

PLAT OF SURVEY FOR GAIER/KOHLER ESTATE

SITUATED IN:
THE NE 1/4, SECTION 19
TOWN 3 RANGE 13,
B.T.M.R.S.
ADAMS TOWNSHIP
CHAMPAIGN COUNTY, OHIO

NORTH AND BEARING
SYSTEM BASED ON
OHIO SOUTH STATE
PLANE, GRID, NAD 83
ADJ. 2011.



SHANLEY ROAD 60' R/W

RITA E. GILFILLLEN
O.R. 561, PG. 991
40 AC.

42.285 ACRES
0.678 AC. IN R/W

CARLA S. KOHLER,
SUCCESSOR TRUSTEE
O.R. 605, PG. 1651
103.544 AC.

42.945 ACRES
1.711 AC. IN R/W

CARLA S. KOHLER,
SUCCESSOR TRUSTEE
O.R. 605, PG. 1651
103.544 AC.

DANA KAY LEVAN
O.R. 555, PG. 462
1.937 AC.

SURVEY BY WILLIAM D.
EDWARDS #7574
19.330 AC.

MICHAEL STEPHEN SLONE
O.R. 564, PG. 2793
19.330 AC.

CARLA S. KOHLER,
SUCCESSOR TRUSTEE
O.R. 605, PG. 1651
103.544 AC.

18.314 ACRES
0.527 AC. IN R/W

ROSEWOOD-QUINCY ROAD 60' R/W

LEGEND:

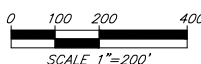
- ⊙ COTTON GIN SPINDLE FOUND
- ⊗ MAG NAIL FOUND
- △ RAILROAD SPIKE FOUND
- ◇ WOOD POST FOUND
- MONUMENT BOX FOUND
- 5/8" IRON PIN FOUND
- ⊙ 1" IRON PIPE FOUND
- MAG NAIL SET
- 5/8" IRON PIN W/ CAP SET

HOWBERT SURVEYING
LLC
6477 MERRICK ROAD
PORT JENNINGS, OHIO 45864
419-863-0289

DATE: 8/18/26	REV:
CLIENT: GAIER KOHLER	SCALE: 1" = 200'
JOB #: 432-08-26	CHK:

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

Michael L. Howbert
MICHAEL L. HOWBERT
REGISTERED PROFESSIONAL
SURVEYOR NO. 7959 IN OHIO
AUGUST 18, 2026



NOTES
FOUND MONUMENTATION IN GOOD CONDITION
UNLESS OTHERWISE NOTED.
DATA SOURCES INCLUDE DOCUMENTS CITED.

A TITLE SEARCH IS RECOMMENDED TO DETERMINE
EASEMENTS, RESTRICTIONS, AND/OR OTHER
ENCUMBRANCES AFFECTING THE PROPERTY
SHOWN HEREON.



Description 42.945 Acres

- Situated in the Northeast Quarter of Section 19, Town 3, Range 13, B.T.M.R.S., Adams Township, Champaign County, Ohio, being part of a 122.874 acre tract as heretofore conveyed to Carla S. Kohler, Trustee Successor as described in Official Record 605, Page 1651 and Official Record 599, Page 230, being more particularly described as follows;
- Beginning at the northeast corner of the northeast quarter of said Section 19 being a railroad spike found;
- Thence running along the east line of said northeast quarter and the centerline of Rosewood-Quincy Road (60' R/W), S.04°59'52"W., a distance of 1479.51 feet to a mag nail found at the northeast corner of a 1.937 acre tract as described in Official Record 555, Page 642;
- Thence running along said 1.937 acre tract on the following three (3) courses and distances:
1. N.83°10'15"W., a distance of 204.94 feet to a 5/8" iron pin found, passing a 5/8" iron pin found at 30.00 feet;
 2. S.06°49'19"W., a distance of 139.08 feet to a 5/8" iron pin set;
 3. S.02°19'22"W., a distance of 275.62 feet to a 5/8" iron pin found;
- Thence running along a new division line, N.84°26'43"W., a distance of 838.47 feet to a 5/8" iron pin found at the northeast corner of 19.330 acre tract as described in Official Record 564, Page 2793;
- Thence running along a new division line, N.04°59'38"E., a distance of 1888.59 feet to a mag nail set in the north line of said northeast quarter, passing a 5/8" iron pin set at 1858.59 feet;
- Thence on said north line and the centerline of Shanley Road (60' R/W), S.84°28'45"E., a distance of 1035.00 feet to the ***Point of Beginning***;
- Containing 142.210 acres more or less, with 1.711 acres in right of way and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in August 2026. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011 with the centerline of Shanley Road being S.84°28'45"W.




Michael L. Howbert, P.S.



Description 18.314 Acres

- Situated in the Northeast Quarter of Section 19, Town 3, Range 13, B.T.M.R.S., Adams Township, Champaign County, Ohio, being part of a 122.874 acre tract as heretofore conveyed to Carla S. Kohler, Trustee Successor as described in Official Record 605, Page 1651 and Official Record 599, Page 230, being more particularly described as follows;
- Commencing at the northeast corner of the northeast quarter of said Section 19 being a railroad spike found;
- Thence running along the east line of said northeast quarter and the centerline of Rosewood-Quincy Road (60' R/W), S.04°59'52"W., a distance of 1891.76 feet to a mag nail found at the southeast corner of a 1.937 acre tract as described in Official Record 555, Page 642, being the **Principal Point of Beginning**;
- Thence continuing along said east line and the centerline of Rosewood-Quincy Road (60' R/W), S.04°59'52"W., a distance of 764.98 feet to a mag nail found at the northeast corner of a 19.330 acre tract as described in Official Record 564, Page 2793,
- Thence running along said 19.330 acre tract on the following two (2) courses and distances:
1. N.84°27'56"W., a distance of 1044.12 feet to a 5/8" iron pin found;
 2. N.05°41'15"E., a distance of 767.88 feet to a 5/8" iron pin found;
- Thence running along a new division line, S.84°26'43"E., a distance of 838.47 feet to a 5/8" iron pin found at the southwest corner of 1.937 acre tract as described in Official Record 555, Page 462;
- Thence on the south line of said 1.937 acre tract, S.83°41'54"E., a distance of 196.45 feet to the **Point of Beginning**, passing a 5/8" iron pin found at 166.45 feet;
- Containing 18.314 acres more or less, with 0.527 acre in right of way and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in August 2026. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011 with the centerline of Shanley Road being S.84°28'45"W.




Michael L. Howbert, P.S.



Description 42.285 Acres

Situated in the Northeast Quarter of Section 19, Town 3, Range 13, B.T.M.R.S., Adams Township, Champaign County, Ohio, being part of a 122.874 acre tract as heretofore conveyed to Carla S. Kohler, Trustee Successor as described in Official Record 605, Page 1651 and Official Record 599, Page 230, being more particularly described as follows;

Commencing at the northeast corner of the northeast quarter of said Section 19 being a railroad spike found;

Thence running along the north line of said northeast quarter and the centerline of Shanley (60' R/W), N.84°28'45"W., a distance of 1035.00 feet to a mag nail set, being the ***Principal Point of Beginning***;

Thence running along a new division line, S.04°59'38"W., a distance of 1888.59 feet to a 5/8" iron pin found at the northeast corner of 19.330 acre tract as described in Official Record 564, Page 2793 , passing a 5/8" iron pin set at 30.00 feet;

Thence on the north line of said 19.330 acre tract, N.82°55'51"W., a distance of 980.97 feet to a 5/8" iron pin found in the east line of a 40 acre tract as described in Official Record 561, Page 991;

Thence running along said east line, N.04°52'45"E., a distance of 1862.12 feet to a mag found in the north line of said northeast quarter, passing a 5/8" iron pin found at 1832.12 feet;

Thence on said north line and the centerline of Shanley Road (60' R/W), S.84°28'45"E., a distance of 984.10 feet to the ***Point of Beginning***;

Containing 42.285 acres more or less, with 0.678 acre in right of way and being subject to all legal highways, rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description based on a survey prepared by Michael L. Howbert, Registered Professional Surveyor No. 7959, in August 2026. The basis of bearing is based on Ohio North State Plane Grid, NAD 83, Adjustment 2011 with the centerline of Shanley Road being S.84°28'45"W.




Michael L. Howbert, P.S.