

S.A. ENGLAND SURVEYING

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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description Tract 1: 5.017 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, S 00°07'34" E 327.95 feet with the West line of 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 Hershey (O.R.57,Pg.781), to a 5/8" o.d. iron pin found marking the Northwest corner of a parcel conveyed to Michael A. Nelson, as recorded in O.R. Book 487, Page 346;

Thence, N 89°50'30" E 1608.14 feet with the South line of said parcel conveyed to Ballengee (O.R.505,Pg.2120) of which this description is a part, the same being the North line of said parcel conveyed to Nelson (O.R.487,Pg.346), and extending along the North line of a parcel conveyed to Paul E. & Deborah E. Beem, Trustees, as recorded in O.R. Book 505, Page 2118, and extending along the North line of a parcel conveyed to Lana J. Alloway, as recorded in O.R. Book 504, Page 420, to an iron pin set, and being the **PRINCIPLE PLACE OF BEGINNING**, of the 5.017 Acre parcel herein to be described;

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 two (2) courses and distances:

- 1) N 27°19'24" E 414.35 feet to an iron pin set;
- 2) S 82°46'05" E 627.88 feet to the East line thereof in the Right of Way of State Route 124, and passing over an iron pin set at 577.88 feet;

Thence with 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 of State Route 124, with the following two (2) courses and distances:

- 3) S 26°09'12" W 187.78 feet to an angle point;
- 4) S 29°54'58" W 138.79 feet to an angle point marking Station 152+05.55/94.10' LT, as shown on Plan No. ATH-124-0.91, on record at the Ohio Department of Transportation District 10 Office, Marietta, Ohio, and being the Northeast corner of a parcel conveyed to Tim Ford, as recorded in O.R. Book 14, Page 364;

Thence, S 89°58'46" W 661.09 feet with the South line of said parcel conveyed to Ballengee (O.R.505,Pg.2120), of which this description is a part, the same being the North line of said parcel conveyed to Ford (O.R.14,Pg.364), and extending along part of the North line of said parcel conveyed to Alloway (O.R.504,Pg.420), to the **PRINCIPLE PLACE OF BEGINNING**, passing over a 1/8" o.d. iron pin found at 14.28 feet, and containing 5.017 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.



S.A. ENGLAND SURVEYING
 Professional Land Surveying
 P.O. Box 1770
 Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

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:

- 5) N 52°37'20" W 30.00 feet to an angle point;
- 6) N 17°55'21" W 25.76 feet to an angle point;
- 7) N 70°25'00" W 31.20 feet to an angle point;
- 8) S 88°20'35" W 30.04 feet to an angle point;
- 9) S 56°04'55" W 99.07 feet to an angle point;
- 10) S 67°08'50" W 89.46 feet to an angle point;
- 11) S 61°12'42" W 87.19 feet to an angle point;
- 12) S 46°17'24" W 42.05 feet to an angle point, and being 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.

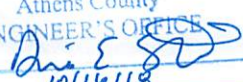
All iron pins set are 5/8" o.d. reinforcing bars 30" long with red caps labeled "S.A. ENGLAND #7452".

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 10/11/18


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

Job No. 2996-17AT-Tract1

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 10/16/18



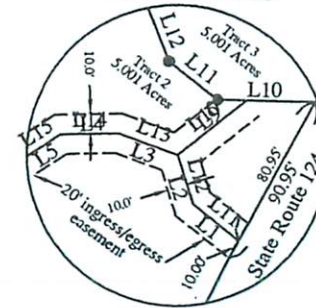
Plat of Survey

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

LINE TABLE

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	N 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'

DETAIL (no scale)



PROPERTY LOCATION:

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

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 all of Auditor's P.P.N. L01-001001-9000.

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.

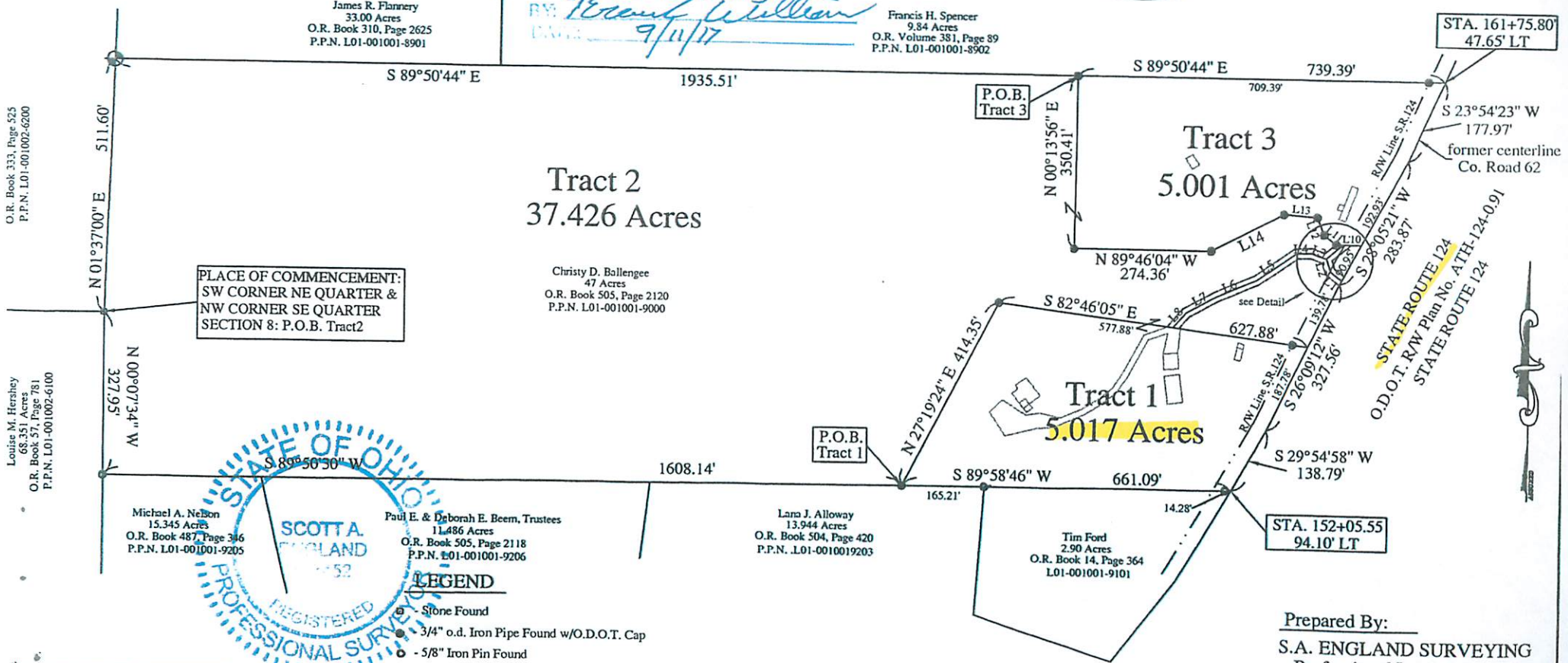
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

By: Percy A. Williams
DATE: 9/11/17

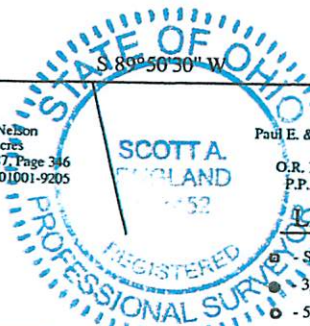
Francis H. Spencer
9.84 Acres
O.R. Volume 381, Page 89
P.P.N. L01-001001-8902

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

Measurements 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.

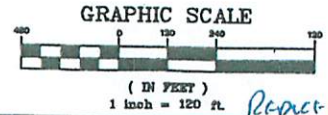


PLACE OF COMMENCEMENT:
SW CORNER NE QUARTER &
NW CORNER SE QUARTER
SECTION 8: P.O.B. Tract 2



LEGEND

- - Stone Found
- - 3/4" o.d. Iron Pipe Found w/O.D.O.T. Cap
- - 5/8" Iron Pin Found
- - Iron Pin Set
- - 5/8" Rebar 30" long w/ 1.25" dia. plastic Rod Cap Labeled S.A. England #7452
- △ - Mag Nail Set
- - 2" o.d. Iron Pipe Found



O.R. Book 333, Page 525
P.P.N. L01-001002-6000

Louise M. Hershley
68.51 Acres
O.R. Book 37, Page 781
P.P.N. L01-001002-6100

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

Paul E. & Deborah E. Beem, Trustees
11.486 Acres
O.R. Book 505, Page 2118
P.P.N. L01-001001-9206

Lana 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

I certify that an actual survey of the premises was made, and that I am a Registered Professional Surveyor to the best of my knowledge.
Scott A. England
Scott A. England, P.S.
Ohio Registered Surveyor #7452

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

Note: All Easements not shown.