

S.R. 18

N89°56'29"W 1393.97'	
1154.49' (17.50 CH. 1155')	239.48'

NORTHEAST CORNER
NORTHWEST QUARTER
SECTION 16

*PLAT OF SURVEY
FOR
MCMANUS ESTATE*

SITUATED IN:
THE NW. 1/4, SECTION 16
TOWN 3 N. RANGE 8 E.,
BARTLOW TOWNSHIP,
HENRY COUNTY, OHIO

49.047 ACRES

1.503 AC. IN R/W

TRACT 1



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

3 JJ'S PLUSS, LLC
O.R. 237, PG. 1176
96.48 AC.

ROAD 5

POB
49.037 AC.

S89°57'18"W	1266.70'
N89°57'18"E	1266.70'

RALPH MCMANUS, ET.AL. TR.
O.R. 330, PG. 790
97.94 AC.

25.777 AC. IN NW. 1/4
23.260 AC. IN SW. 1/4

49.037 ACRES

0.871 AC. IN R/W

SOUTHWEST CORNER
NORTHWEST QUARTER 25.777 AC. IN NW. 1/4
SECTION 16 E-W HALF SECTION LINE
23.260 AC. IN SW. 1/4

TRACT 2

HIGHWAY EASEMENT

00.00N
@ 25.91'
N74°49'02"W 1313.16'

C.S.X. R.R.

SOUTHWEST CORNER
SOUTHWEST QUARTER
SECTION 16

0 150 300 600

SCALE 1"=300'

THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY.

LEGEND:

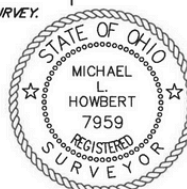
- ☼ COTTON GIN SPINDLE FOUND
- ⊘ MAG NAIL FOUND
- Ⓝ PK NAIL FOUND
- △ SPIKE FOUND
- ◇ SALL SPIKE FOUND
- MONUMENT BOX FOUND
- 5/8" IRON PIN FOUND
- ⊙ 3/4" IRON PIPE FOUND
- MAG NAIL SET
- 5/8" IRON PIN W/ CAP SET



**HOWBERT
SURVEYING
LLC**
8477 MERICLE ROAD
FORT JENNINGS, OHIO 45844
419.863.0289

DATE: 6/20/25	REV.:
CLIENT: MCMANUS	SCALE: 1" = 300'
JOB #: 3285-06-25	CHK:

MICHAEL L. HOWBERT
REGISTERED PROFESSIONAL
SURVEYOR NO. 7959 IN OHIO
JUNE 20, 2025



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.

PLAT OF SURVEY
FOR
MCMANUS ESTATE

SITUATED IN:
THE SW 1/4, SECTION 19
TOWN 4 N. RANGE 8 E.,
RICHFIELD TOWNSHIP,
HENRY COUNTY, OHIO

NOTES:
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JUNE 20, 2025

HOWBERT SURVEYING LLC
8477 MERICLE ROAD
FORT JENNINGS, OHIO 45844
419-663-0267

DATE: 6/20/25	REV:
CLIENT: MCMANUS	SCALE: 1" = 300'
JOB #: 287-06-25	CHK:

FILE: MCMANUS25A.DWG

