

## S.A. ENGLAND SURVEYING

Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008



E-mail: [www.surveyohio.com](http://www.surveyohio.com)

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

### Legal Description Tract 3: 5.001 Acres part Christy D. Ballengee Parcel: O.R. Book 505, Page 2120

Situated in the Township of Troy, County of Athens, State of Ohio, and being a part of the East Half of Section 8, Township 5N, Range 11W, of the Ohio Company's Purchase, and being more particularly described as follows;

Being a Survey of a part of a 47 Acre parcel conveyed to Christy D. Ballengee, as recorded in O.R. Book 505, Page 2120, in the Athens County Deed Records, being part of Auditor's P.P.N. L01-001001-9000, and further described as follows;

Commencing at a stone found marking the Southwest corner of the Northeast Quarter of Section 8, also being the Northwest corner of the Southeast Quarter of Section 8, being the Southeast corner of a parcel conveyed to Deborah A. Ford, as recorded in O.R. Book 333, Page 535, also being the Northeast corner of a parcel conveyed to Louise M. Hershey, as recorded in O.R. Book 57, Page 781;

Thence, N 01°37'00" E 511.60 feet with the West line of the Northeast Quarter of Section 8 and said parcel conveyed to Ballengee (O.R.505,Pg.2120), of which this description is a part, the same being the East line of said parcel conveyed to Ford (O.R.333,Pg.535), to a 2" o.d. iron pipe found marking the Southwest corner of a parcel conveyed to James R. Flannery, as recorded in O.R. Book 310, Page 2625;

Thence, S 89°50'44" E 1935.51 feet with the North line of said parcel conveyed to Ballengee (O.R.505,Pg.2120) of which this description is a part, the same being the South line of said parcel conveyed to Flannery (O.R.310,Pg.2625), and extending along the South line of a parcel conveyed to Francis H. Spencer, as recorded in O.R. Book 381, Page 89, to an iron pin set; and being the PRINCIPLE PLACE OF BEGINNING of the 5.001 Acre parcel herein to be described;

Thence, S 89°50'44" E 739.39 feet continuing with the North line of said parcel conveyed to Ballengee (O.R.505,Pg.2120) of which this description is a part, the same being the South line of said parcel conveyed to Spencer (O.R.381,Pg.89), to the East line thereof in the Right of Way of State Route 124, being Station 161+75.80/47.65'LT of State Route 124, as shown on Plan No. ATH-124-0.91, on record at the Ohio Department of Transportation District 10 Office, Marietta, Ohio, and passing over a ¾" o.d. iron pipe found w/cap stamped "O.D.O.T." at 709.39 feet;

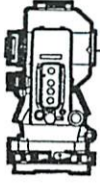
Thence following the East line of said parcel conveyed to Ballengee (O.R.505,Pg.2120) of which this description is a part, within the Right of Way Line of State Route 124, with the following two (2) courses and distances:

- 1) S 23°54'23" W 177.97 feet to an angle point;
- 2) S 28°05'21" W 192.93 feet to an angle point;

Thence with a line across said parcel conveyed to Ballengee (O.R.505,Pg.2120) of which this description is a part, with the following seven (7) courses and distances:

- 3) N 89°46'04" W 50.00 feet to an iron pin set;
- 4) N 52°23'10" W 31.48 feet to an iron pin set;
- 5) N 22°05'10" W 38.21 feet to an iron pin set;
- 6) N 85°58'20" W 67.79 feet to an iron pin set;
- 7) S 62°31'37" W 165.19 feet to an iron pin set;
- 8) N 89°46'04" W 274.36 feet to an iron pin set;
- 9) N 00°13'56" E 350.41 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains 5.001 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.



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Together with a 20 foot wide ingress/egress easement, with the following described centerline;

Commencing at Station 161+75.80/47.65' LT, as shown on Plan No. ATH-124-0.91 on record at the Ohio Department of Transportation District 10 Office, Marietta, Ohio: said Station bears S 89°50'44" E 30.00 from a ¾" o.d. iron pipe found w/cap labeled "O.D.O.T.";

Thence, S 23°54'23" W 177.97 feet with the East line of said parcel conveyed to Ballengee (O.R.505,Pg.2120) of which this description is a part, to an angle point;

Thence, S 28°05'21" W 273.87 feet continuing with East line of said parcel conveyed to Ballengee (O.R.505,Pg.2120) of which this description is a part, to the centerline of an existing driveway, and being the **PRINCIPLE PLACE OF BEGINNING** of the **Easement Centerline** herein to be described;

Thence with following the centerline of an existing driveway across said parcel conveyed to Ballengee (O.R.505,Pg.2120) of which this description is a part, with the following eight (8) courses and distances:

- 10) N 52°37'20" W 30.00 feet to an angle point;
- 11) N 17°55'21" W 25.76 feet to an angle point;
- 12) N 50°41'10" E 44.97 feet to the **TERMINUS POINT** for this easement.


Subject to the Right of Way and Restrictions of State Route 124, as recorded on Plan No. ATH-124-0.91, on record at the Ohio Department of Transportation District 10 Office, Marietta, Ohio.

The bearings of the above description are based on the West line of the Northeast Quarter of Section 8, as being N 00°07'34" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in June of 2017.

Dated 8/18/17

  
 Scott A. England P.S.  
 Ohio Registered Surveyor #7452

Job No. 2996-17AT-Tract3


Legal Description Pre-Approval  
**APPROVED**

All transfers are subject to  
 Athens County Conveyance Standards

OCT 02 2017

Jill Thompson  
 Athens County Auditor

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

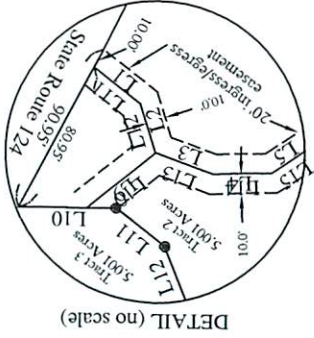
BY:   
 DATE: 8/23/17



# Plat of Survey

Township of Troy, County of Athens, State of Ohio, and being part of the East Half of Section 8, Township 5N, Range 11W, of the Ohio Company's Purchase

No.	Bearing	Distance
L1	N 52°37'20" W	30.00'
L2	N 17°55'21" W	25.76'
L3	N 70°25'00" W	31.20'
L4	S 88°20'35" W	30.04'
L5	S 56°04'55" W	99.07'
L6	S 67°08'50" W	89.46'
L7	S 61°12'42" W	87.19'
L8	S 46°17'24" W	42.05'
L9	S 50°41'16" E	44.97'
L10	N 89°46'04" W	50.00'
L11	N 52°23'10" W	31.48'
L12	N 22°05'10" W	38.21'
L13	N 85°58'20" W	67.79'
L14	S 62°31'37" W	165.19'



PROPERTY LOCATION:  
Situated in the Township of Troy, County of Licking, State of Ohio, and being part of the East Half of Section 8, Township 5N, Range 11W, of the Ohio Company's Purchase.

Being a Survey of 47 Acre parcel conveyed to Christy Ballengee, as recorded in O.R. Book 505, Page 2120, in the Athens County Deed Records, and being al of Auditor's P.P.N. L01-001001-9000.

The bearings of this Plat are based on the West line of the Southeast Quarter of Section 8, as being N 00°07'34" W, and is an assumed Meridian used to denote angles only.

Subject to the Right of Way and restrictions of State Route 124, as found on Plan No. ATH-125-0.91, on record at the Ohio Department of Transportation District 10 Office, Marietta, Ohio.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Francis H. Spencer*  
DATE: 9/11/17

Francis H. Spencer  
9.84 Acres  
O.R. Volume 581, Page 89  
P.P.N. L01-001001-8902

James R. Flannery  
33.00 Acres  
O.R. Book 310, Page 2625  
P.P.N. L01-001001-8901

Tract 2  
37.426 Acres

PLACE OF COMMENCEMENT:  
SW CORNER NE QUARTER &  
NW CORNER SE QUARTER  
SECTION 8, P.O.B., Tract 2

Deborah A. Ford  
153.77 Acres  
O.R. Book 333, Page 525  
P.P.N. L01-001002-6200

Louise M. Hensley  
68.351 Acres  
O.R. Book 57, Page 781  
P.P.N. L01-001002-6100

Christy D. Ballengee  
47 Acres  
O.R. Book 505, Page 2120  
P.P.N. L01-001001-9000

Paul E. & Deborah E. Beem, Trustees  
11.486 Acres  
O.R. Book 505, Page 2118  
P.P.N. L01-001001-9205

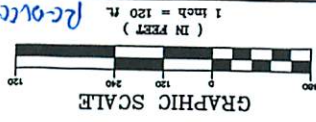
Michael A. Nelson  
15.345 Acres  
O.R. Book 487, Page 346  
P.P.N. L01-001001-9205

Lama J. Alloway  
13.944 Acres  
O.R. Book 504, Page 420  
P.P.N. L01-0010019203

Tim Ford  
2.90 Acres  
O.R. Book 14, Page 364  
L01-001001-9101

Prepared By:

S. A. ENGLAND SURVEYING  
Professional Land Surveying  
P.O. Box 1770  
Buckeye Lake, Ohio 43008  
PH: 740-323-0644  
email: saengland@surveyohio.com



1 inch = 120 ft. (IN FEET)  
Reverse

- LEGEND
- - 2" o.d. Iron Pipe Found
  - ▲ - Mag Nail Set
  - - Iron Pin Set
  - - 5/8" Iron Pin Found
  - - 3/4" o.d. Iron Pipe Found w/O.D.O.T. Cap
  - - Stone Found



Dated: 8/11/17  
I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Scott A. England, P.S.  
Ohio Registered Surveyor #7452

Note: All Easements not shown.