

STONE FOUND  
N 01°13'22" W  
2.82'

N 89°13'15" E  
568.43'

STONE WITH  
5/8" REBAR ON  
NORTH SIDE AT THE  
NW COR OF THE SW  
QTR OF SEC 5

NE COR  
SW QTR,  
SEC 5

"SEILER"  
REBAR  
NW COR  
SW QTR,  
SEC 5

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 1-26-24**

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 1-26-24**

INITIAL & DATE  
**VERBAL APPROVAL BY MARK  
HARVEY BLOOMINGGROVE  
ZONING INSPECTOR 1-24-24**

**QQ-23**

DAVID A. & CANDACE SHEPHERD  
O.R. V-2953, P-68

30.133 AC.  
SW QTR SEC 5

102.810 AC.  
SE QTR SEC 5

**132.943 ACRES TOTAL**  
GARRY L. BISEL  
O.R. V-592, P-773

1011.76'

NE COR  
SW QTR,  
SEC 5

FARMS, LLC  
O.R. V-1981, P-586

HAMMAN NOBLE BOYCE

S 01°12'45" E 2675.41' TOTAL

O.R. V-2889, P-471  
O.R. V-2656, P-751  
O.R. V-2684, P-353

JAMES W. & ESTHER M. HORNING

SW COR  
SW QTR,  
SEC 5

REF. @  
25.00'

ROGER EUGENE & JAN  
VALERIE BISEL  
O.R. V-2941, P-461  
O.R. V-3001, P-3965

SE COR  
SW QTR,  
SEC 5

1037.46'

REF. @  
25.00'

S 89°07'16" W 1669.61'

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**LINGENFELTER SURVEYING, LLC**  
**PROFESSIONAL LAND SURVEYING**

Boundary description of a 5.000 acre parcel:

23-049

Situated in the Township of Bloominggrove, T-23N; R-18W, Southwest Quarter of Section 5, County of Richland, and State of Ohio:

Known as being the lands conveyed to Garry L. Bisel by Official Record Volume 592; Page 773, of Richland County Records and further bounded and described as follows:

Commencing at a railroad spike found in Noble Road, (County Road 81), and being the southeast corner of the Southwest Quarter of Section 5;

Thence, S 89° 03' 55" W, 172.53 feet along the section line, the Grantor's southerly line and with Noble Road to a point witnessed by a capped rebar set N 01° 13' 22" W, 25.00 feet and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. **S 89° 03' 55" W, 400.00 feet** along the section line, the Grantor's southerly line and with Noble Road to a point witnessed by a 3/4 inch steel rod found N 01° 13' 22" 26.19 feet;
2. **N 01° 13' 22" W, 544.51 feet** along the Grantor's westerly line and the easterly line of the lands conveyed to David A. & Candace Shepherd by Official Record Volume 2953, Page 68 of the Richland County Records to a capped rebar set;
3. **N 89° 03' 55" E, 400.00 feet** through the Grantor's lands to a capped rebar set;
4. **S 01° 13' 22" E, 544.51 feet** through the Grantor's lands to the principle place of beginning and containing within said bounds **5.000** acres of land, more or less, subject to all legal highways and easements of record.

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Lingenfelter Surveying, LLC in January of 2024.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER 8499".

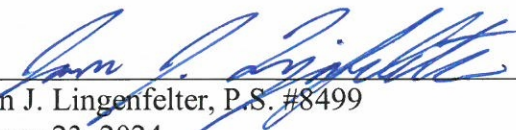
Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

Continued on Page 2

*15929 TOWNSHIP ROAD 463, LOUDONVILLE, OHIO 44842*  
*Ph. (330) 231-3957*

Page 2 (Description of 5.000 ac.)

See Richland County Survey Volume QQ ; Page 23 for survey.

  
\_\_\_\_\_  
Jason J. Lingenfelter, P.S. #8499  
January 23, 2024



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 1-26-24**  
\_\_\_\_\_  
INITIAL & DATE

**LINGENFELTER SURVEYING, LLC**  
**PROFESSIONAL LAND SURVEYING**

Boundary description of a 132.943 acre parcel:

23-049

Situated in the Township of Bloominggrove, T-23N; R-18W, Southwest and Southeast Quarters of Section 5, County of Richland, and State of Ohio:

Known as being the lands conveyed to Garry L. Bisel by Official Record Volume 592; Page 773, of Richland County Records and further bounded and described as follows:

Beginning at a railroad spike found in Noble Road, (County Road 81), and being the southeast corner of the Southwest Quarter of Section 5 and the southwest corner of the Southeast Quarter of Section 5;

THENCE WITH THE FOLLOWING EIGHT (8) COURSES:

1. **S 89° 03' 55" W, 172.53 feet** along the section line, the Grantor's southerly line and with Noble Road to a point witnessed by a capped rebar set N 01° 13' 22" 25.00 feet;
2. **N 01° 13' 22" W, 544.51 feet** through the Grantor's lands to a capped rebar set;
3. **S 89° 03' 55" W, 400.00 feet** through the Grantor's lands to a capped rebar set on the Grantor's westerly line and the easterly line of the lands conveyed to David A. & Candace Shepherd by Official Record Volume 2953, Page 68 of the Richland County Records;
4. **N 01° 13' 22" W, 2138.98 feet** along the Grantor's westerly line and the easterly line of said Shepherd lands to a point on the quarter section line witnessed by a stone found N 01° 13' 22" W, 2.82 feet;
5. **N 89° 13' 15" E, 568.43 feet** along the quarter section line and the Grantor's northerly line to a 5/8 inch rebar with I.D. cap "Seiler" found and being the center of said Section 5;
6. **N 89° 20' 40" E, 1674.25 feet** along the section line and the Grantor's northerly line to a capped rebar set;

Continued on Page 2

*15929 TOWNSHIP ROAD 463, LOUDONVILLE, OHIO 44842*  
*Ph. (330) 231-3957*

Page 2 (Description of 132.943 ac.)

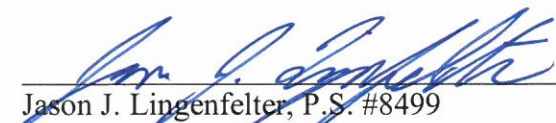
7. **S 01° 12' 45" E, 2675.41 feet** along the Grantor's easterly line and the westerly line of the lands conveyed to Hamman Noble Boyce Farms, LLC by Official Record Volume 1981, Page 586, James W. and Esther M. Horning by Official Record Volume 2889, Page 471, Official Record Volume 2656, Page 751, and Official Record Volume 2684, Page 353 and Roger Eugene and Jan Valerie Bisel by Official Record Volume 2941, Page 461 and Official Record Volume 3001, Page 3965 of the Richland County Records to a MAG nail found on the section line and in Noble Road witnessed by a capped rebar set N 01° 12' 45" W, 25.00 feet;
  
8. **S 89° 07' 16" W, 1669.61 feet** along the section line, the Grantor's southerly line and with Noble Road to the principle place of beginning and containing within said bounds **132.943** acres of land, more or less, of which 30.133 acres are situated in the southwest quarter of Section 5 and 102.810 acres are situated in the southeast quarter of Section 5, but as one, subject to all legal highways and easements of record.

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Lingenfelter Surveying, LLC in January 2024.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER 8499".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Richland County Survey Volume QQ ; Page 23 for survey.

  
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Jason J. Lingenfelter, P.S. #8499  
January 23, 2024



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 1-26-24**

INITIAL & DATE

15929 TOWNSHIP ROAD 463, LOUDONVILLE, OHIO 44842  
Ph. (330) 231-3957