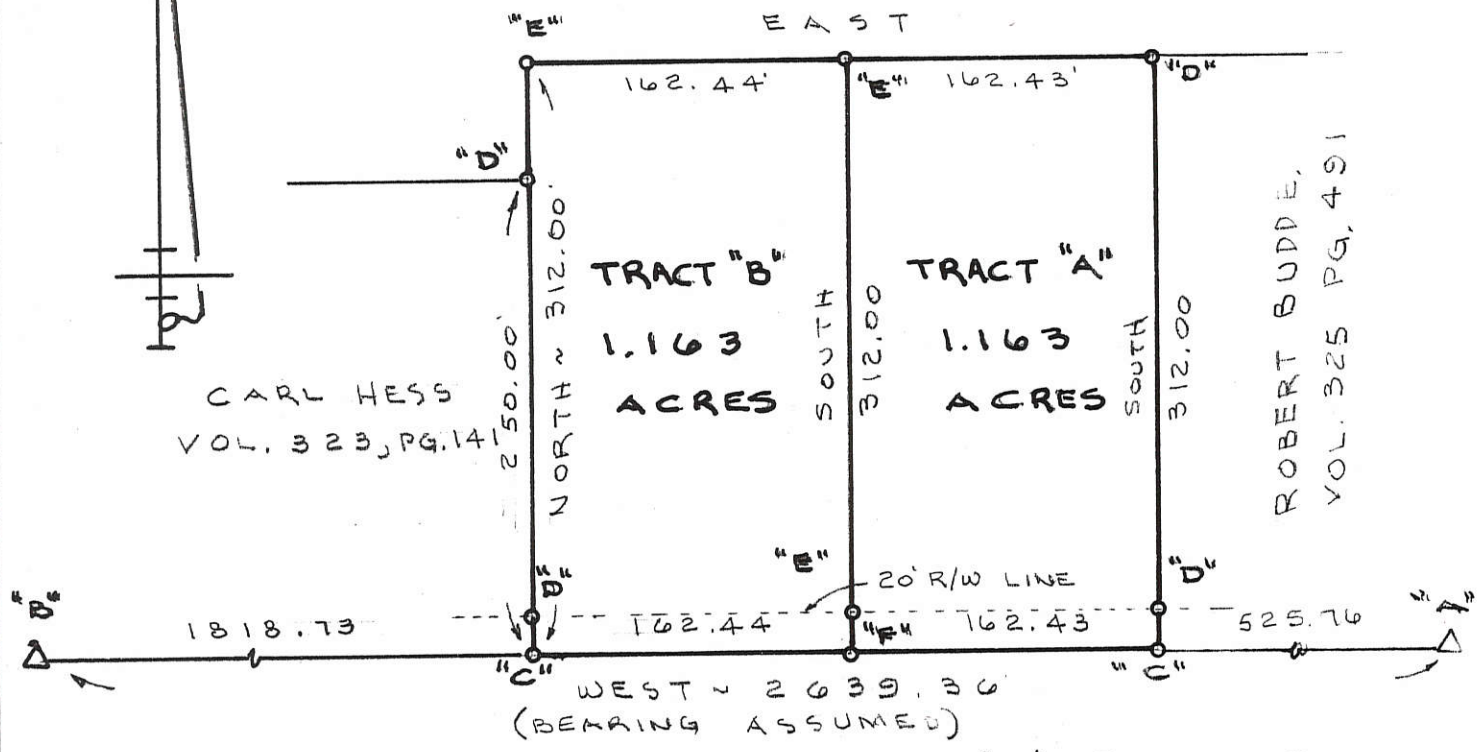
**LEGEND**

- "A" = COR. STONE @ CENTER OF SEC. 23.
- "B" = COR. STONE @ W. 1/4 POST ~ SEC. 23.
- "C" = MINE SPIKE FOUND.
- "D" = 5/8" IRON BAR FOUND
- "E" = 5/8" X 30" IRON BAR SET.
- "F" = P.K. NAIL SET,

**LOCATION SKETCH**



SECTION 23



CARL HESS  
VOL. 323, PG. 14

ROBERT BUDDÉ,  
VOL. 325 PG. 491

S. LINE ~ N.W. 1/4 ~ SEC. 23 & E ROLFES ROAD

SURVEYED BY Gordon L. Geeslin  
GORDON L. GEESLIN  
REGISTERED SURVEYOR  
NO 5372

**BUDDÉ SURVEY**

PART OF THE E. 1/2 OF THE N.W. 1/4 OF SEC. 23,  
TOWN 7 SOUTH, RANGE 3 EAST (MARION  
TWP.), MERCER COUNTY, OHIO.

APRIL 10, 1995

SCALE 1" = 100'



**GEESLIN  
LAND SURVEYING**

810 EAST MARKET STREET  
CELINA, OHIO  
PHONE (419) 586-6155



PERMANENT PARCEL No. \_\_\_\_\_

Part of: \_\_\_\_\_ Sec. \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ Township

Grantor: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Acres

Grantee: \_\_\_\_\_ Area Transferred: \_\_\_\_\_ Acres

Deed References: \_\_\_\_\_

APPROVALS:

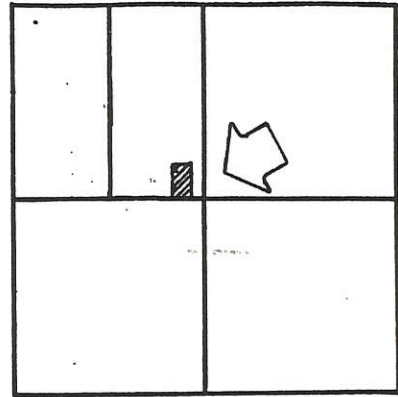
AGENCY:	Board of Health	County Sanitary Engineer	County Engineer
DATE:			

1223100024 12-F

**LEGEND**

- "A" = COR. STONE @ CENTER ~ SECTION 23.
- "B" = COR. STONE @ W. 1/4 POST ~ SECTION 23.
- O = MINE SPIKE SET.
- = 5/8" x 30" IRON BAR SET.
- ~ SOUTH LINE ASSUMED TO BEAR EAST - WEST.

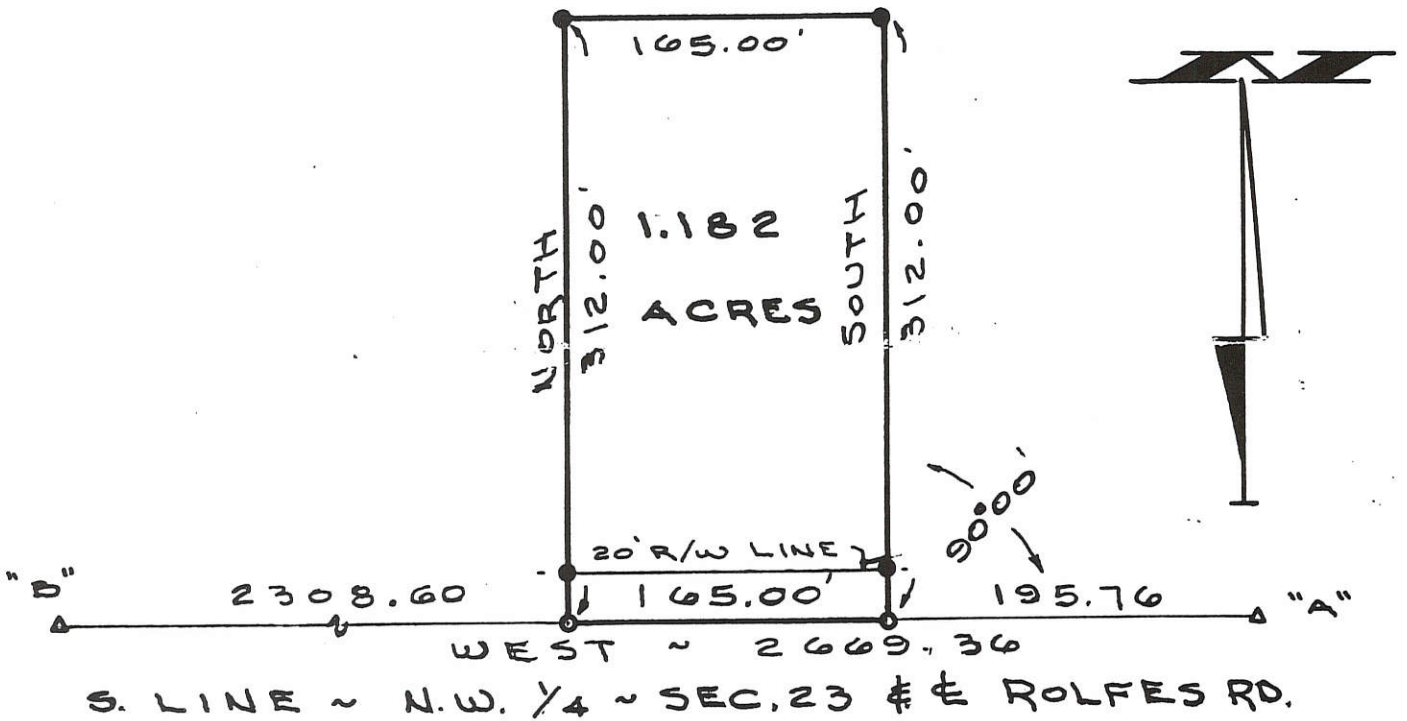
**LOCATION SKETCH**



SECTION 23

SURVEYED BY Gordon L. Geeslin

GORDON L. GEESLIN  
REG. SURVEYOR 5372  
EAST



**BARNETT SURVEY**

PART ~ E. 1/2 ~ N.W. 1/4 ~ SEC. 23, TOWN 7 SOUTH, RANGE 3 EAST, (MARION TOWNSHIP), MERCER COUNTY, OHIO.

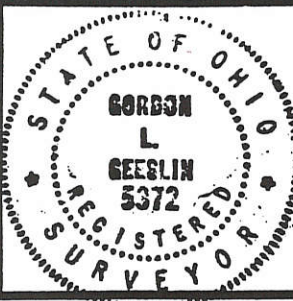
MARCH 31, 1993

SCALE 1" = 1000'



**GORDON L. GEESLIN**

LAND SURVEYOR  
810 EAST MARKET STREET  
CELINA, OHIO  
PHONE (419) 586-6155



PERMANENT PARCEL No. \_\_\_\_\_

Part of: \_\_\_\_\_ Sec. \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ Township

Grantor: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Acres

Grantee: \_\_\_\_\_ Area Transferred: \_\_\_\_\_ Acres

Deed References: \_\_\_\_\_

APPROVALS: \_\_\_\_\_

AGENCY: \_\_\_\_\_ DATE: \_\_\_\_\_

Board of Health \_\_\_\_\_ County Sanitary Engineer \_\_\_\_\_ County Engineer \_\_\_\_\_

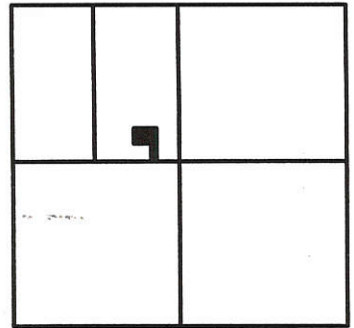
**LEGEND**

- △ = COR. STONE (REFER TO MERCER COUNTY STONE RECORDS.
- σ = RAILROAD SPIKE FOUND.
- = 5/8" IRON BAR FOUND.
- ⊗ = SPINDLE SET.
- = 5/8" IRON BAR SET.

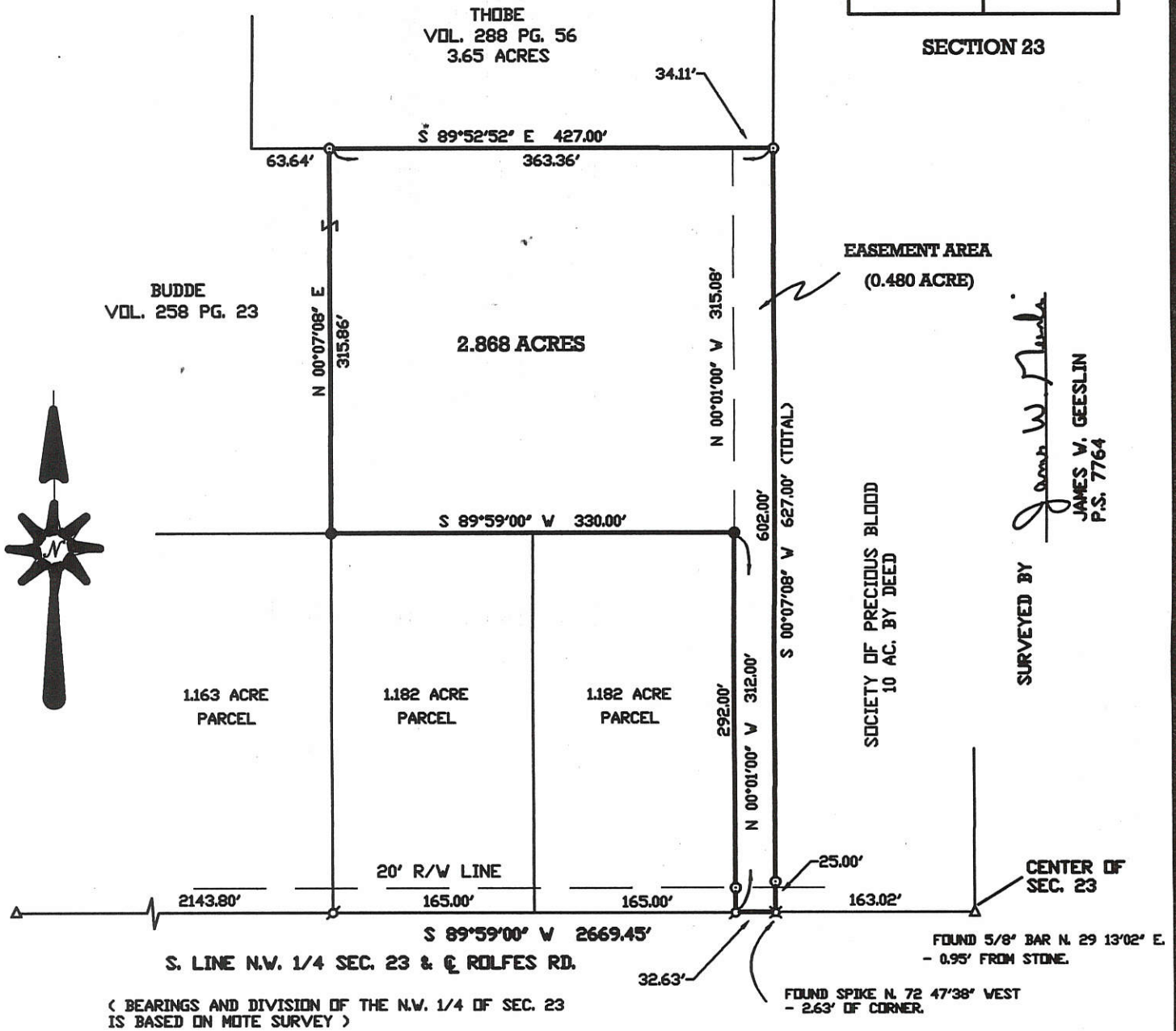
**SURVEY REFERENCES**

- 1) BARNETT SURVEY BY G. GEESLIN, 3-31-93.
- 2) MOTE & ASSOCIATES SURVEY OF A 40.948 AC. PARCEL, 4-15-96.
- 3) SISTERS OF THE PRECIOUS BLOOD SURVEY BY WOOLPERT, 2-27-97.  
( THE EAST LINE OF THE SURVEYED TRACT DISAGREES WITH THIS SURVEY ).

**LOCATION SKETCH**



SECTION 23



**BUDE SURVEY**

PART OF THE E. 1/2 OF THE N.W. 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 3 EAST, ( MARION TOWNSHIP ), MERCER COUNTY, OHIO.

AUGUST 30, 1999

SCALE 1" = 100'



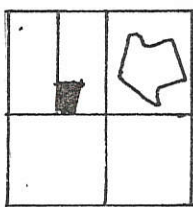
**GEESLIN  
LAND SURVEYING**  
P.O. BOX 422  
804 EAST MARKET STREET  
CELINA, OHIO  
PHONE (419) 586-6155  
FAX (419) 586-1826



PERMANENT PARCEL No. _____		
Part of: _____ Sec. _____ T _____ R _____ Township _____		
Grantor: _____ Area Retained: _____ Acres		
Grantee: _____ Area Transferred: _____ Acres		
Deed References: _____		
APPROVALS: _____		
AGENCY: _____		
DATE: _____		
Board of Health	County Sanitary Engineer	County Engineer

1223100029

LOCATION SKETCH



LEGEND

- "A" = P.K. NAIL SET.
- "B" = 5/8" IRON BAR SET.
- "C" = 5/8" IRON BAR FD.

SECTION 23

SURVEYED BY *James W. Geeslin*  
 JAMES W. GEESLIN  
 REGISTERED SURVEYOR  
 NO. 7764

STONE @ W.  
 1/4 POST ~ SEC. 23

W. LINE ~ E. 1/2 ~ N.W. 1/4 ~ SECTION 23

N. 00° 05' 34" E ~ 287.00

EAST ~ 210.31'

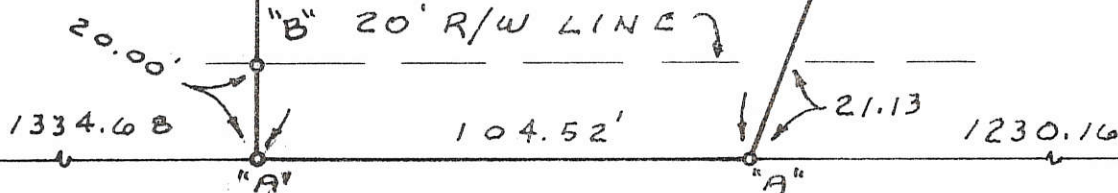
S. 16° 24' 33" W  
 57.71'

1.051  
 ACRES  
 (0.050 AC. IN ROAD R/W)

S. 21° 13' 22" W. ~ 248.49  
 APPROX. CENTER OF OPEN DITCH



STONE @ CENTER  
 OF SECTION 23



S. LINE ~ N.W. 1/4 ~ SEC. 23 & E ROLFES ROAD

BUDDE SURVEY

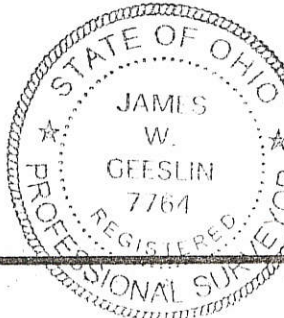
PART OF THE E. 1/2 OF THE N.W. 1/4 OF SEC. 23, TOWN 7 SOUTH, RANGE 3 EAST (MARION TWP.), MERCER COUNTY, OHIO.

FEB. 25, 1998

SCALE 1" = 40'

GEESLIN LAND SURVEYING

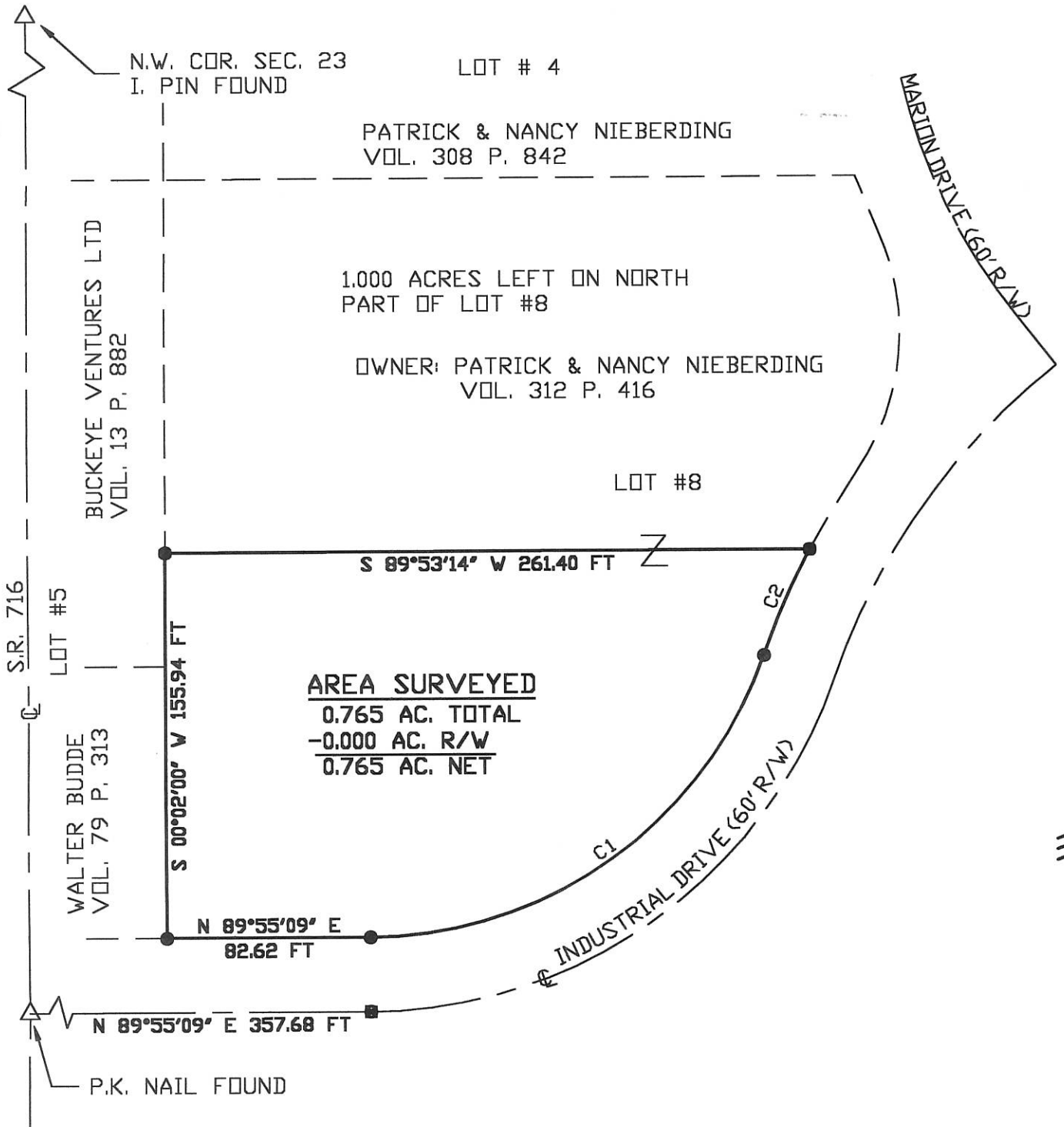
810 EAST MARKET STREET  
 CELINA, OHIO  
 PHONE (419) 586-6155



PERMANENT PARCEL No. _____
Part of: _____ Sec. _____ T _____ R _____ Township
Grantor: _____ Area Retained: _____ Acres
Grantee: _____ Area Transferred: _____ Acres
Deed References: _____
APPROVALS: _____
AGENCY: _____
DATE: _____
Board of Health _____
County Sanitary Engineer _____
County Engineer _____

**DIVISION OF LOT #8 OF THE MARION TOWNSHIP INDUSTRIAL PARK**

LOCATED IN THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 23, T-7-S, R-3-E,  
MARION TWP., MERCER CO., OHIO AND RECORDED IN PLAT CABINET 1, Pgs. 248 & 249



**AREA SURVEYED**  
 0.765 AC. TOTAL  
 -0.000 AC. R/W  
 0.765 AC. NET

**CURVE DATA**

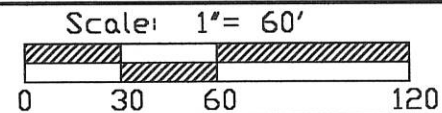
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	70°33'29"	N 54°38'24" E	170.00	209.35	196.37
C2	08°37'33"	S 23°40'27" W	310.00	46.67	46.63



Surveyed By: *Eric C. Thomas*  
 Eric C. Thomas Reg. Surveyor No. 7236  
 Date: 03-26-99

- Iron Pin Set
- P.K. NAIL FOUND

References:  
 G.P.S. OF SECTION STONES



Part of SE 1/4 Sec. 6 T-7-S R-2-E BUTLER Twp., Mercer Co., OH  
 Grantor: \_\_\_\_\_ Deeds: \_\_\_\_\_ Area Retained \_\_\_\_\_ Ac.  
 Grantee: \_\_\_\_\_ Area \_\_\_\_\_ Ac.

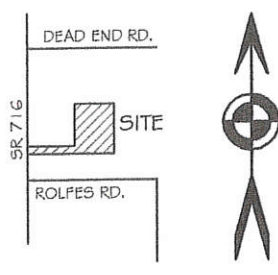
Approvals: _____ Agency: Bd. of Health Date: _____	Co. San. En. _____	Co. Engineer _____	Permanent Parcel No. _____
--	--------------------	--------------------	----------------------------

1223100019;-043;-031;-032

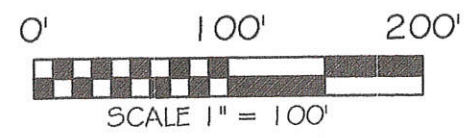
# NIEBERDING SURVEY

N.W. 1/4 SEC. 23, T 7S, R 3E  
MARION TWP., MERCER COUNTY, OH

VICINITY MAP  
NO SCALE



- LEGEND**
- 5/8x30" IRON PIN (SET) W/PINK PLASTIC CAP STAMPED "LOCK TWO 7988"
  - ⊙ MAG NAIL (SET)
  - IRON PIN (FOUND)
  - ⊗ RAILROAD SPIKE (FOUND)



NOTE: TRACT 2, 3, 4 & 5 ARE ADD TO ONLY PARCELS AND NOT SEPARATE LOTS. SEE RESOLUTION #14-1070.

BASIS OF BEARING: BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23 AND BEING N 00°02'00" E AS PER MARION TOWNSHIP INDUSTRIAL PARK PHASE III AS RECORDED IN INSTRUMENT #201400002347.

C. # K. ENTERPRISE LLC  
LOT #6  
1.742 AC.  
INST. #201400003529

N. # K. KLOSTERMAN  
LOT #5  
2.426 AC.  
INST. #201400003843

VENTURE DR.

N 89°57'42" E 799.14'

LINE TO BE VACATED AS PER PLAT  
N 89°57'42" E 802.02'

**PAID**

NOV 18 2014  
\$30.00 - 1 Lot  
MERCER COUNTY COMMISSIONERS  
CELINA, OHIO  
*Y. Nagel*

NIEBERDING VENTURES LLC  
INST. #201400001837

TRACT 1  
10.475 AC. TOTAL

Tract #1  
Approved by the Mercer  
County Regional Planning  
Commission; no plat  
required under  
R.C. 711.133  
*Calder 11/18/14*

VILLAGE OF CHICKASAW  
36.227 AC.  
INST. #201300003437

D. HEITKAMP  
LOT #10  
1.925 AC.  
INST. #201400002450

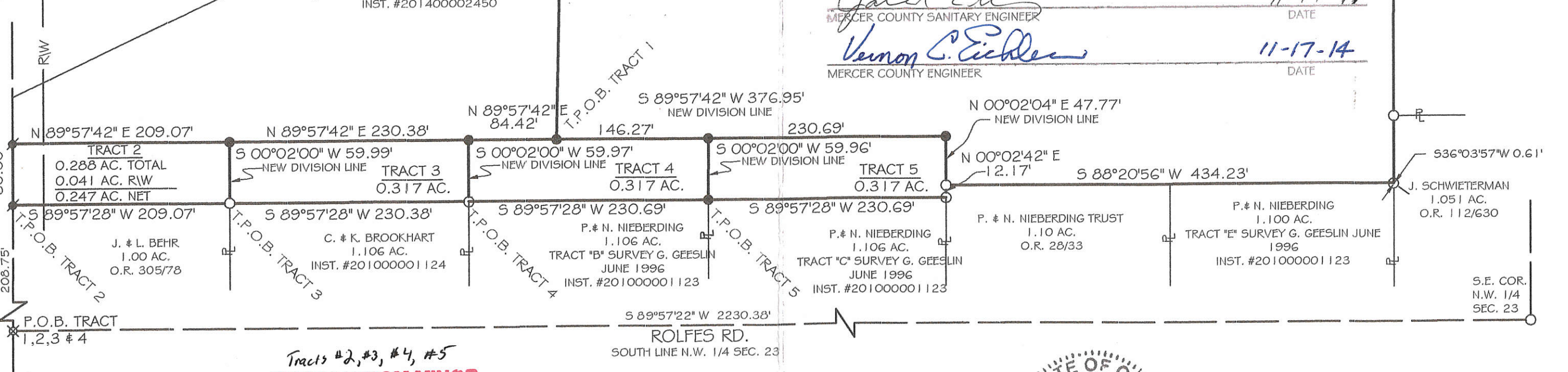
*Calder* 11-18-14  
MERCER COUNTY HEALTH DEPARTMENT DATE

*Janet E...* 11-17-14  
MERCER COUNTY SANITARY ENGINEER DATE

*Vernon C. Eichen* 11-17-14  
MERCER COUNTY ENGINEER DATE

SR 716  
WEST LINE N.W. 1/4 SEC. 23  
N 00°02'00" E  
60.00'

S.W. COR.  
N.W. 1/4  
SEC. 23



Tracts #2, #3, #4, #5  
**EXEMPT FROM MINOR  
SUBDIVISION REGULATIONS**  
*Calder 11/18/14*



*Christopher S. Harmon*  
CHRISTOPHER S. HARMON P.S. #7988  
DATE 10/30/14

SURVEY NOTE:  
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, MONUMENTS AND THERE CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN OCTOBER, 2014 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

FILED IN THE MERCER COUNTY TAX MAP OFFICE.

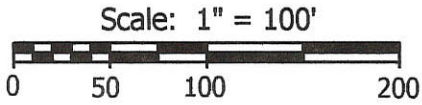
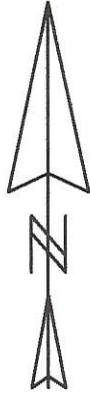
**LOCK-TWO SURVEYING**  
5166 LOCK TWO RD. NEW BREMEN, OH  
419-753-3332

LOCKTWO SURVEYING@NKTLCO.NET #14053

*Roy M. Mesner* 11-5-14  
MARION TOWNSHIP ZONING INSPECTOR DATE

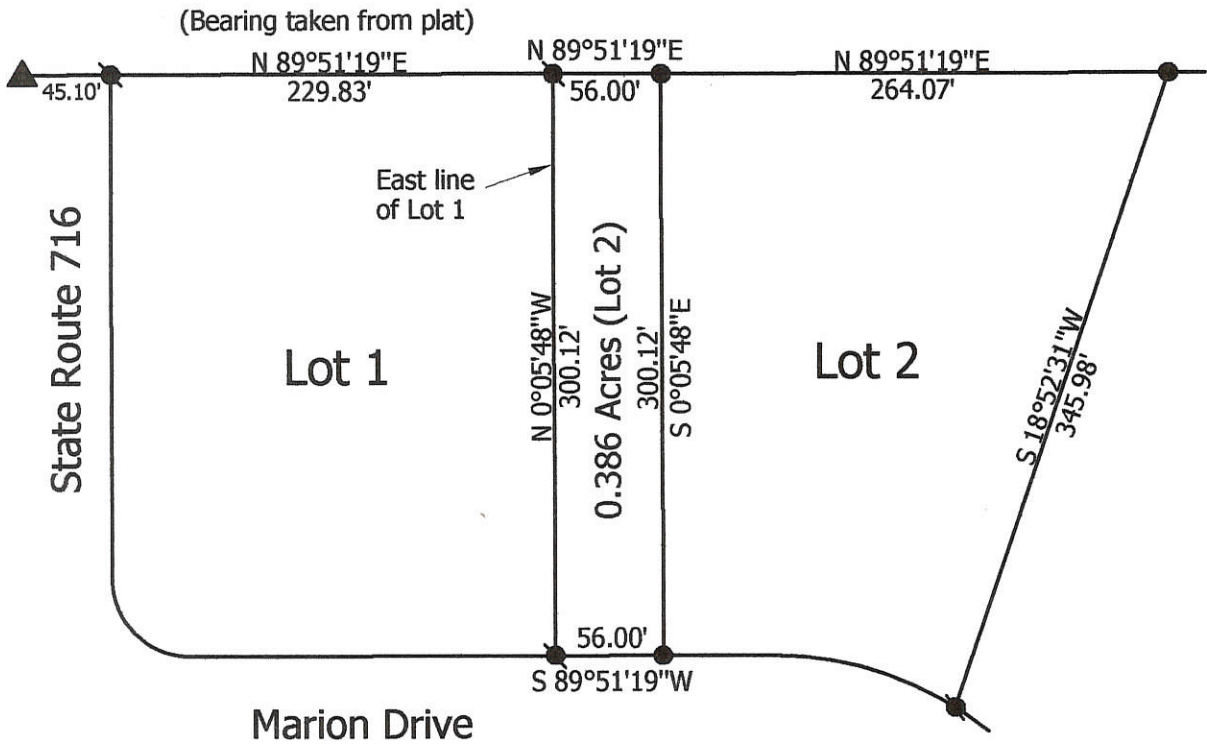
12-F (23)





**Legend:**

- ▲ Cornerstone @ the NW corner of Section 23
- 5/8" X 30" Iron pin w/cap set
- ⊙ Iron pin found



**Marbaugh  
Land Surveying**

1210 Yorkshire Court  
Celina, Ohio 45822  
(419) 586-4293

*Kent B. Marbaugh*  
Kent B. Marbaugh P.S. 7421



**Wynk Survey**  
Marion Township Industrial Park Phase 1

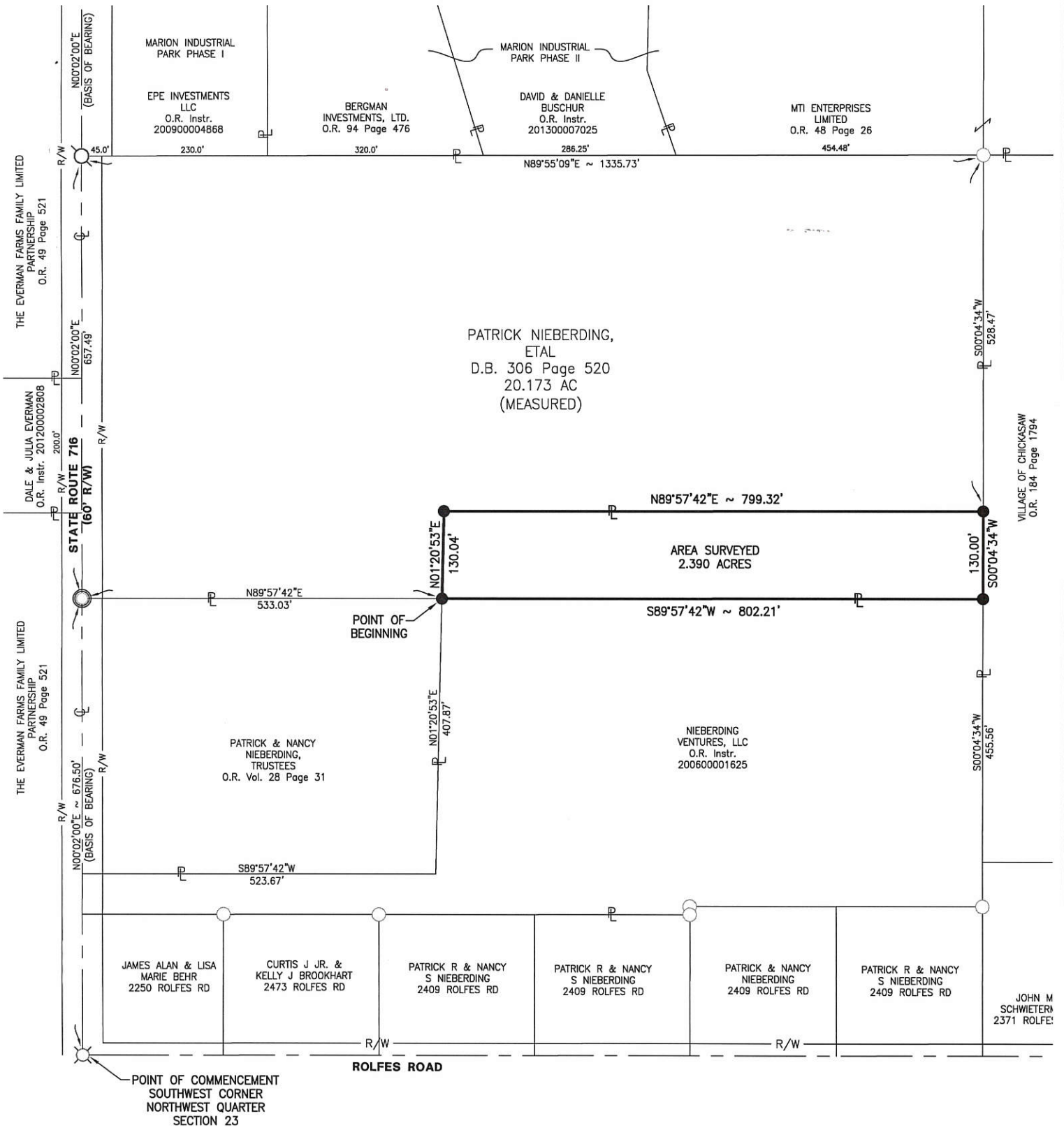
State of: Ohio County: Mercer  
 Township: Marion Sec: 23 Town: 7S Range: 3E  
 City/Village: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_  
 Deed Ref: O.R. 12, Pg. 112 Date Surveyed: 5-21-04

Approvals: _____	_____	_____
Agency: <u>Board of Health</u>	Township Zoning Inspector	County Engineer
Date: _____		



1223100031

# SURVEY FOR PATRICK & NANCY NIEBERDING

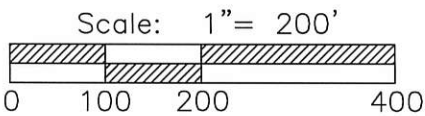


### LEGEND

- Iron Pin Found
- Iron Pin Set
- ⊗ Mag Nail Found
- ⊙ Mag Nail Set
- ⊗ Iron Spike Found



Surveyed By: Craig W. Mescher  
 Craig W. Mescher Reg. Surveyor No. 8237



References:  
 Marion Industrial Park - Phase I as recorded in Plat Cabinet 1 ~ Page 248  
 Basis of Bearings

State of: Ohio County: Mercer  
 Township: Marion  
 Sec.: 23 Town 7S Range: 3E  
 Deed Ref.: D.B. Vol. 306, Pg. 520  
 Date Surveyed: March 13, 2014

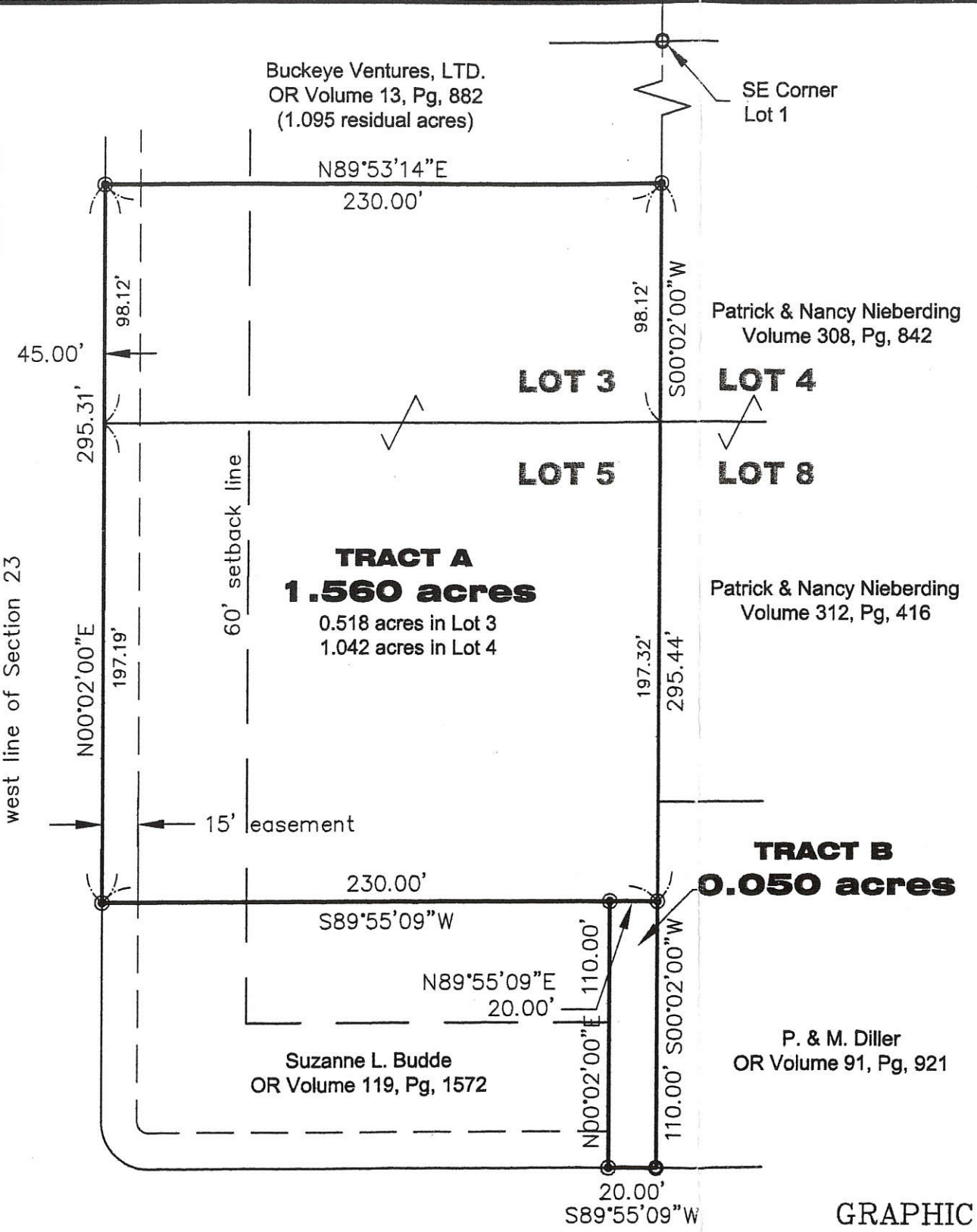
PROJECT # 214808.15



12-F(23)

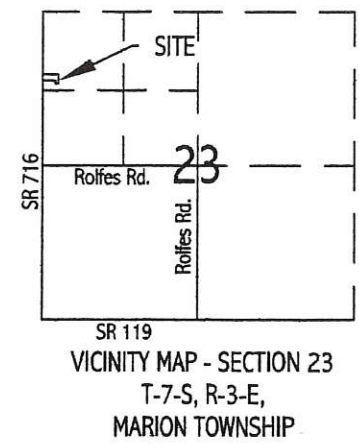
12-F ✓  
12-23-100-008

Chickasaw - 1 mile ↑  
STATE ROUTE 716  
west line of Section 23  
St. Johns Station - 0.5 mile ↓



# BUCKEYE VENTURES LIMITED BOUNDARY SURVEY

Part of Lot 3 and Lot 5 of the  
Marion Township Industrial Park  
situate in the NW 1/4 of the NW 1/4  
of Section 23, T-7-S, R-3-E,  
Marion Township, Mercer County, Ohio  
as evidenced by OR Volume 13, Page 882,  
and OR Volume 119, Page 1572.



**LEGEND**

- 5/8" re-rod (found)
- ⊙ 5/8" re-rod w/cap set this survey

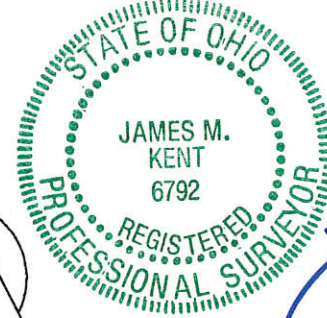
Basis of bearings is per the record plat  
of Marion Township Industrial Park, Plat  
Cabinet 1, Page 248

APPROVALS:

\_\_\_\_\_  
Mercer County Engineer    date

\_\_\_\_\_  
Marion Township  
Zoning Officer            date

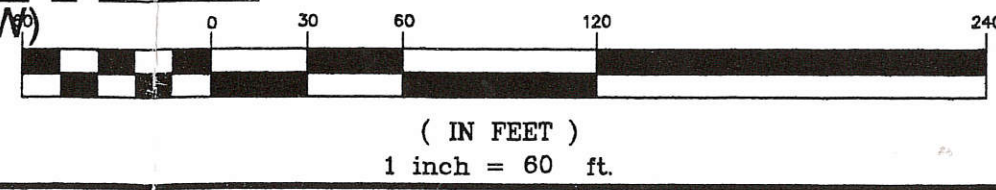
\_\_\_\_\_  
Mercer County  
Health Department        date



I hereby certify that this plat is an  
accurate representation of a field  
survey, prepared under my direct  
supervision

*[Signature]*  
James M. Kent, PS 6792 OH  
Kent Surveying, Inc.  
1750 Bellefontaine Street  
Wapakoneta, OH 45895

GRAPHIC SCALE



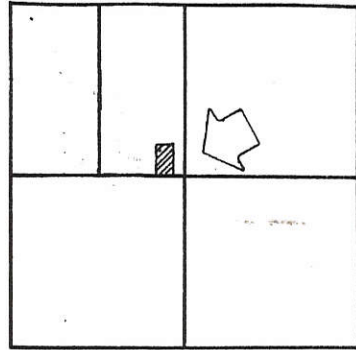
**kent surveying, inc.**  
acad - pleiman  
August 18, 2004 (revised August 24, 2004)  
drawing # 4399

1223100023 + -024

**LEGEND**

- "A" = COR. STONE @ CENTER ~ SECTION 23.
- "B" = COR. STONE @ W. 1/4 POST ~ SECTION 23.
- O = MINE SPIKE SET.
- = 5/8" x 30" IRON BAR SET.
- ~ SOUTH LINE ASSUMED TO BEAR EAST - WEST.

**LOCATION SKETCH**

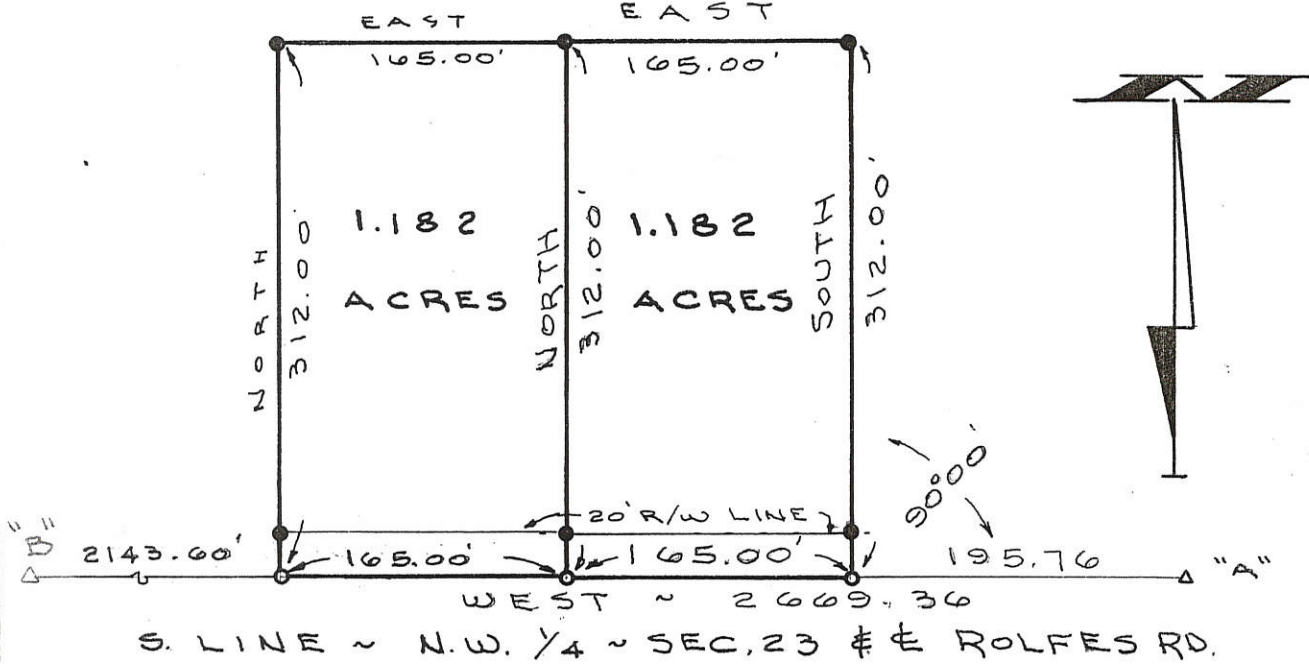


SECTION 23

SURVEYED BY

*Gordon L. Geeslin*

GORDON L. GEESLIN  
REG. SURVEYOR 5372



**BARNETT SURVEY**

PART ~ E. 1/2 ~ N.W. 1/4 ~ SEC. 23, TOWN 7 SOUTH, RANGE 3 EAST, (MARION TOWNSHIP), MERCER COUNTY, OHIO.

MARCH 31, 1993

SCALE 1" = 100'



REVISED 8-30-93 TO ADD WESTERLY 1.182 ACRE TRACT

**GORDON L. GEESLIN**

LAND SURVEYOR  
810 EAST MARKET STREET  
CELINA, OHIO  
PHONE (419) 586-6155



PERMANENT  
PARCEL No. \_\_\_\_\_

Part of: \_\_\_\_\_ Sec. \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ Township

Grantor: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Acres

Grantee: \_\_\_\_\_ Area Transferred: \_\_\_\_\_ Acres

Deed References: \_\_\_\_\_

APPROVALS:  
AGENCY:  
DATE:

Board of Health

County Sanitary Engineer

County Engineer

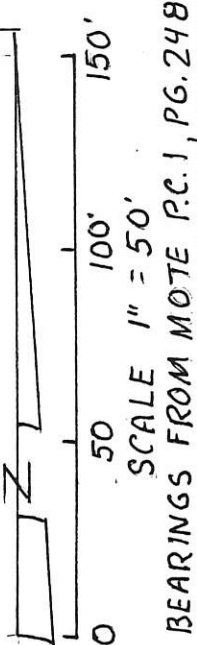
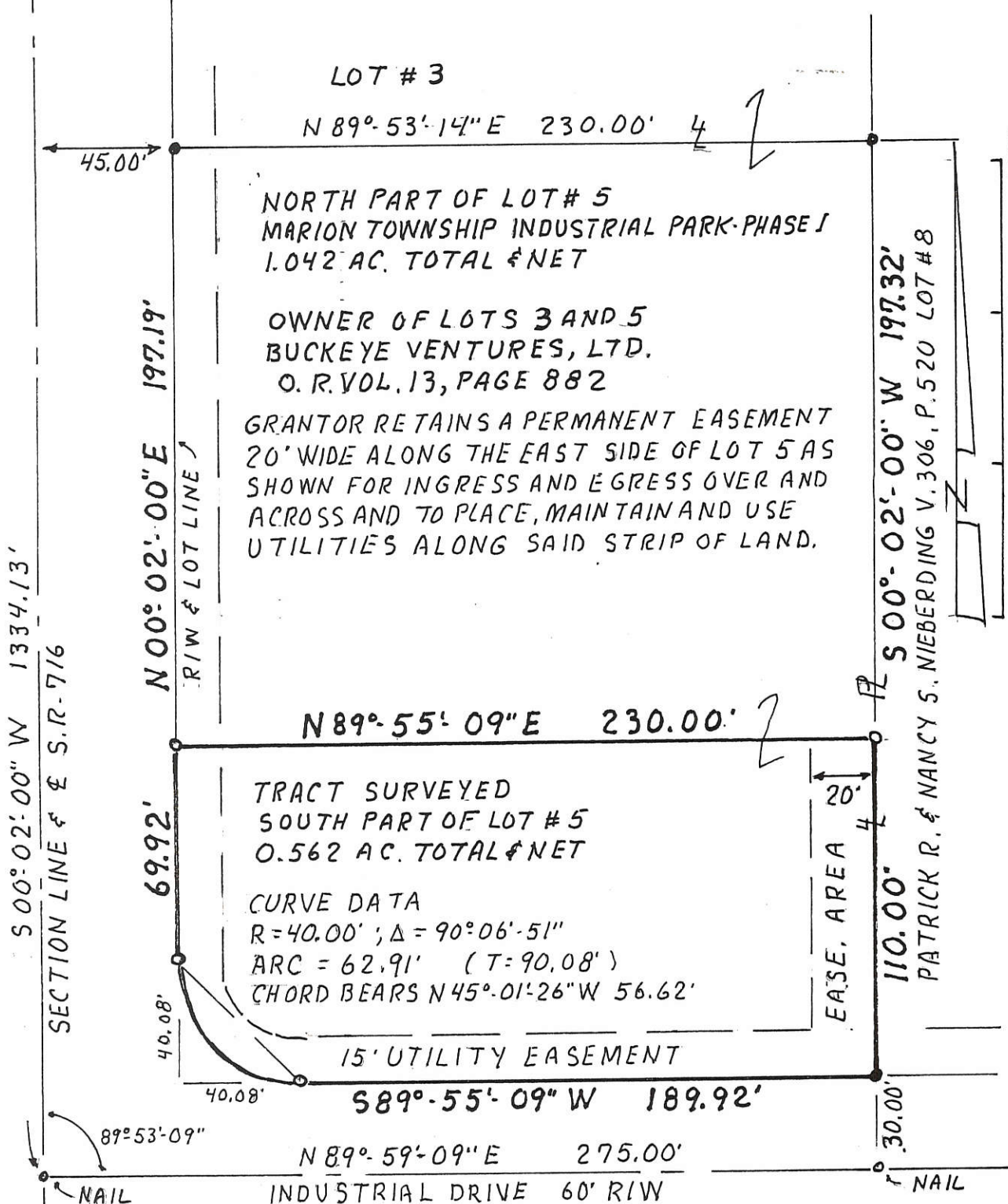
1223100025

12-F

SURVEY TO DIVIDE LOT 5 OF MARION TOWNSHIP INDUSTRIAL PARK, PHASE I WHICH IS RECORDED IN PLAT CABINET 1, PAGES 248 AND 249, MERCER COUNTY, AND LOCATED IN THE NW 1/4 OF THE NW 1/4, SEC. 23, T-7-S, R-3-E. SITUATED IN MARION TOWNSHIP, MERCER COUNTY, OHIO

N.W. COR. SEC. 23, T-7-S, R-3-E  
I. PIN FOUND  
S.R. 716 STA. 248+51.85

S.W. COR. N.W. 1/4, SEC. 23  
I. PIN



SECTION LINE & S.R. 716  
5 00° 02' 00" W 1334.13'

R/W & LOT LINE  
N 00° 02' 00" E 197.19'

S 00° 02' 00" W 197.32'

N 89° 55' 09" E 230.00'

TRACT SURVEYED  
SOUTH PART OF LOT # 5  
0.562 AC. TOTAL & NET

CURVE DATA  
R=40.00' ; Δ=90°06'-51"  
ARC = 62.91' (T=90.08')  
CHORD BEARS N45°01'-26"W 56.62'

15' UTILITY EASEMENT

S 89° 55' 09" W 189.92'

N 89° 59' 09" E 275.00'

INDUSTRIAL DRIVE 60' RIW

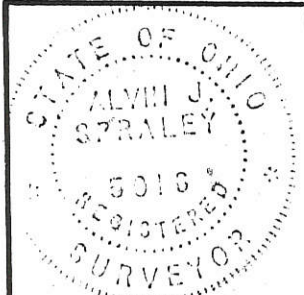
LEGEND

- IRON PINS BY MOTE # 5552
- IRON PINS SET 5/8" X 30"

SURVEYED MAR. 2, 1999

*Alvin J. Spraley*

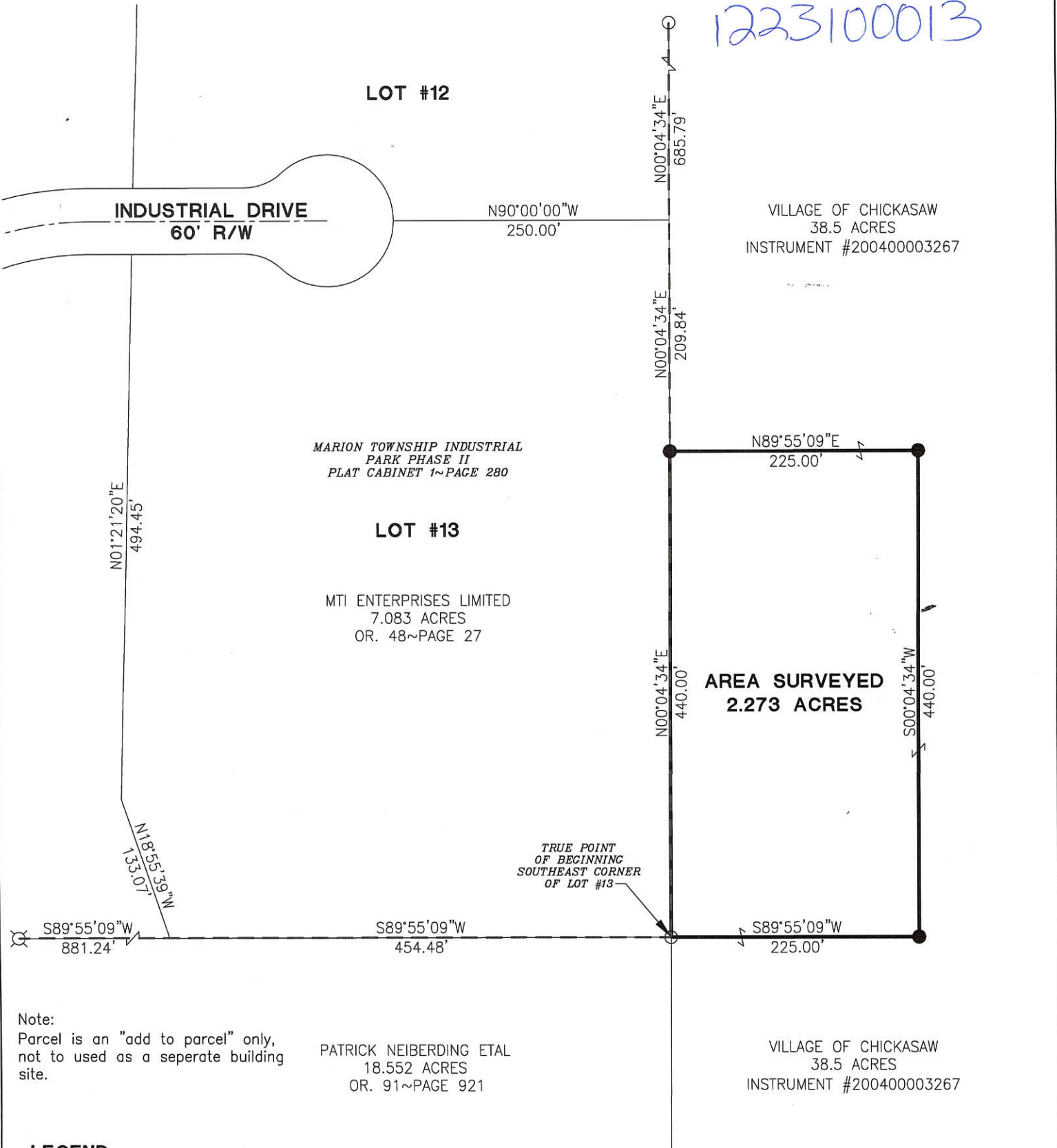
BY ALVIN J. SPRALEY  
REG. SURVEYOR NO. 5016  
NORTH STAR, OHIO  
1-419-336-7113



PERMANENT PARCEL No. _____		
Part of: <u>NW 1/4 Sec. 23 T7S R 3E MARION</u> Township		
Grantor: <u>BUCKEYE VENT.</u>	Area Retained: <u>1.042</u>	Acres
Grantee: <u>BUDDE</u>	Area Transferred: <u>0.562</u>	Acres
Deed References: <u>OR VOL. 13, PG. 882</u>		
APPROVALS:	_____	_____
AGENCY:	Board of Health	County Sanitary Engineer
DATE:	_____	County Engineer

# SURVEY FOR THE VILLAGE OF CHICKASAW

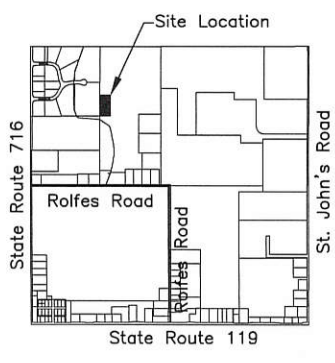
1223100013



Note:  
 Parcel is an "add to parcel" only,  
 not to used as a separate building  
 site.

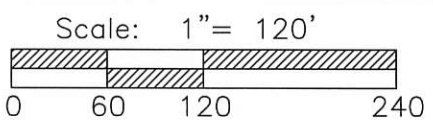
**LEGEND**

- ⊗ RR Spike Found
- Iron Pin Found
- Iron Pin Set
- ⊙ Mag Nail Set
- ⊗ Mag Nail Found
- Con Mon. Found
- △ Section Corner



*Ray J. Mascher*  
 Zoning Inspector

Surveyed By: *[Signature]*  
 Craig W. Mescher Reg. Surveyor No. 8237



References:  
 Bearings from the Marion Township Industrial Park-Phase II as recorded in Plat Cabinet 1~Page 280.

State of: Ohio County: Mercer  
 Township: Marion  
 Sec.: 23 Town 7S Range: 3E  
 Deed Ref.: Instrument #200400003267  
 Date Surveyed: February 16, 2012

PROJECT # 212808.12

**FANNING-HOWEY**  
 CIVIL ENGINEERING DIVISION  
 1200 Irscher Blvd. Celina, Ohio 45822  
 www.fhai.com/civilengineering | 419.586.2292

12-F(23)

# SURVEY FOR BERGMAN INVESTMENTS LTD

1223100 012

INDUSTRIAL DRIVE (60' R/W)

N89°55'09"E

82.74'

C1

EX 30' UTILITY EASEMENT

60' BUILDING SETBACK

CURVE DATA C1  
RADIUS=230.00'  
LENGTH=142.26'  
CHORD=140.00'  
N72°12'01"E

PROPOSED 15'  
UTILITY EASEMENT  
0.109 ACRES

MERCER COUNTY COMMISSIONERS  
CELINA, OHIO

**PAID**

AUG 06 2014

\$26<sup>00</sup>/<sub>100</sub> Duca

LOT #9  
RUB BUSCHHUR  
DAVID & DANIELLE  
INSTRUMENT #2010300007025  
3.967 ACRES

300.00'  
N00°02'00"E

**LOT #7**

BERGMAN  
INVESTMENTS LTD  
OR 94~PAGE 476  
1.938 ACRES

342.61'

N00°02'00"E

500°02'00"W~293.19'

S52°15'01"E

358.75'

**AREA  
SURVEYED  
0.409 ACRES**

NOTE:  
THE AREA SURVEYED IS NOT A SEPERATE  
BUILDING SITE AND WILL BECOME PART OF  
LOT #9.

EX 15' UTILITY EASEMENT

216.02'

S89°55'09"W

15.00'

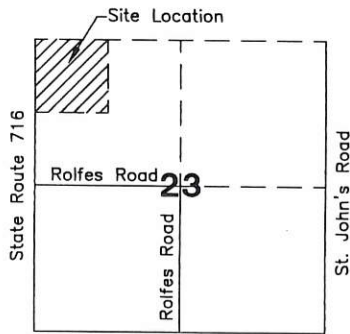
S89°55'09"W

103.98'

SOUTHEAST CORNER  
OF LOT #7 OF MARION  
TOWNSHIP INDUSTRIAL  
PARK PHASE II  
TRUE POINT OF BEGINNING

**LEGEND**

- ⊗ RR Spike Found
- Iron Pin Found
- Iron Pin Set
- ⊙ Mag Nail Set
- ⊗ Mag Nail Found
- Con Mon. Found
- △ Section Corner



**LOCATION MAP**

*Vernon Eickler 5-20-14*  
County Engineer

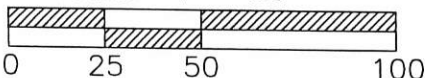
*Craig W. Mescher*  
Zoning Inspector

*James C. Ely*  
County Sanitary Engineer

*Craig W. Mescher*  
County Health Dept.

Surveyed By: *Craig W. Mescher*  
Craig W. Mescher Reg. Surveyor No. 8237

Scale: 1" = 50'



**References:**

Bearings from Marion Township Industrial Park-Phase II as recorded in Plat Cabinet 1~Page 280.

State of: Ohio County: Mercer

Township: Marion

Sec.: 23 Town 7S Range: 3E

Deed Ref.: OR. 94~Page 476

Date Surveyed: May 13, 2014 12-F(2)

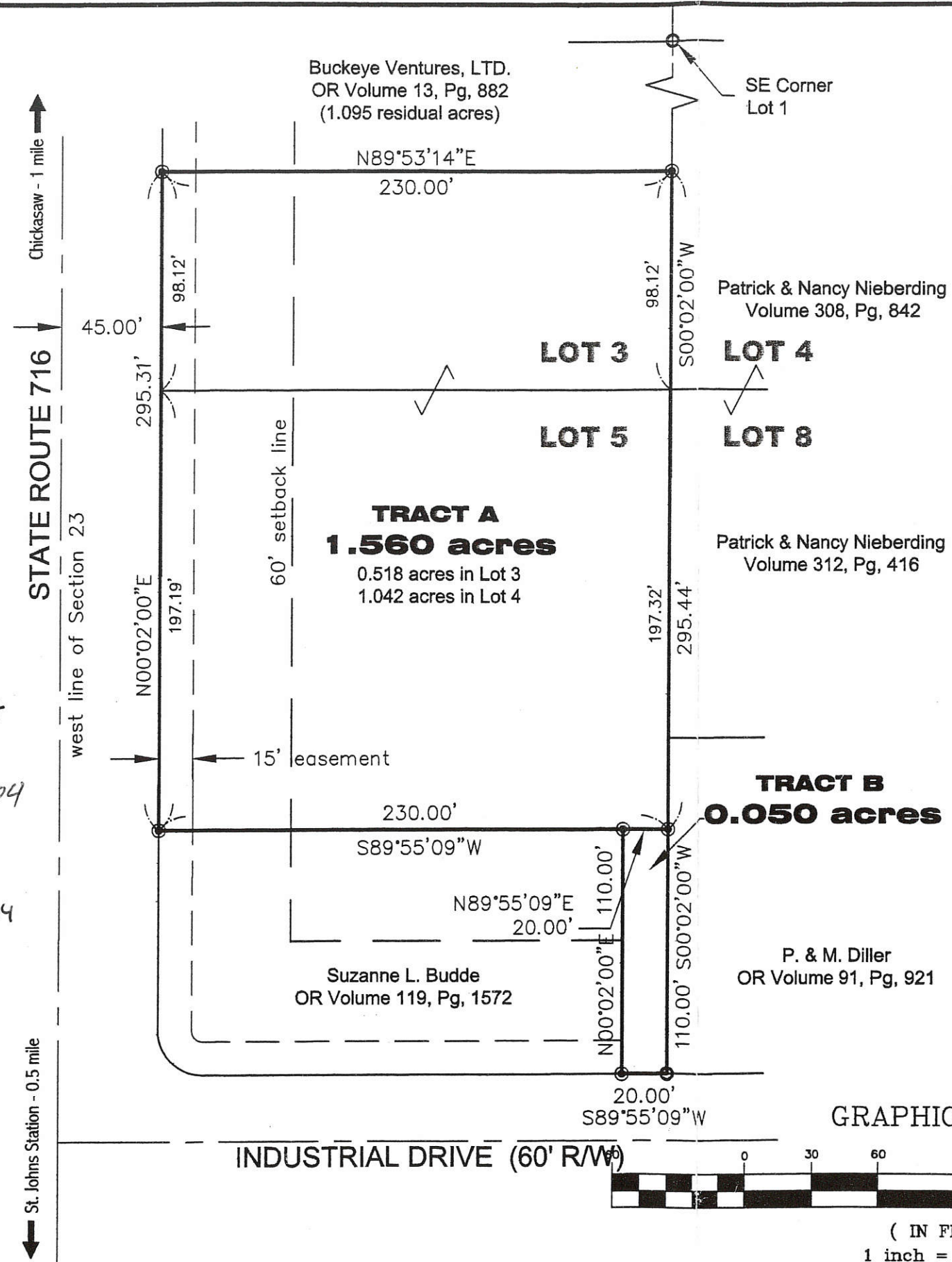
PROJECT # 214808.34

**ACCESS**  
Engineering Solutions

1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822  
www.accessengllc.com | 419-586-1430

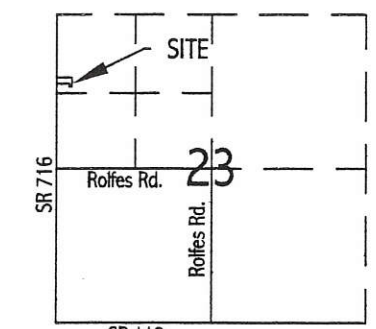


1223100008



**BUCKEYE VENTURES LIMITED**  
**BOUNDARY SURVEY**

Part of Lot 3 and Lot 5 of the Marion Township Industrial Park situate in the NW 1/4 of the NW 1/4 of Section 23, T-7-S, R-3-E, Marion Township, Mercer County, Ohio as evidenced by OR Volume 13, Page 882, and OR Volume 119, Page 1572.



**LEGEND**

- 5/8" re-rod (found)
- ⊙ 5/8" re-rod w/cap set this survey

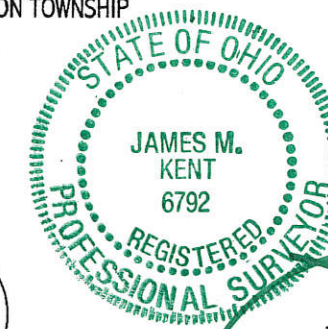
Basis of bearings is per the record plat of Marion Township Industrial Park, Plat Cabinet 1, Page 248

APPROVALS:

Vernon Eichel 9-13-04  
Mercer County Engineer date

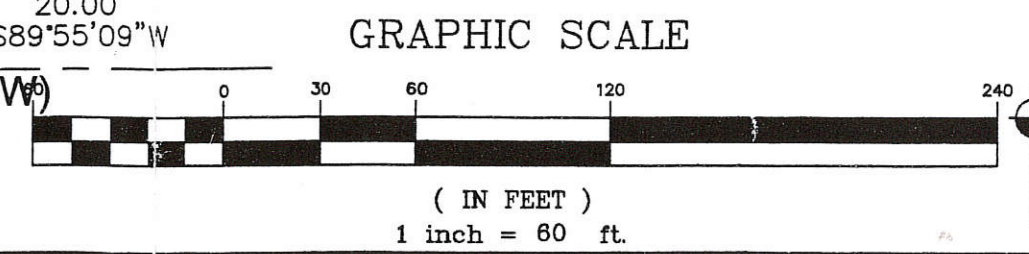
Roy M. Mesker 9-10-04  
Marion Township Zoning Officer date

Chris Mott 9-16-04  
Mercer County Health Department date



hereby certify that this plat is an accurate representation of a field survey, prepared under my direct supervision.

James M. Kent  
James M. Kent, PS 6792 OH  
Kent Surveying, Inc.  
1750 Bellefontaine Street  
Wapakoneta, OH 45895



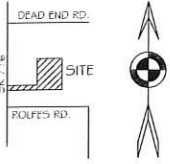
**kent surveying, inc.**  
acad - pleiman  
August 18, 2004 (revised August 24, 2004)  
drawing # 4399

1223100031

# NIEBERDING SURVEY

N.W. 1/4 SEC. 23, T 75, R 3E  
MARION TWP., MERCER COUNTY, OH

VICINITY MAP  
NO SCALE

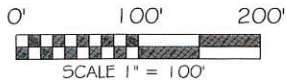


### LEGEND

- 5/8x30" IRON PIN (SET) WPINK PLASTIC CAP STAMPED "LOCK TWO 7988"
- MAG NAIL (SET)
- IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)

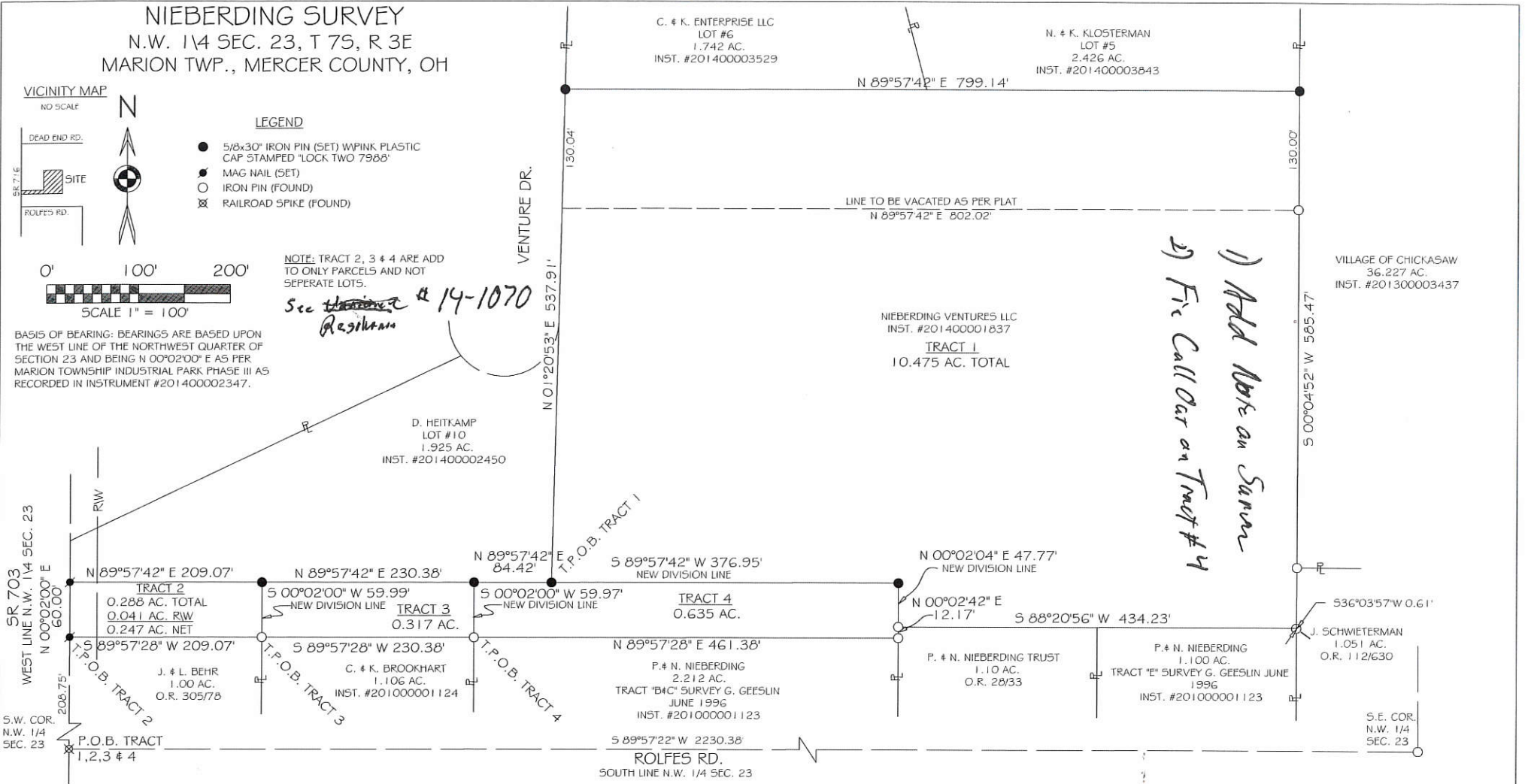
NOTE: TRACT 2, 3 & 4 ARE ADD TO ONLY PARCELS AND NOT SEPERATE LOTS.

*Sec 14-1070*  
*Resubm*



SCALE 1" = 100'

BASIS OF BEARING: BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23 AND BEING N 00°02'00" E AS PER MARION TOWNSHIP INDUSTRIAL PARK PHASE III AS RECORDED IN INSTRUMENT #201400002347.



*1) Add Note on Survey*  
*2) Fix Call Out on Tract #4*

FILED IN THE MERCER COUNTY TAX MAP OFFICE.

LOCK-TWO SURVEYING  
5166 LOCK TWO RD. NEW BREMEN, OH  
419-753-3332

CHRISTOPHER S. HARMON P.S. #7988 DATE  
SURVEY NOTE:  
I HEREBY STATE THAT THIS IS A TRUE AND ACCURATE SURVEY AS PERFORMED BY MYSELF. ALL ADJOINING OWNERS, MONUMENTS AND THERE CONDITION ARE CURRENT AS OF THE TIME THE FIELD WORK WAS PERFORMED IN OCTOBER, 2014 AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.

LOCKTWSURVEYING@NKTELCO.NET #04000

MARION TOWNSHIP ZONING INSPECTOR DATE

*12-11-23*  
*F*

1223100032, -018, -020 LOCATION SKETCH

12-F

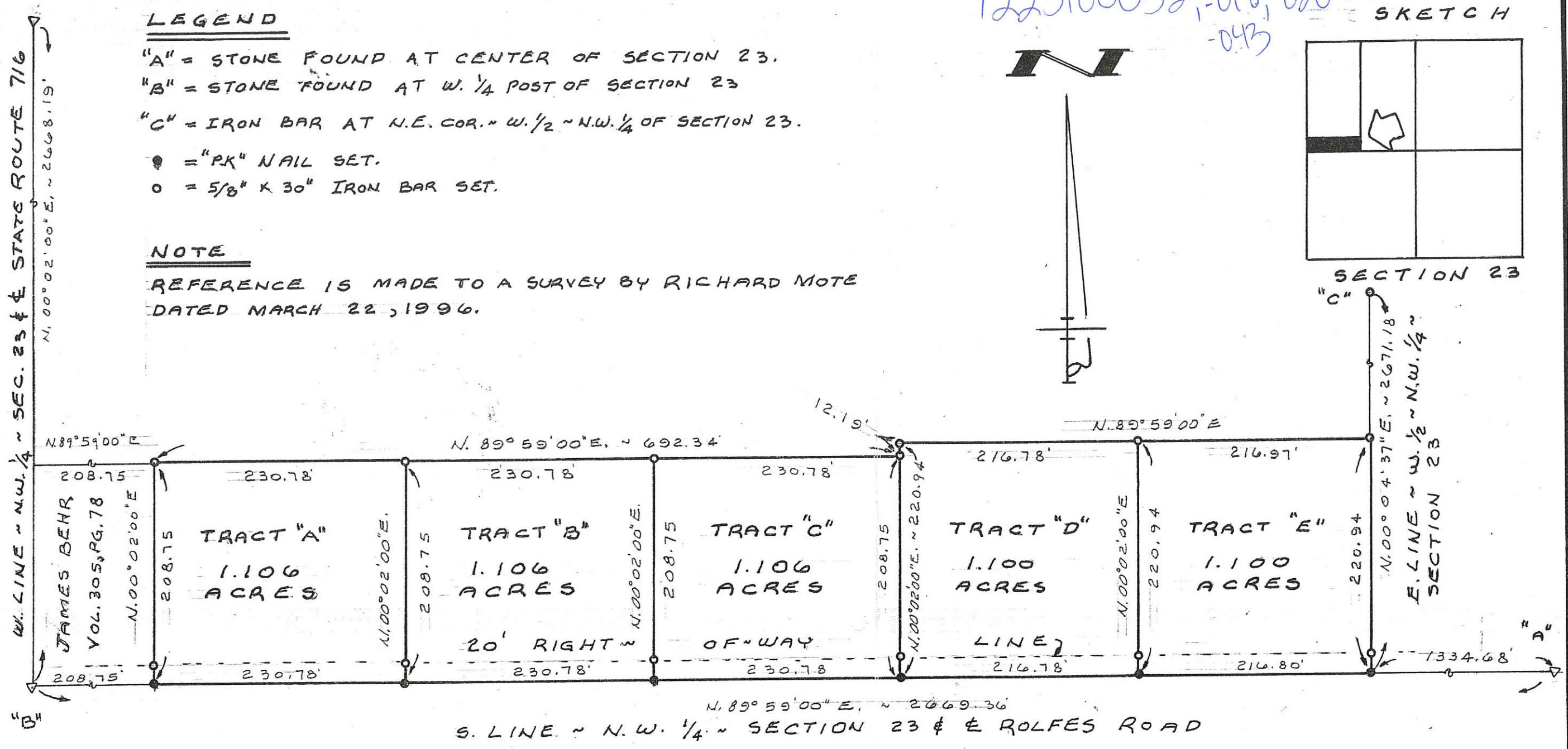
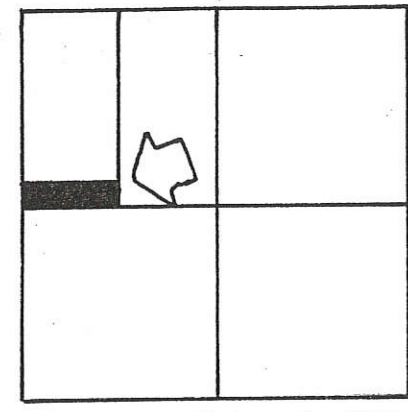
**LEGEND**

- "A" = STONE FOUND AT CENTER OF SECTION 23.
- "B" = STONE FOUND AT W. 1/4 POST OF SECTION 23
- "C" = IRON BAR AT N.E. COR. ~ W. 1/2 ~ N.W. 1/4 OF SECTION 23.
- = "PK" NAIL SET.
- = 5/8" X 30" IRON BAR SET.

**NOTE**

REFERENCE IS MADE TO A SURVEY BY RICHARD MOTE DATED MARCH 22, 1996.

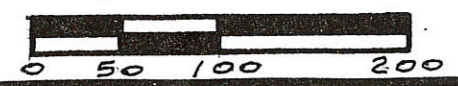
**N**



SURVEYED BY Gordon L. Geeslin  
 GORDON L. GEESLIN  
 REGISTERED SURVEYOR  
 No 5372



**NIEBERDING SURVEY**  
 PART OF THE W. 1/2 OF THE N.W. 1/4 OF SECTION 23,  
 TOWN 7 SOUTH, RANGE 3 EAST (MARION TOWNSHIP),  
 MERCER COUNTY, OHIO.  
 JUNE 18, 1996



SCALE 1" = 100'

**GORDON L. GEESLIN**  
 LAND SURVEYOR

810 EAST MARKET STREET  
 CELINA, OHIO  
 PHONE (419) 586-6155

PERMANENT PARCEL No.

Part of: \_\_\_\_\_ Sec. \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ Township  
 Grantor: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Acres  
 Grantee: \_\_\_\_\_ Area Transferred: \_\_\_\_\_ Acres  
 Deed References: \_\_\_\_\_

APPROVALS: \_\_\_\_\_  
 AGENCY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

Board of Health

County Sanitary Engineer

County Engineer

1223100021

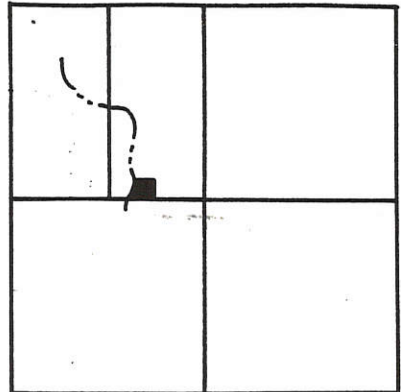
MERCER COUNTY

12-F

**LEGEND**

- "A" = COR. STONE @ CENTER ~ SECTION 23.
- "B" = COR. STONE @ W. 1/4 POST ~ SECTION 23.
- O = MINE SPIKE SET.
- = 5/8" x 30" IRON BAR SET.
- ~ SOUTH LINE ASSUMED TO BEAR EAST - WEST.

**LOCATION SKETCH**

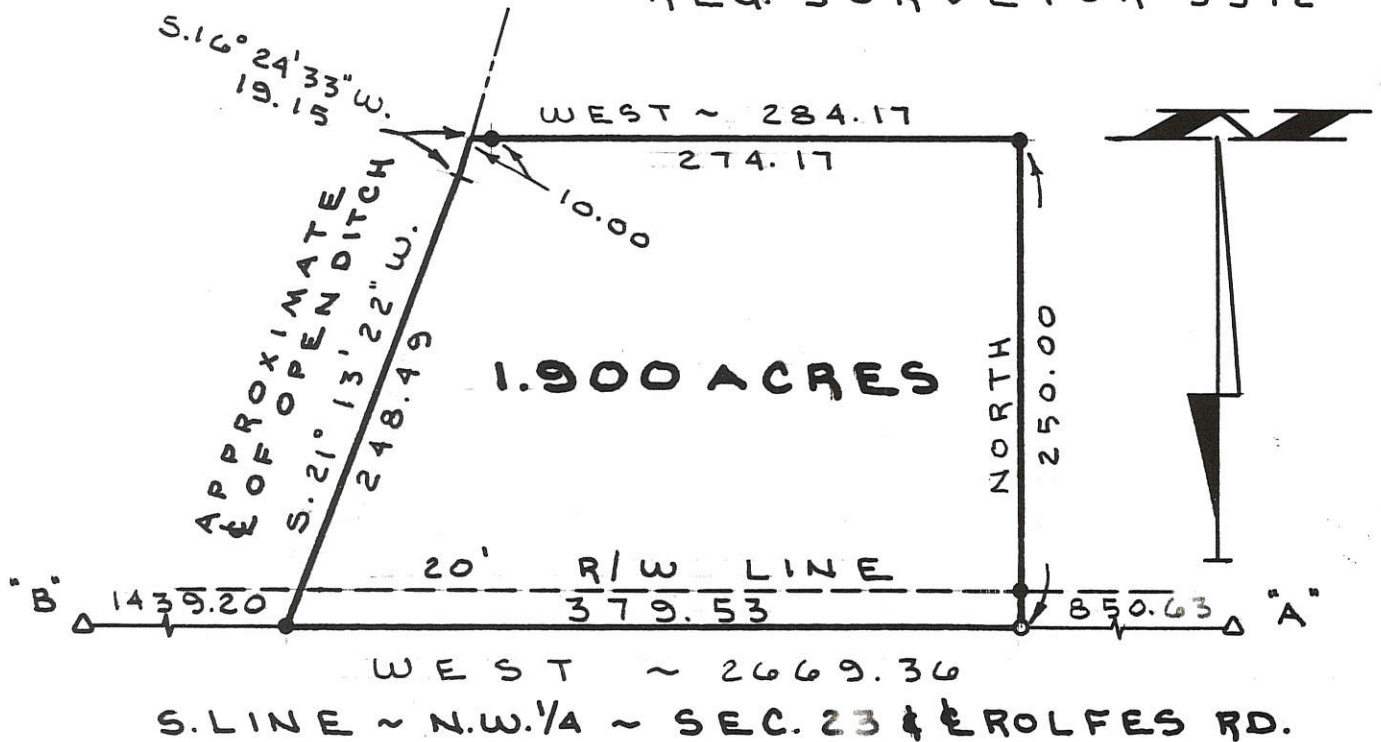


SECTION 23

SURVEYED BY

*Gordon L. Geeslin*

GORDON L. GEESLIN  
REG. SURVEYOR 5372



**H E S S   S U R V E Y**

PART ~ E. 1/2 ~ N.W. 1/4 ~ SEC. 23, TOWN 7 SOUTH, RANGE 3 EAST, (MARION TOWNSHIP), MERCER COUNTY, OHIO.

NOVEMBER 17, 1992

SCALE 1" = 100'



**GORDON L. GEESLIN**

LAND SURVEYOR  
810 EAST MARKET STREET  
CELINA, OHIO  
PHONE (419) 586-6155



PERMANENT PARCEL No. _____
Part of: _____ Sec. _____ T. _____ R. _____ Township
Grantor: _____ Area Retained: _____ Acres
Grantee: _____ Area Transferred: _____ Acres
Deed References: _____
APPROVALS:
AGENCY: _____ DATE: _____
Board of Health
County Sanitary Engineer
County Engineer

1223100031

# NIEBERDING SURVEY

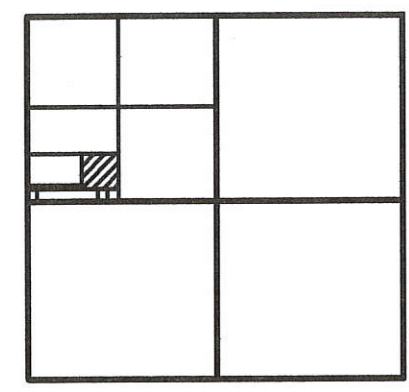
PART OF THE W. 1/2 - N.W. 1/4 - SECTION 23, TOWN 7 SOUTH, RANGE 3 EAST, ( MARION TOWNSHIP ), MERCER COUNTY, OHIO.

SEPTEMBER 19, 2005

SCALE 1" = 200'



## LOCATION SKETCH



SECTION 23

N.E. COR. - W. 1/2 - N.W. 1/4 - SEC. 23

N.W. COR. - SEC. 23

W. LINE - N.W. 1/4 - SEC. 23 &  $\frac{1}{4}$  STATE ROUTE 716  
N 00°02'00" E 2668.19'

S.W. COR. - N.W. 1/4 - SEC. 23

PATRICK NIEBERDING ETAL  
O.R. 91 PG. 921

PATRICK & NANCY NIEBERDING, TRUSTEES  
O.R. 28 PG. 31

PATRICK & NANCY NIEBERDING, TRUSTEES  
O.R. 28 PG. 31

9.226 ACRES

O.R. 28 PG. 33

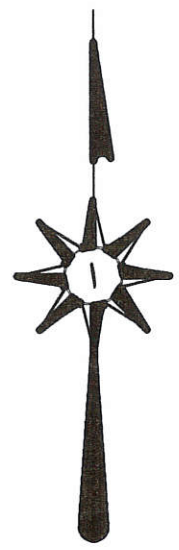
O.R. 28 PG. 31

S. LINE - N.W. 1/4 - SEC. 23 &  $\frac{1}{4}$  ROLFES RD.

### SURVEY REFERENCES :

SURVEY BY G. GEESLIN, P.S. 5372, 6-18-96 .

RICHARD MOTE SURVEY , P.S. 5552 , 4-15-96 .



SURVEYED BY

*James W. Geeslin*

JAMES W. GEESLIN  
P.S. No. 7764

### LEGEND

- $\Delta$  = CORNERSTONE (REFER TO MER. CO. STONE RECORDS).
- $\bullet$  = IRON BAR FOUND.
- $\circ$  = P.K. NAIL SET.
- $\odot$  = 5/8 INCH IRON BAR SET.

PERMANENT PARCEL No. \_\_\_\_\_

Part of: \_\_\_\_\_ Sec. \_\_\_\_\_ T. \_\_\_\_\_ R. \_\_\_\_\_ Township \_\_\_\_\_ Acres

Grantor: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Acres

Grantee: \_\_\_\_\_ Area Transferred: \_\_\_\_\_ Acres

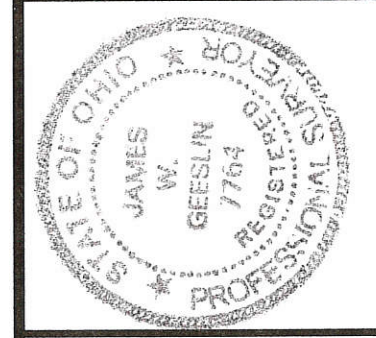
Deed References: \_\_\_\_\_

APPROVALS: \_\_\_\_\_  
AGENCY: \_\_\_\_\_  
DATE: \_\_\_\_\_

Board of Health

Township Zoning Officer

County Engineer



**GEESLIN**  
**LAND SURVEYING**

P.O. BOX 422  
CELINA, OHIO  
PHONE (419) 586-6155  
FAX (419) 678-9332

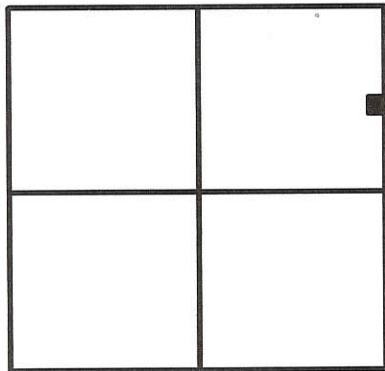
12-F

**LEGEND**

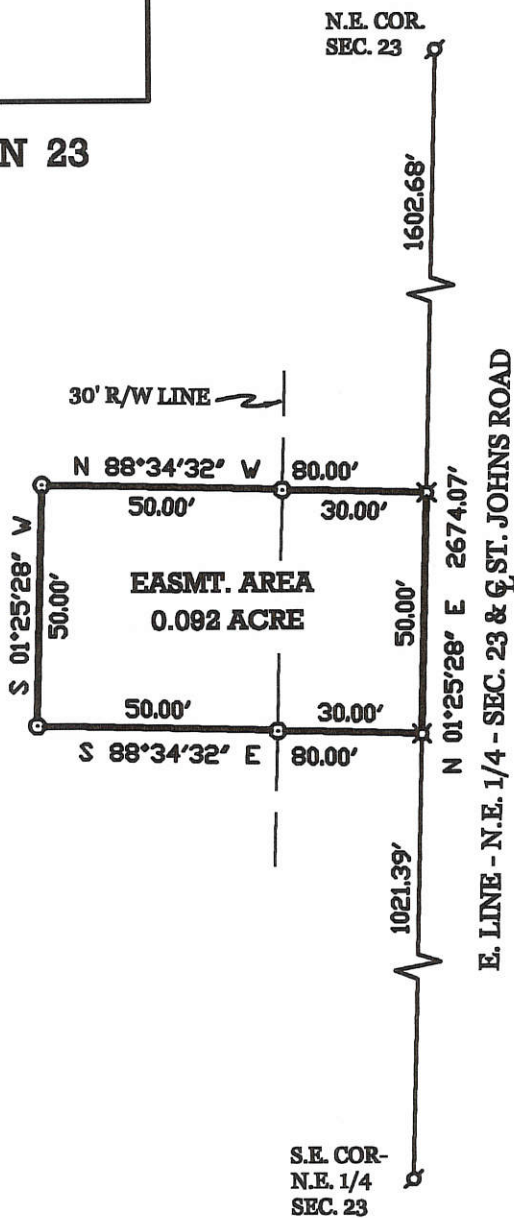
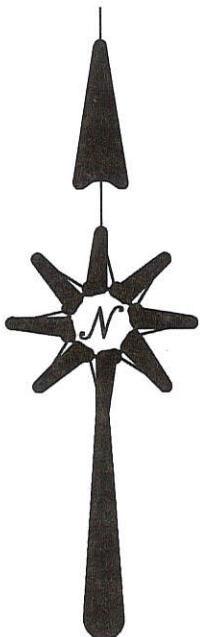
- ⊙ = P.K. NAIL FOUND.
- ⊠ = SPINDLE SET.
- ⊙ = 5/8 INCH IRON BAR SET.


\* BEARING OF EAST LINE IS BASE ON MER. CO. GPS DATA.

**LOCATION SKETCH**



**SECTION 23**



  
**JAMES W. GEESLIN**  
 P.S. No. 7764  
 SURVEYED BY

**GTE EASEMENT SURVEY**

**PART OF THE N.E. 1/4 OF SECTION 23 , TOWN 7 SOUTH , RANGE 3 EAST , ( MARION TOWNSHIP ) , MERCER COUNTY , OHIO.**

DECEMBER 11 , 1999

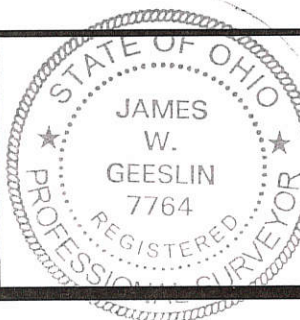
SCALE 1" = 40'



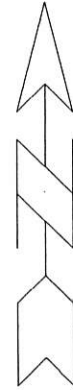
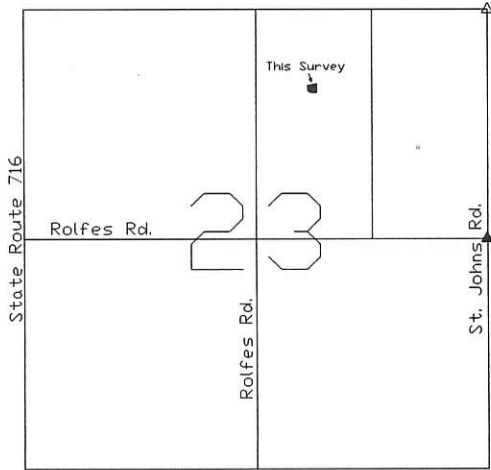
**GEESLIN LAND SURVEYING**

804 EAST MARKET STREET  
P.O. BOX 422  
CELINA, OHIO 45822

PHONE: (419) 586-6155  
FAX: (419) 586-1826

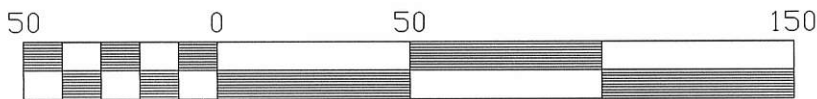
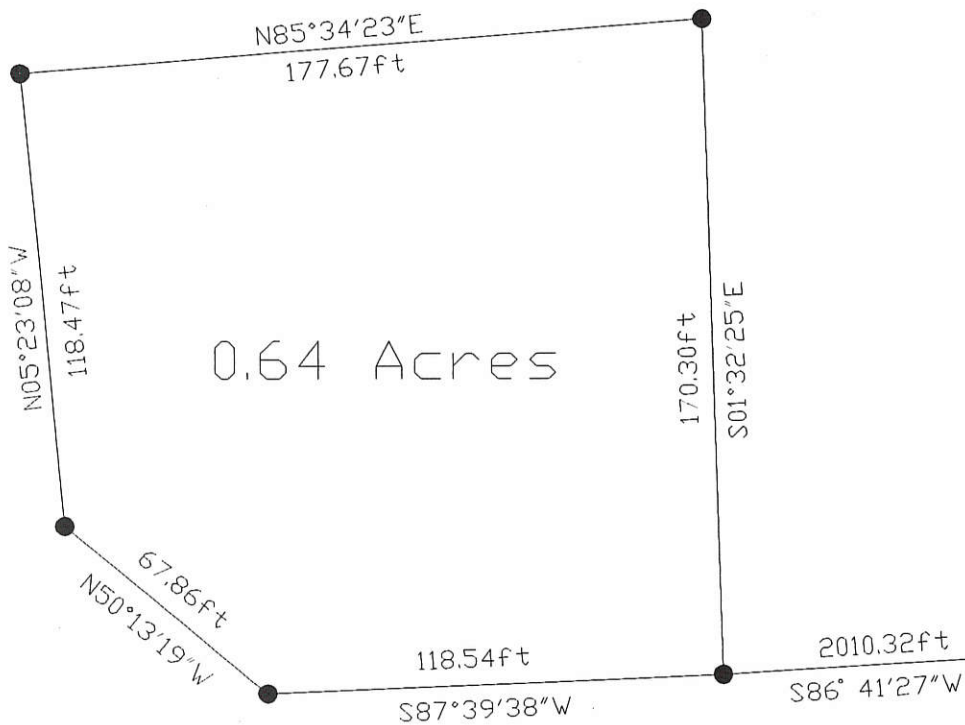


<b>PERMANENT PARCEL No.</b> _____			
Part of	Sec. _____	T. _____	R. _____ Township
Grantor:	_____	Area Retained	_____ Acres
Grantee:	_____	Area Retained	_____ Acres
<b>Deed References:</b> _____			
APPROVALS:	_____	_____	_____
AGENCY:	Board of Health	County Sanitary Engineer	County Engineer
DATE:	_____	_____	_____

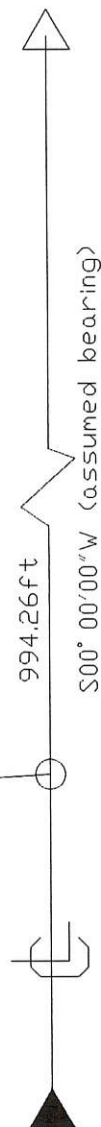


Legend:

- △ Cornerstone @ NE corner Section 23
- ▲ Cornerstone @ east 1/4 post Section 23
- 5/8" x 30" Iron pin with cap set
- Railroad spike set



Scale 1" = 50 ft



St. Johns Rd.

Twp: Marion  
 Sec. 23  
 Township 7S Range 3E  
 Mercer County, Ohio  
 Location: 0.64 Acres NE1/4  
 Deed Ref: Bk.58 Pg.226  
 DATE: 8-17-95

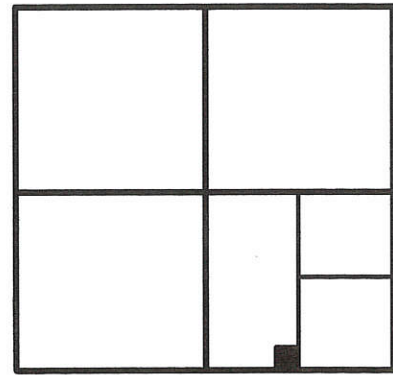
SURVEY OF CHAPEL HILL  
 TREATMENT PLANT BY THE  
 MERCER COUNTY ENGINEERS

*Kent Marbaugh*  
 Kent Marbaugh P.S.#7421



1223451015; 1223451017

**LOCATION SKETCH**



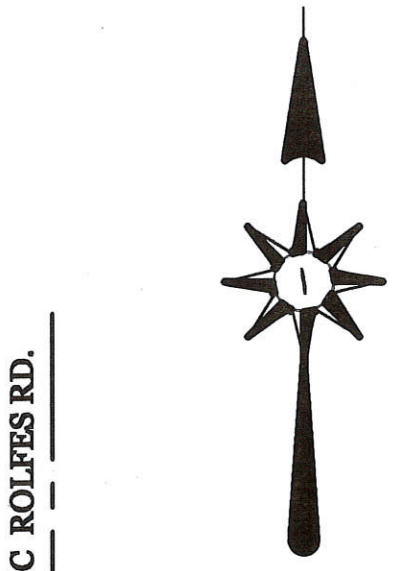
**SECTION 23**

**THOBE / BRUNS SURVEY**

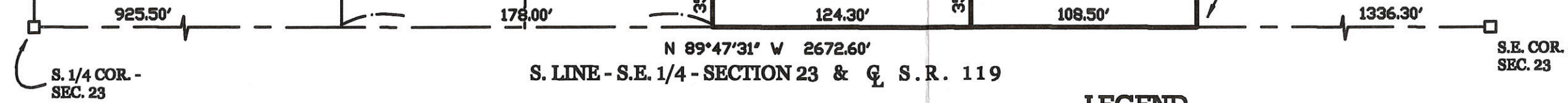
PART OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWN 7 SOUTH, RANGE 3 EAST, ( MARION TOWNSHIP ), MERCER COUNTY, OHIO.

DECEMBER 6, 2007

SCALE 1" = 60'



C ROLFES RD.



FOUND CONC. MARKER N.63°12'27"E. - 3.07 FROM CORNER

**SURVEY REFERENCES :**

- 1) LEO MESCHER SURVEY BY B.R. GEBHART, P.S. 3909, 10/19/66.
- 2) SCHWIETERMAN SURVEY BY G. GEESLIN, P.S. 5372, 4/82.
- 3) SCHWIETERMAN SURVEY BY T. COVERSTONE, P.S. 7100, 2/17/95.

DELBERT THOBE  
VOL. 185 PG. 157  
VOL. 200 PG. 202  
VOL. 208 PG. 526

0.892 ACRE

STANLEY & MARY BRUNS  
VOL. 286 PG. 808  
VOL. 307 PG. 3

0.779 ACRE

S.E. COR. - W. 1/2 -S.E. 1/4 - SEC. 23

S.E. COR. - SEC. 23

**LEGEND**

- = IRON BAR IN MON. BOX FOUND.
- ⊕ = PATENT SURVEY STAKE FOUND.
- ⊙ = 5/8 INCH IRON BAR SET.
- = 5/8 INCH IRON BAR FOUND.

SURVEYED BY

*James W. Geeslin*

JAMES W. GEESLIN  
P.S. No. 7764

PERMANENT PARCEL No. \_\_\_\_\_

Part of: \_\_\_\_\_ Township \_\_\_\_\_

Grantor: \_\_\_\_\_ Area Retained: \_\_\_\_\_ Acres

Grantee: \_\_\_\_\_ Area Transferred: \_\_\_\_\_ Acres

Deed References: \_\_\_\_\_

APPROVALS: \_\_\_\_\_  
AGENCY: \_\_\_\_\_  
DATE: \_\_\_\_\_

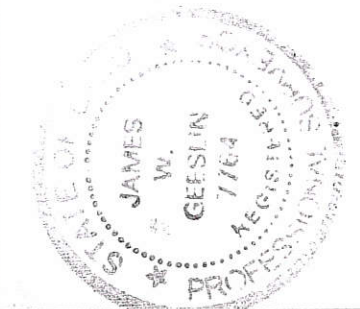
Board of Health

Township Zoning Officer

County Engineer

**GEESLIN LAND SURVEYING**

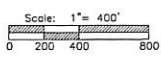
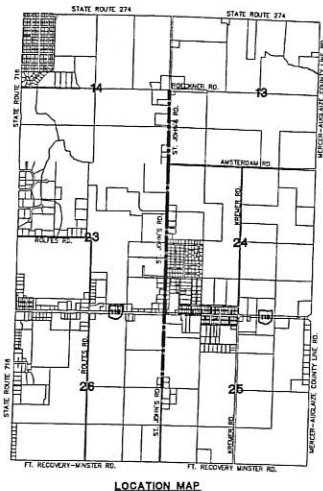
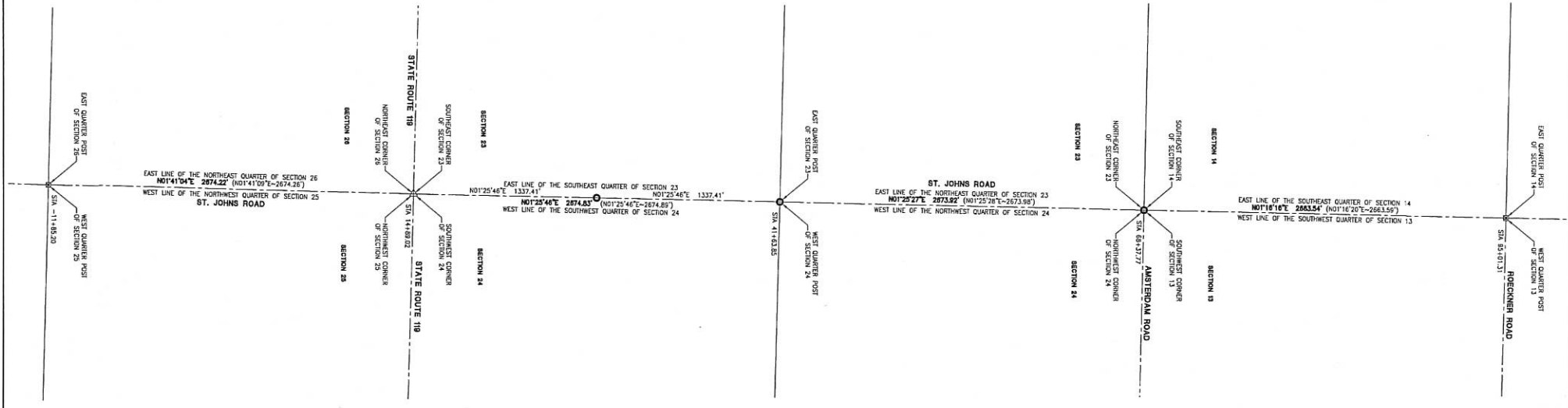
107 N. CEDAR ST.  
COLDWATER, OHIO 45828  
PHONE (419) 678-7232  
FAX (419) 678-9332





# ST. JOHNS ROAD - MER CR171-2.750 SECTION LINE PLAT

OHIO STATE    MERCER COUNTY    MARION TOWNSHIP    7S    3E    SE 14 SW 13  
W1/2 23    W1/2 24  
NE 26    NW 25  
SECTION



- LEGEND**
- ▣ RR Spike Found
  - Iron Pin Found
  - Iron Pin Set
  - Mag Nail Set
  - ⊗ Mag Nail Found
  - Con Mon. Found
  - △ Mon Box Found

**REFERENCES**  
ST. JOHNS ROAD (MER-CR171-2.750) CONSTRUCTION PLANS  
MERCER COUNTY COORDINATE DATUM-BASIS OF BEARINGS  
SECTION CORNER REFERENCES ON RECORD

**NOTES**  
1. THE BASIS OF BEARINGS ARE BASED ON THE MERCER COUNTY COORDINATE DATUM, USING THE SOUTHWEST QUARTER OF SECTION 24 OR THE SOUTHEAST QUARTER OF SECTION 23 HAVING A BEARING OF N01°25'46"E.  
2. THE DOCUMENTED BEARINGS AND DISTANCES FROM THE MERCER COUNTY COORDINATE DATUM ARE SHOWN IN PARENTHESES. (BEARING-DISTANCE)



I hereby certify that this plat is true and accurate to the best of my knowledge.

Surveyed By: *Craig W. Mescher*  
Craig W. Mescher Reg. Surveyor No. 8237



PROJECT NO.: 216808.52  
DATE: June 29, 2017  
DRAWN BY: MPL  
CHECKED BY: CWM

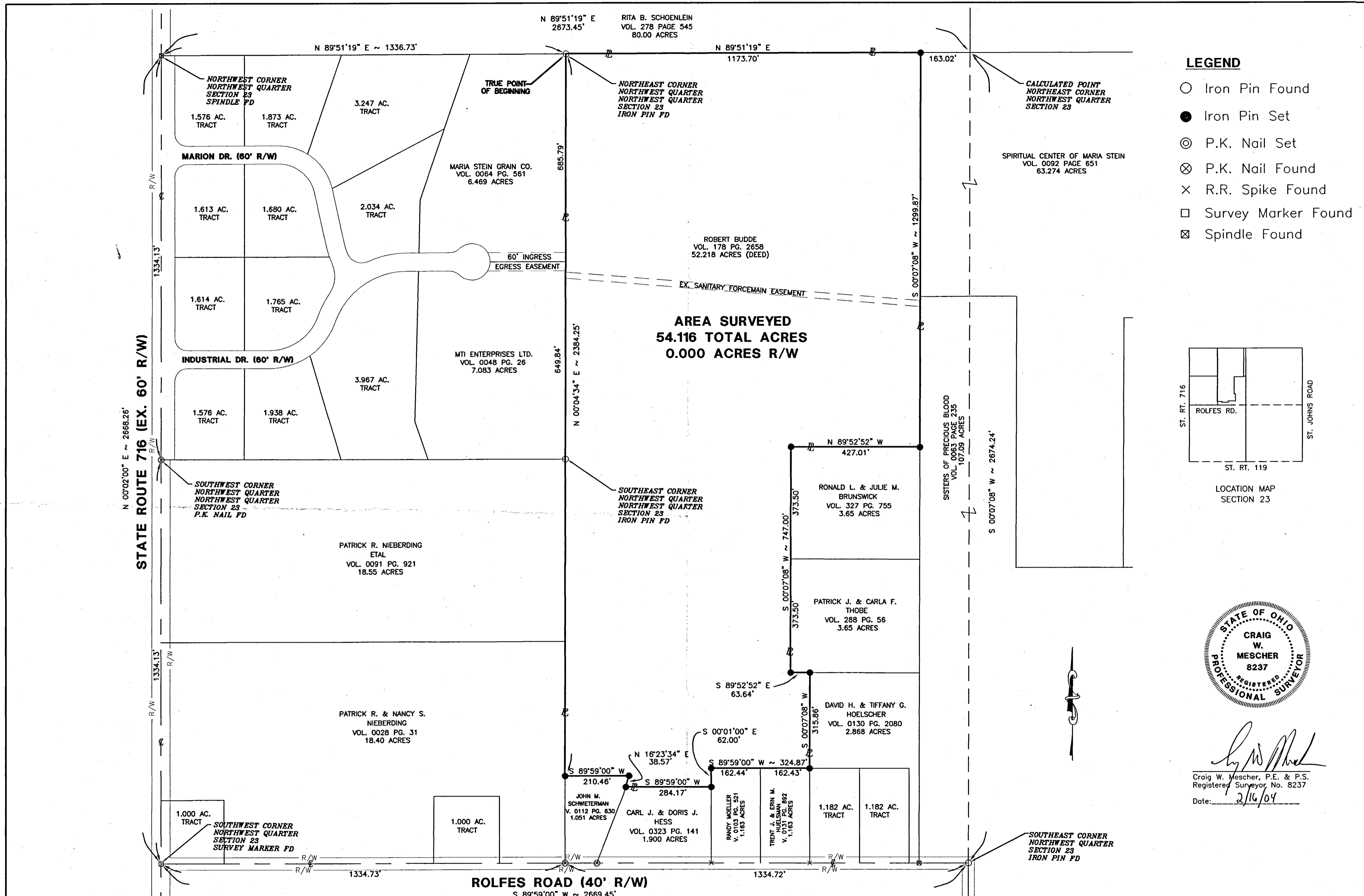
**ST. JOHNS ROAD  
MER CR171-2.750**  
  
MARION TOWNSHIP  
MERCER COUNTY, OHIO

SECTION LINE PLAT

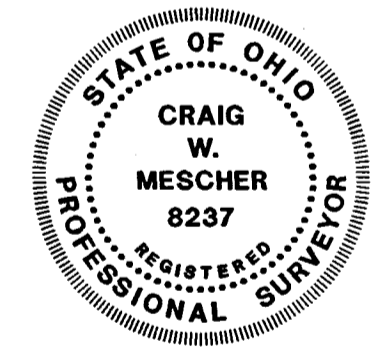
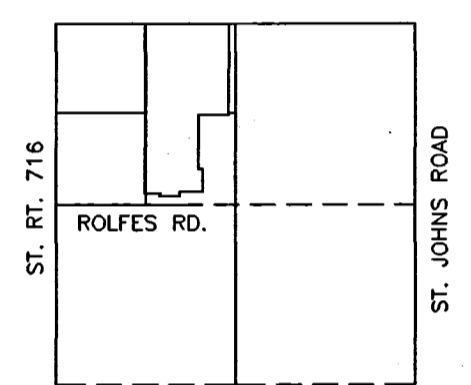
REV NO	REV DATE	REVISION COMMENTS

12-F(23)





- LEGEND**
- Iron Pin Found
  - Iron Pin Set
  - ⊙ P.K. Nail Set
  - ⊗ P.K. Nail Found
  - × R.R. Spike Found
  - Survey Marker Found
  - ⊠ Spindle Found



*Craig W. Mescher*  
 Craig W. Mescher, P.E. & P.S.  
 Registered Surveyor, No. 8237  
 Date: 2/16/04

**SURVEY FOR ROBERT BUDE**  
 BEING A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, MARION TOWNSHIP,  
 TOWN 7 SOUTH, RANGE 3 EAST, MERCER COUNTY, OHIO

PROJECT # 201833.00  
 Fanning/Howey Associates, Inc.  
 Civil Engineering Division  
 Engineers Surveyors Consultants  
 1200 IRMSCHER BOULEVARD, CELINA, OHIO 45822  
 PH: (419) 586-2292, FAX: (419) 586-3393

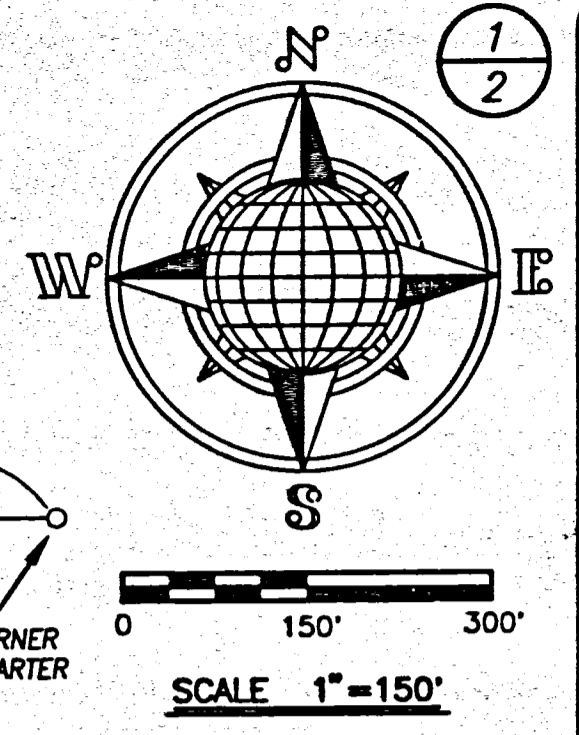
References: Note Survey of 28.691 Acres, 6-25-97 Budde Survey by J. Geeslin, 8-30-99	Scale: 1" = 200' 0 100 200 400
Part of N.W. 1/4 Sec. 23 T. 7-S. R. 3-E MARION Twp., Mercer Co., OH	
Grantor: _____ Deeds: _____ Area Retained: _____ Ac.	
Grantee: _____ Area: _____ Ac.	
Approvals: _____	_____
Agency: Bd. of Health	Co. San. Eng
Date: _____	Co. Engineer
_____	Permanent Parcel No.

B 12-F  
 12-23-100-014 "See file"

Pg. 280

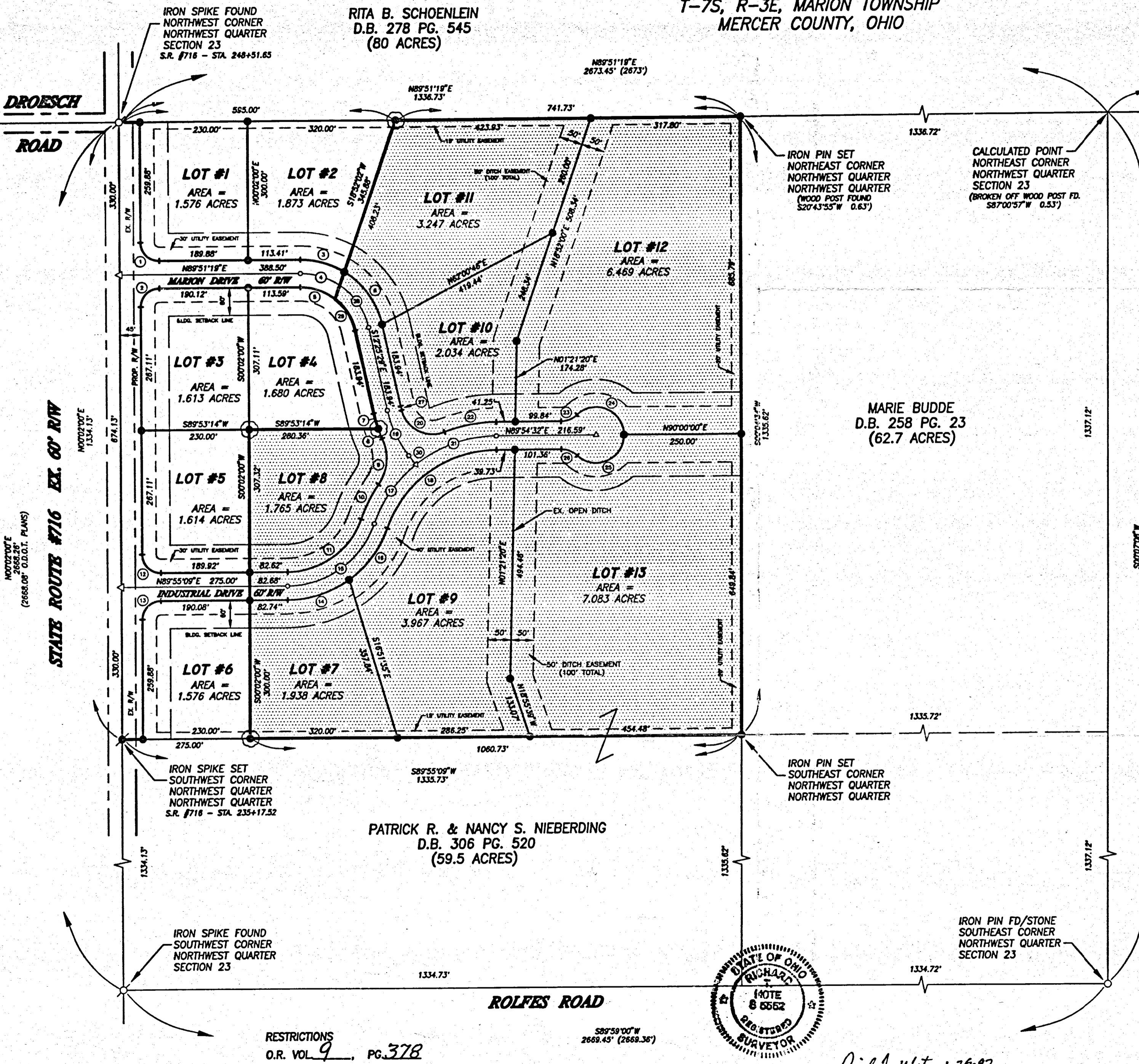
# MARION TOWNSHIP INDUSTRIAL PARK - PHASE II

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 23  
T-7S, R-3E, MARION TOWNSHIP  
MERCER COUNTY, OHIO



**MOTE & ASSOCIATES, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
PHONE: (637) 548-7511  
FAX: (637) 548-7464  
214 WEST 4th STREET  
GREENVILLE, OHIO 45331

**MARION TOWNSHIP INDUSTRIAL PARK - PHASE II**  
PATRICK NIEBERDING  
MERCER COUNTY  
OHIO



### LEGEND

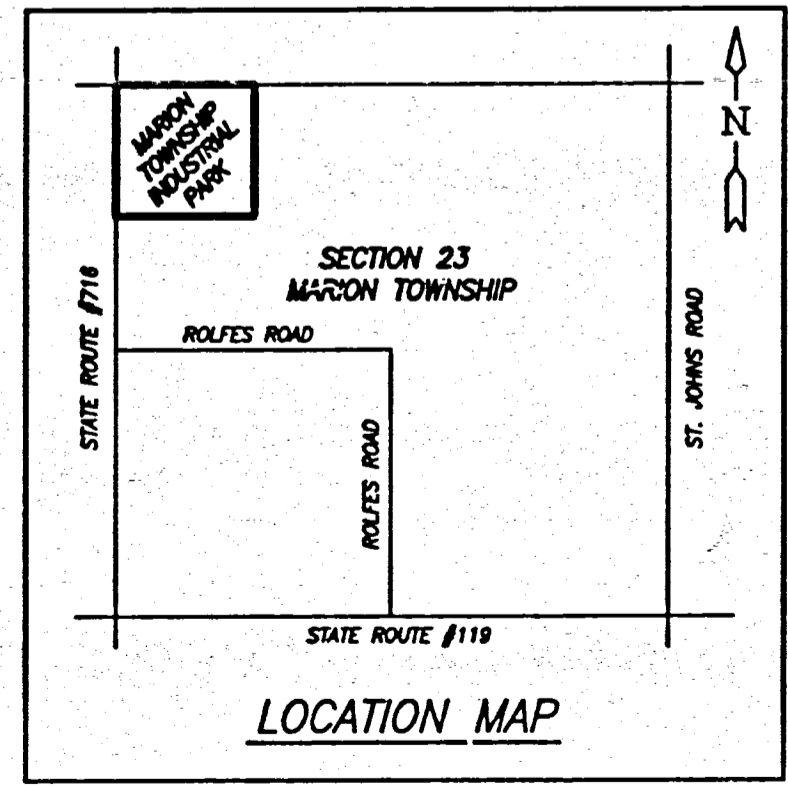
- ⊙ IRON PIN SET IN CONCRETE
- IRON PIN SET
- ⊙ IRON SPIKE SET
- IRON PIN FOUND
- ⊙ IRON SPIKE FOUND
- ( ) CALLED DIMENSION

NOTE: ONLY THE MONUMENTS FOR PHASE II WILL BE SET AT THIS TIME.

### SURVEY REFERENCE

STATE ROUTE #716 R/W PLANS  
BARNETT SURVEY (1.182 ACRES)  
BY G.L. GEESLIN, BY. 2 PG. 182

PHASE II (LOTS 7 - 13)  
TOTAL AREA OF PHASE II = 28.691 ACRES  
TOTAL STREET R/W = 2.006 ACRES  
NET AREA OF PHASE II = 26.685 ACRES



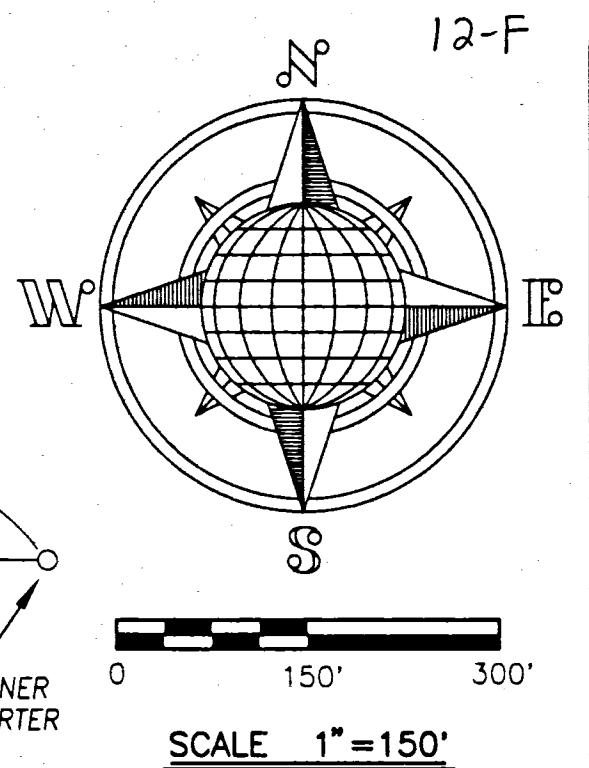
*Richard A. Note 5-25-97*

RESTRICTIONS  
O.R. VOL 9 PG. 378



RITA B. SCHOENLEIN  
D.B. 278 PG. 545  
(80 ACRES)

23 SECTION  
7-S TOWN  
3-E RANGE  
MARION CIVIL TOWNSHIP  
MERCER COUNTY  
OHIO STATE



**MOTE & ASSOCIATES, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
11903 WELAND STREET, SUITE J  
CUMBERLAND, INDIANA 46229  
(317) 894-3679  
214 WEST 4TH STREET  
GREENVILLE, OHIO 45331  
(513) 546-7511

**DROESCH ROAD**

IRON SPIKE FOUND  
NORTHWEST CORNER  
NORTHWEST QUARTER  
SECTION 23

N89°51'19"E  
2673.45' (2673')

N89°51'19"E  
1336.73'

1336.72'

N89°55'18"E  
2673.45' (2673')

IRON PIN SET  
NORTHWEST CORNER  
NORTHWEST QUARTER  
NORTHWEST QUARTER  
(WOOD POST FOUND  
52°43'55"W 0.63')

CALCULATED POINT  
NORTHWEST CORNER  
NORTHWEST QUARTER  
SECTION 23  
(BROKEN OFF POST FOUND  
58°00'57"W 0.53')

IRON PIN FD.  
NORTHWEST CORNER  
NORTHWEST QUARTER  
SECTION 23

0 150' 300'  
SCALE 1" = 150'

122310001 to -013,  
-025,  
-027

PATRICK R. & NANCY S. NIEBERDING  
D.B. 306 PG. 520 (1/3 INTEREST)  
D.B. 308 PG. 842 (1/3 INTEREST)  
D.B. 312 PG. 416 (1/3 INTEREST)  
(59.5 ACRES)

TOTAL AREA = 40.948 ACRES  
ROAD R/W = 0.919 ACRES  
NET AREA = 40.029 ACRES

MARIE BUDE  
D.B. 258 PG. 23  
(62.7 ACRES)

**LEGEND**

- IRON PIN SET
- IRON SPIKE SET
- IRON PIN FOUND
- IRON SPIKE FOUND
- ( ) CALLED DIMENSION

**SURVEY REFERENCE**

STATE-ROUTE #716 R/W PLANS  
BARNETT SURVEY (1.182 ACRES)  
BY G.L. GEESLIN, BK.2 PG. 182

**SURVEY OF A 40.948 ACRE TRACT**  
MARION TOWNSHIP COMMUNITY DEVELOPMENT  
MERCER COUNTY  
OHIO

N00°02'00"E  
2668.26'  
(2668.08" O.D.O.T. PLANS)

**STATE ROUTE #716 60' RW**

N00°02'00"E  
1334.13'

S00°04'34"W  
1335.62'

EX. FIELD LINE

1337.12'

S00°07'08"W  
2674.24' (2674.24')

S89°55'09"W  
1335.73'

1335.72'

IRON SPIKE SET  
SOUTHWEST CORNER  
NORTHWEST QUARTER  
NORTHWEST QUARTER

IRON PIN SET  
SOUTHWEST CORNER  
NORTHWEST QUARTER  
NORTHWEST QUARTER

1334.13'

1335.62'

1337.12'

IRON SPIKE FOUND  
SOUTHWEST CORNER  
NORTHWEST QUARTER  
SECTION 23

IRON PIN FD/STONE  
SOUTHWEST CORNER  
NORTHWEST QUARTER  
SECTION 23

1334.73'

1334.72'

**ROLFES ROAD**

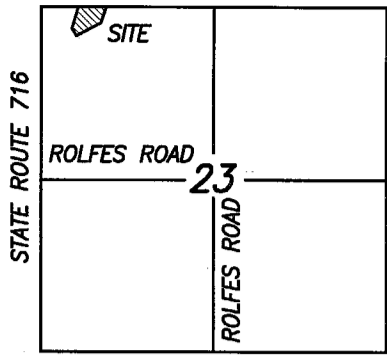
S89°59'00"W  
2669.45' (2669.36')

APR 30 1996

SURVEYED BY: *Richard T. Mote*  
RICHARD T. MOTE  
REG. SURVEYOR #5552

DATE: 4-15-96

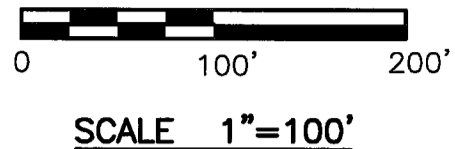
REVISIONS:  
DATE: 3-22-96  
DRAWN: T.J.B.  
CHECKED: R.T.M.  
JOB NO.  
MT04100994  
DRAWING NO.  
1C1621



23                      7 S                      3 E  
 SECTION                      TOWNSHIP                      RANGE  


---

 MARION                      MERCER                      OHIO  
 CIVIL TOWNSHIP                      COUNTY                      STATE



1  
3



- CURVE DATA:**
- 1) ARC = 25.32', RADIUS = 179.66'  
CENTRAL ANGLE = 08°04'28"  
CHORD = N62°21'54"W 25.30'
  - 2) ARC = 30.00', RADIUS = 179.66'  
CENTRAL ANGLE = 09°33'59"  
CHORD = N53°32'11"W 29.96'
  - 3) ARC = 114.11', RADIUS = 179.66'  
CENTRAL ANGLE = 36°23'19"  
CHORD = N30°33'31"W 112.20'

SURVEY REFERENCE

- 1) MARION TOWNSHIP INDUSTRIAL PARK  
PHASE I PLAT CABINET 1 PAGE 248
- 1) MARION TOWNSHIP INDUSTRIAL PARK  
PHASE II PLAT CABINET 1 PAGE 280

LEGEND

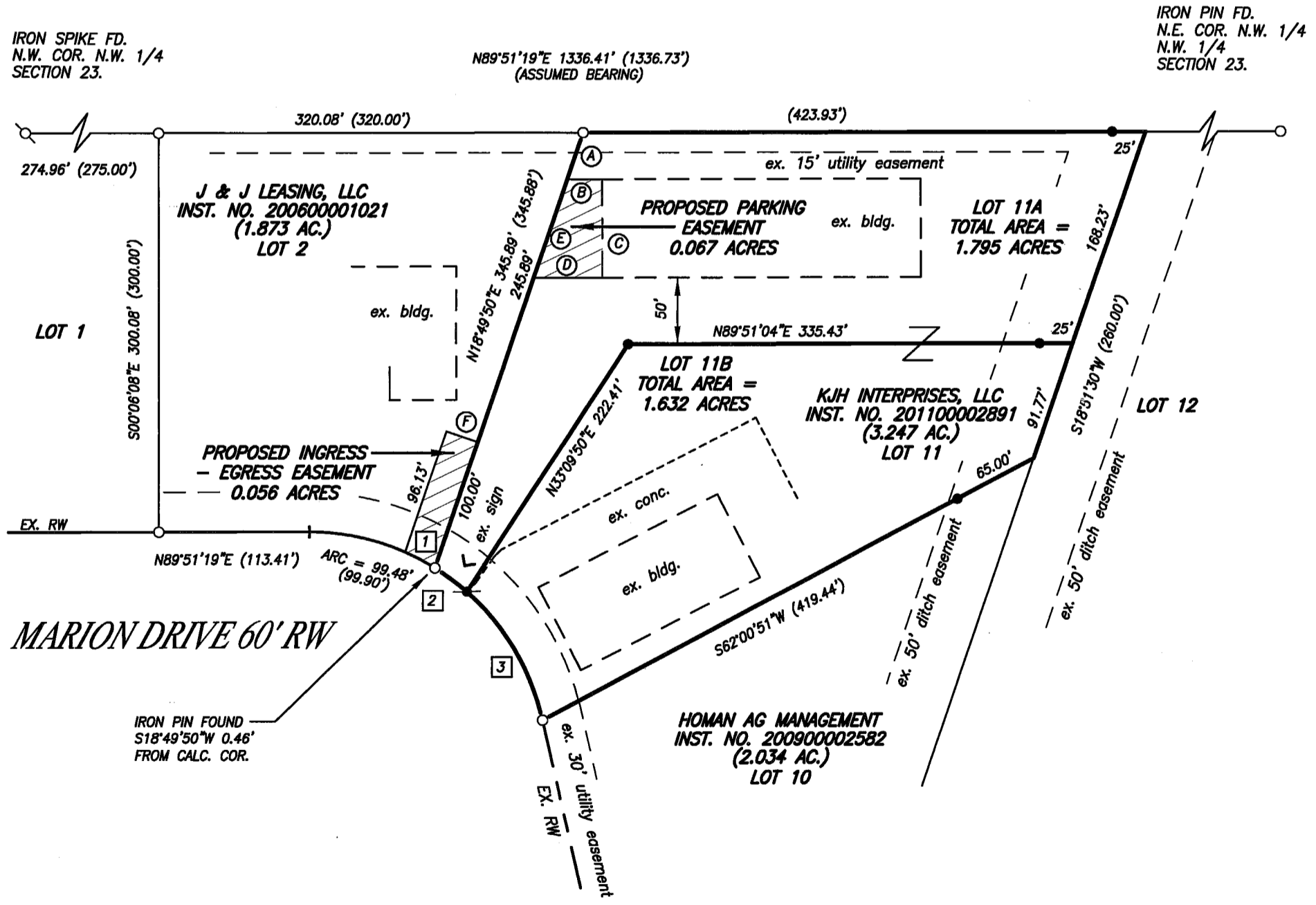
- IRON PIN SET #5 REBAR  
±30" LONG W/ SURVEYOR CAP
- ⊕ P.K. NAIL SET
- IRON PIN FOUND
- ⊗ P.K. NAIL FD.
- ⊘ IRON SPIKE FOUND
- ( ) CALLED DIMENSION

**DIMENSIONS:**

- (A) S18°49'50"W 36.94'
- (B) N89°46'18"E 26.28'
- (C) S00°13'42"E 74.19'
- (D) S89°46'18"W 51.92'
- (E) N18°49'50"E 78.50'
- (F) S71°10'10"E 25.00'

*REPLAT LOT 11 MARION TOWNSHIP INDUSTRIAL PARK PHASE II*

**P & C SCHMITMEYER LLC  
 AND LINDA & MO POST  
 INST. NO. 200700002179  
 (80 AC.)**



HUELSMAN AUTOMOTIVE SURVEY MC16062218 1B1300

SURVEYED BY: \_\_\_\_\_  
 LOUIS J. BERGMAN  
 REG. SURVEYOR #7177  
 DATE: \_\_\_\_\_

PERMANENT PARCEL NO. _____		
PART OF: N.W. 1/4 SEC. 23 T 7-S R 3-E MARION TOWNSHIP		
GRANTOR: _____	AREA RETAINED: _____	ACRES
GRANTEE: _____	AREA TRANSFERRED: _____	ACRES
DEED REFERENCES: INSTUMENT NUMBER 201100002891		
APPROVALS:		
AGENCY: Board of Health	Co. Sanitary Engineer	County Engineer
DATE: _____		

# SURVEY FOR SISTERS OF PRECIOUS BLOOD

MARION COMMUNITY LAND  
DEVELOPMENT LLC  
INSTRUMENT  
#201800005592  
80 ACRES

EDMUND L., SR. AND IDA J.  
GIERE  
INSTRUMENT #201400003641  
75.88 ACRES

VILLAGE OF CHICKASAW  
INSTRUMENT  
#200400003267  
28.143 ACRES

SPIRITUAL CENTER OF  
MARIA STEIN  
VOL. 92 PAGE 651  
63.274 ACRES

RONALD L. AND JULIE M.  
BRUNSWICK  
VOL. 327 PAGE 755  
3.65 ACRES

SPIRITUAL CENTER OF  
MARIA STEIN  
VOL. 92 PAGE 651  
24.326 ACRES

PATRICK J. AND CARLA F.  
THOBE  
INSTRUMENT  
#200700002894  
3.65 ACRES

DAVID H. AND  
TIFFANY G.  
HOELSCHER  
INSTRUMENT  
#200100006866  
2.868 ACRES

LINE	BEARING	DISTANCE
L1	S89°04'50"W	166.00'
L2	N00°45'00"W	30.00'
L3	N89°15'00"E	318.09'
L4	S00°45'00"E	72.97'
L5	S00°40'20"E	132.63'
L6	N00°45'00"W	30.00'
L7	N89°02'36"E	102.09'
L8	S89°15'00"W	288.09'

SISTERS OF PRECIOUS BLOOD  
VOL. 58 PAGE 224  
VOL. 58 PAGE 226  
VOL. 63 PAGE 235  
107.090 ACRES

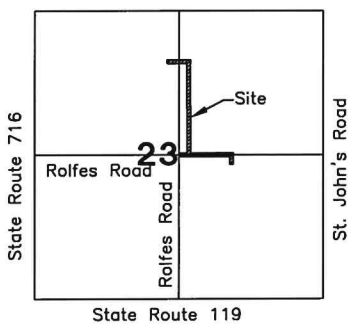
EAST QUARTER  
POST OF  
SECTION 23

ROLFES ROAD (40' R/W)  
SOUTH LINE OF THE NORTHWEST  
QUARTER OF SECTION 23

CENTER OF  
SECTION 23

AREA SURVEYED  
2.478 ACRES  
AG/REC USE ONLY

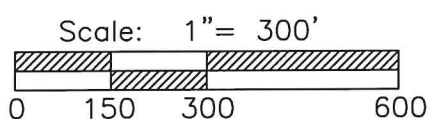
MARION TOWNSHIP BOARD OF  
TRUSTEES  
INSTRUMENT #200800002310  
VOL. 52 PAGE 1018  
16.655 ACRES



Surveyed By: *Craig W. Mescher*  
Craig W. Mescher Reg. Surveyor No. 8237

**LEGEND**

- ⊗ RR Spike Found
- Iron Pin Found
- Iron Pin Set
- ⊙ Mag Nail Set
- ⊗ Mag Nail Found
- Con Mon. Found
- △ Section Corner



PROJECT # 218804.06

**ACCESS**  
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1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822  
www.accessengllc.com | 419-586-1430



**References:**

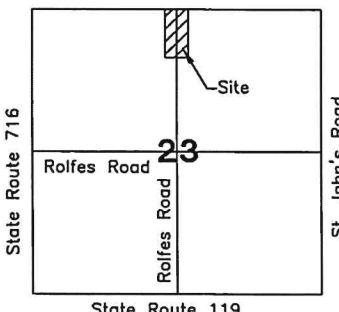
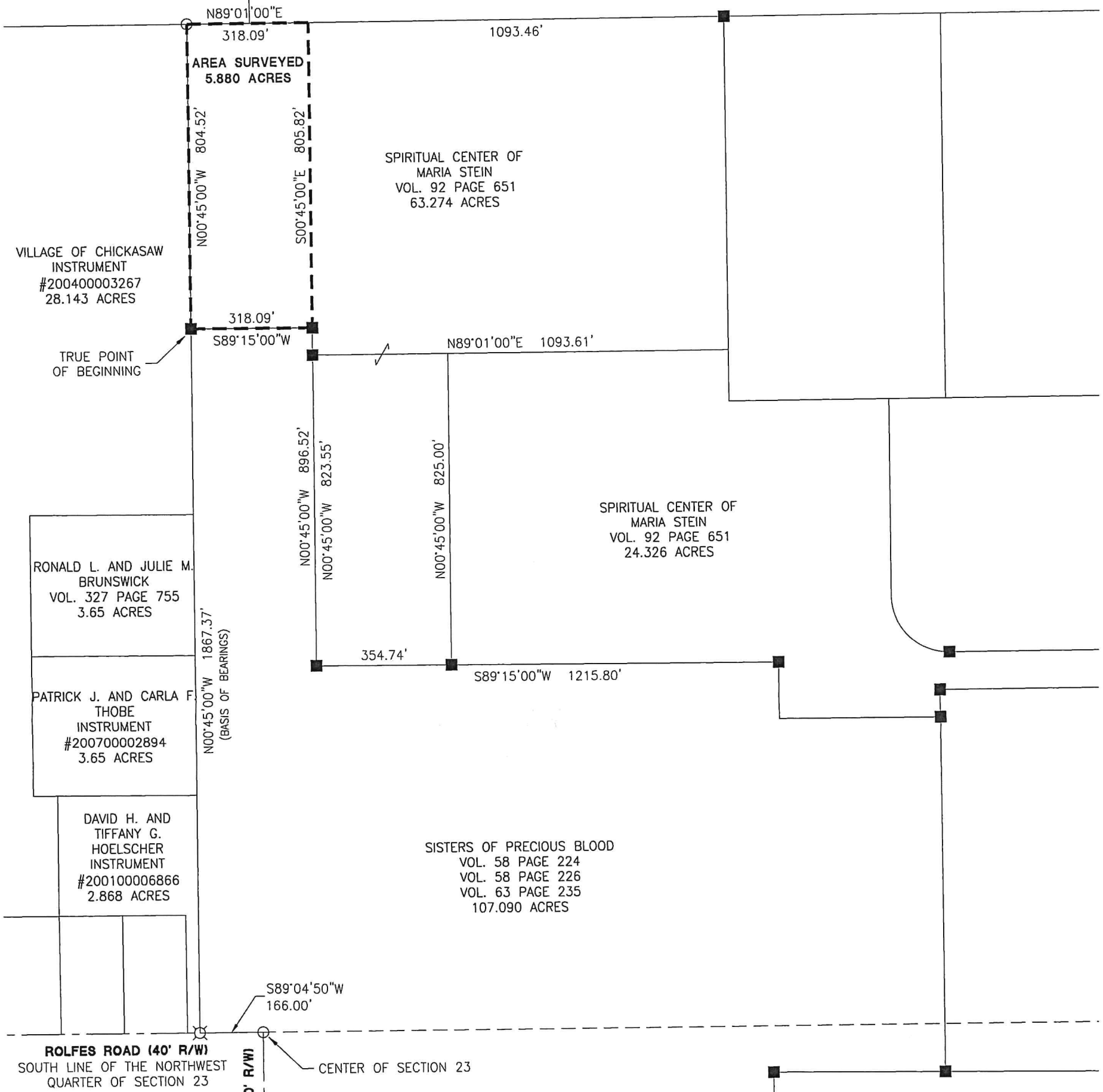
Bearings from Sisters of the Precious Blood Survey by Steven W. Newell P.S.# 7212 in August of 1998.

State of: Ohio County: Mercer  
Township: Marion  
Sec.: NE 1/4, SE 1/4, NW 1/4 23 Town: 7S Range: 3E  
Deed Ref.: DV58 PG224, DV58 PG226, DV63 PG235  
Date Surveyed: September 22, 2020

# CONSERVATION EASEMENT

MARION COMMUNITY LAND  
DEVELOPMENT LLC  
INSTRUMENT  
#201800005592  
80 ACRES

EDMUND L., SR. AND IDA J.  
GIERE  
INSTRUMENT #201400003641  
75.88 ACRES



- LEGEND**
- ⊗ RR Spike Found
  - Iron Pin Found
  - Iron Pin Set
  - ⊙ Mag Nail Set
  - ⊗ Mag Nail Found
  - Con Mon. Found
  - △ Section Corner

Scale: 1" = 300'

PROJECT # 218804.06

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Surveyed By:

Craig W. Mescher Reg. Surveyor No. 8237

**References:**  
Bearings from Sisters of the Precious Blood Survey by Steven W. Newell P.S.# 7212 in August of 1998.

State of: Ohio County: Mercer  
Township: Marion  
Sec.: NE 1/4 23 Town: 7S Range: 3E  
Deed Ref.: Volume 92 Page 651  
Date Surveyed: April 1, 2020