

26 26  
26 26 3/4" REBAR

# MAP OF SURVEY

SE QUARTER OF SECTION 26 &  
NE QUARTER OF SECTION 35  
T-20-N; R-19-W  
TROY TOWNSHIP  
RICHLAND COUNTY, OHIO

REFERENCE SURVEY:  
B-224, D-212, H-59, K-228, L-169,  
N-407, P-266, W-298, Y-191,  
AA-165, OO-157, F-2-244, F-2-367

BASIS OF BEARING:  
THE BEARINGS AS SHOWN HEREON ARE  
RELATIVE TO GRID NORTH OF THE OHIO  
STATE PLANE COORDINATE SYSTEM,  
NAD 83 DATUM

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2096.20'	168.92'	168.88'	S 01°19'07" W	04°37'02"
C2	1171.62'	442.32'	439.70'	S 01°05'37" W	21°37'51"

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 9-20-22**  
INITIAL DATE  
NEW SPLIT WAS CREATED BY  
EXISTING BOUNDARIES NO  
ZONING APPROVAL REQUIRE

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 9-20-22**  
INITIAL DATE  
**00-305**

STONEWOOD ESTATES  
PLAT V-27, P-31

CHRISTOPHER A. &  
CHRISTINA M. ROSE  
O.R. V-669, P-660

JOHN B. & DANITA C.  
OFFENBURGER  
O.R. V-1832, P-389

LOT 10  
PT.  
LOT 9

1/2" REBAR

N 89°33'34" E 2091.59'

REF. SET  
S 89°00'36" W  
30.00'

"CRAIG"  
REBAR

REF. SET  
S 89°00'36" W  
30.00'

"CRAIG"  
REBAR

**55.316 ACRES TOTAL**

CHRISTINE A. McMAHILL,  
JEFFREY A. MAIER &  
COREY R. SHEARER  
O.R. V-1950, P-816

S 09°43'11" E  
65.67'

1/2" REBAR  
N 88°13'51" E  
30.43'

REF. SET  
S 80°16'41" W  
30.00'

"SEILER"  
REBAR

5/8" REBAR  
N 89°50'52" E  
4.58'

S 89°50'52" W 1617.00' TOTAL

1/2" REBAR

TOM V. &  
BETH A. TRAXLER, TRUSTEES  
O.R. V-2575, P-425

REF. SET  
N 78°05'33" W  
30.00'

N 12°13'32" E 590.59'

(53.408 AC.)  
505.95'

(1.908 AC.)  
500.00'

REF. SET  
S 89°46'39" W  
30.00'

N 86°43'00" W

S 12°16'03" W  
183.89'

S LINE OF THE SE QTR SEC 26  
N LINE OF THE NE QTR SEC 35

26 26  
35 35  
ROTTED OFF  
FENCE  
CORNER POST

26 25  
35 36  
"VANCE"  
REBAR

ANDREW &  
MEREDITH A. HALE  
O.R. V-2789, P-355

1/2" REBAR  
S 12°12'59" W  
5.40' TOTAL  
"RIEDEL" REBAR  
N 12°12'59" E, 1.00'

REF. SET  
S 86°43'33" E  
500.30'

ROBERTA K.  
HOSTETLER  
O.R. V-1660, P-3

REF. SET  
S 12°10'41" W  
424.29'

REF. SET  
S 12°10'41" W  
424.29'

**19.076 ACRES**

CHRISTINE A. McMAHILL,  
JEFFREY A. MAIER &  
COREY R. SHEARER  
O.R. V-1950, P-816

S 89°47'04" W 1825.47'

5/8" REF.  
22.00'

"NAPIER" REBAR  
N 89°47'04" E  
2.89'

RALPH E. &  
SUSAN K. BAKER  
O.R. V-456, P-644

CHRISTOPHER &  
LISA McDEVITT  
O.R. V-2897, P-793

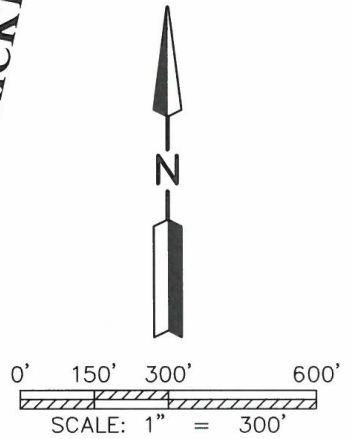
MARIA CHARLENE  
ARBUJINA  
O.R. V-2780, P-25

THOMAS E. &  
LORI K. SNEERINGER  
O.R. V-1322, P-338

JAMES D. &  
AMANDA L. DERHART  
O.R. V-2596, P-700

W LINE OF THE NE QTR SEC 35

LEXINGTON-FREDERICKTOWN



- LEGEND
- 1/2" CAPPED REBAR WITH I.D. CAP MARKED "BLUNK" (UNLESS NOTED)
  - ⊗ 2" MAG NAIL SET
  - 5/8" REBAR SET WITH I.D. CAP MARKED "LINGENFELTER" 8499



Distances shown hereon are expressed in feet and decimal parts thereof, bearings are used to express angles only, iron pins or monuments were found or set as indicated hereon. All of which I believe to be correct to the best of my knowledge.

By: *Jason J. Lingenfelter* 9-19-2022  
JASON J. LINGENFELTER, P.S. #8499 DATE  
JOB #22-029

**LINGENFELTER SURVEYING**  
PROFESSIONAL LAND SURVEYING (330)-231-3957

**KINGS CORNERS**  
**ROAD C.R. 35**

1/2" REBAR  
UNREADABLE  
CAP @ 30.00'

35 35  
35 35

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

Boundary description of a 55.316 acre parcel:

22-029

Situated in the Township of Troy, T-20N; R-19W, Southeast Quarter of Section 26 and the Northeast Quarter of Section 35, County of Richland, and State of Ohio:

Known as being the lands conveyed to Christine A. McMahill, Jeffrey A. Maier and Corey R. Shearer in Volume 1950; Page 816, of Richland County Official Records and further bounded and described as follows:

Commencing at rotted off corner fence post found and being the southwest corner of the Southeast Quarter of Section 26;

Thence, N 01° 24' 31" W, 429.82 feet along the quarter section line to a point witnessed by a 5/8 inch rebar found N 89° 50' 52" E, 4.58 feet and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING ELEVEN (11) COURSES:

1. N 01° 24' 31" W, 990.20 feet along the quarter section line and the Grantor's westerly line to a ½ inch rebar found;
2. N 89° 33' 34" E, 2091.59 feet along the Grantor's northerly line and the southerly line of Lots 9 and 10 of the Stonewood Estates, (Plat V-27, P-31), and the lands conveyed to Christopher A. & Christina M. Rose, (O.R. V-669. P-660), and John B. & Danita C. Offenburger, (O.R. V-1832, P-389), to a point in Lexington – Fredericktown Road, (State Route 546), witnessed by a 1/2 inch rebar with I.D. cap "Blunk" found S 89° 33' 34" W, 30.00 feet;
3. Thence, along the Grantor's easterly line, with State Route 546 and along a curve to the left having a radius of 2096.20 feet, arc length of 168.92, delta of 04° 37' 02" and a chord bearing of S 01° 19' 07" W for a chord distance of 168.88 feet to a point witnessed by a capped rebar set radial S 89° 00' 36" W, 30.00 feet;
4. S 09° 07' 37" E, 336.21 feet along the Grantor's easterly line and with State Route 546 to a MAG nail set witnessed by a ½ inch rebar found N 88° 13' 51" E, 30.43 feet;

Continued on Page 2

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

Page 2 (Description of 55.316 ac.)

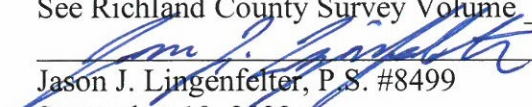
5. **S 09° 43' 11" E, 65.67** feet along the Grantor's easterly line and with State Route 546 to a point at the beginning of a curve witnessed by a capped rebar set radial S 80° 16' 41" W, 30.00 feet;
6. Thence, along the Grantor's easterly line, with State Route 546 and along a curve to the right having a radius of **1171.62** feet, arc length of **442.32**, delta of **21° 37' 51"** and a chord bearing of **S 01° 05' 37" W** for a chord distance of **439.70** feet to a point witnessed by a capped rebar set radial N 78° 05' 33" W, 30.00 feet;
7. **S 11° 54' 32" W, 432.00** feet along the Grantor's easterly line and with State Route 546 to a MAG nail set on the section line between the southeast quarter of section 26 and the northeast quarter of section 35;
8. **S 12° 16' 03" W, 183.89** feet along the Grantor's easterly line and with State Route 546 to a point witnessed by a 1/2 inch rebar with I.D. cap "Blunk" found N 86° 43' 00" W, 30.00 feet;
9. **N 86° 43' 00" W, 500.00** feet along the Grantor's southerly line and the northerly line of the lands conveyed to Tom V. & Beth A. Traxler, Trustees, (O.R. V-2545, P-425), to a 1/2 inch rebar with I.D. cap "Blunk" found;
10. **N 12° 13' 32" E, 590.59** feet along the Grantor's westerly line and the easterly line of said Traxler lands to a 1/2 inch rebar found;
11. **S 89° 50' 52" W, 1617.00** feet along the Grantor's southerly line and the northerly line of said Traxler lands and the lands conveyed to Andrew & Meredith A. Hale, (O.R. V-2789, P-355), to the principle place of beginning and containing within said bounds **55.316** acres of land, more or less, of which 53.408 acres are situated in the southeast quarter of section 26 and 1.908 acres are situated in the northeast quarter of section 35, but as one and 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 August of 2022.

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

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 00 ; Page 305 for survey.

  
 Jason J. Lingenfelter, P.S. #8499  
 September 19, 2022



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

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
EAK 9-20-22  
 INITIAL DATE

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
EAK 9-20-22  
 INITIAL DATE

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

Boundary description of a 19.076 acre parcel:

22-029

Situated in the Township of Troy, T-20N; R-19W, Northeast Quarter of Section 35, County of Richland, and State of Ohio:

Known as being the lands conveyed to Christine A. McMahonill, Jeffrey A. Maier and Corey R. Shearer in Volume 1950; Page 816, of Richland County Official Records and further bounded and described as follows:

Commencing at rotted off corner fence post found and being the northwest corner of the Northeast Quarter of Section 35;

Thence, S 01° 07' 14" W, 537.14 feet along the quarter section line to a point witnessed by a ½ inch rebar found N 89° 46' 06" E, 3.62 feet and the principal place of beginning of the parcel herein described:

THENCE WITH THE FOLLOWING SIX (6) COURSES:

1. **N 89° 46' 06" E, 1407.83** feet along the Grantor's northerly line and the southerly line of the lands conveyed to Andrew & Meredith A. Hale, (O.R. V-2789, P-355), to a ½ inch rebar found;
2. **S 12° 12' 59" W, 5.40** feet along the Grantor's easterly line and the westerly line of the lands conveyed to Roberta K. Hostetler, (O.R. V-1660, P-3), to a point witnessed by a 5/8 inch rebar with I.D. cap "Riedel" found N 12° 12' 59" E, 1.00 foot;
3. **S 86° 43' 33" E, 500.30** feet along the Grantor's northerly line and the southerly line of said Hostetler lands to a point in Lexington – Fredericktown Road, (State Route 546), witnessed by a capped rebar set N 86° 43' 33" W, 30.00 feet;
4. **S 12° 10' 41" W, 424.29** feet along the Grantor's easterly line and with State Route 546 to a point witnessed by a 5/8 inch rebar found S 89° 47' 04" W, 22.00 feet;

Continued on Page 2

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Page 2 (Description of 19.076 ac.)

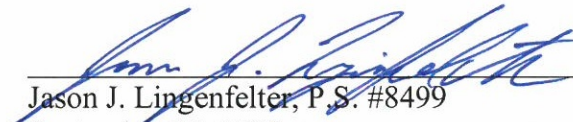
- 5. **S 89° 47' 04" W, 1825.47** feet along the Grantor's southerly line and the northerly line of the lands conveyed to James D. & Amanda L. Derhart, (O.R. V-2596, P-700), Thomas E. & Lori K. Sneeringer, (O.R. V-1322, P-338), Maria Charlene Arbutina, (O.R. V-2780, P-25), Christopher & Lisa McDevitt, (O.R. V-2897, P-793), and Ralph E. & Susan K. Baker, (O.R. V-456, P-644), to a point on the quarter section line witnessed by a ½ inch rebar with I.D. cap "Napier" found N 89° 47' 04" E, 2.89 feet;
- 6. **N 01° 07' 14" E, 449.85** feet along the quarter section line and along the Grantor's westerly line to the principle place of beginning and containing within said bounds **19.076** 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 August of 2022.

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

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

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 Jason J. Lingenfelter, P.S. #8499  
 September 19, 2022



NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK**     **9-20-22**  
 INITIAL     DATE

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