

201214606 uw



# MORRIS & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

68 WEST CHURCH ST., SUITE 301, NEWARK, OHIO, 43055

PHONE 740-349-7144

FAX 740-349-7155

### PLAT OF SURVEY PREPARED FOR:

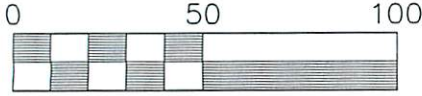
LERNER, SAMPSON, & ROTHFUSS (N/F GORDON S. TURNBULL & KAREN SUE BALLINGER)

**DESCRIPTION:** SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, VILLAGE OF NEW MARSHFIELD. BEING IN FRACTION 1, SECTION 15, TOWNSHIP 11, RANGE 15, (WATERLOO TWP.) OF THE OHIO COMPANY PURCHASE LANDS. BEING A PART OF LOT 1 (NOW RE-NUMBERED LOT 49 ON THE AUDITOR'S TAX PLAT) IN THE "MAYHUGH'S ADDITION" TO THE VILLAGE OF NEW MARSHFIELD AS IS SHOWN OF RECORD IN ENVELOPE 81B, AND BEING A "RESURVEY" OF ALL OF THAT PARCEL OF LAND DESCRIBED IN THE DEED TO KAREN SUE BALLINGER RECORDED IN O.R. VOLUME 458 PAGE 1372, ALL REFERENCES BEING TO THOSE OF RECORD IN THE ATHENS COUNTY RECORDER'S OFFICE, ATHENS, OHIO.

**ADDRESS:** 3910 OLD STATE ROUTE 56, NEW MARSHFIELD, OHIO 45766

**ATHENS COUNTY AUDITOR PARCEL NUMBER:** N010090101100

DATE OF SURVEY: JANUARY OF 2013



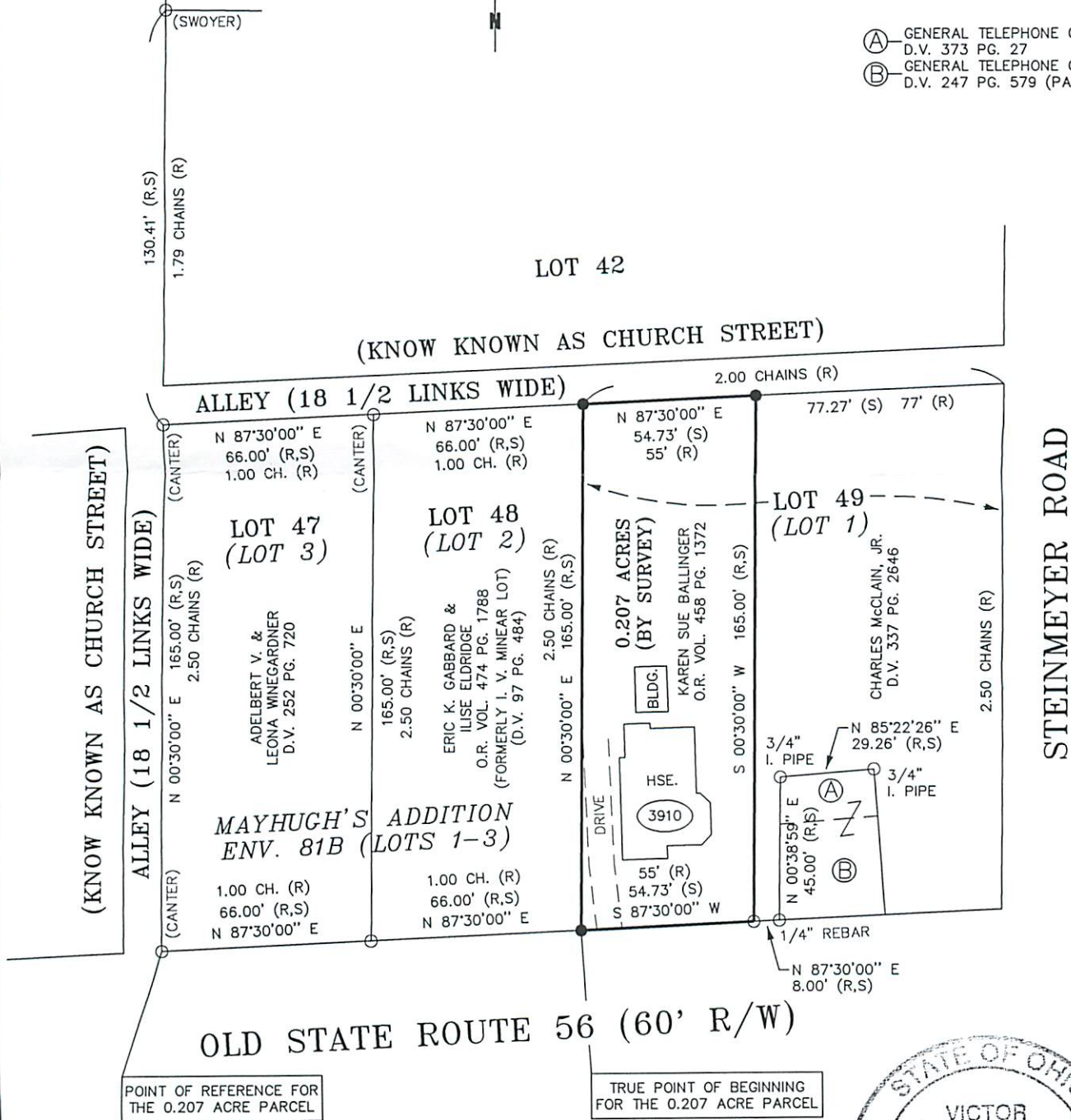
Scale 1" = 50'

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE TO BE USED TO DENOTE ANGLES ONLY.



**REFERENCES USED:**  
DEEDS AS SHOWN  
DEEDS OF RECORD  
RECORD TAX MAPS  
SURVEYS OF RECORD  
COUNTY GIS MAPPING

- (A) GENERAL TELEPHONE COMPANY OF OHIO D.V. 373 PG. 27
- (B) GENERAL TELEPHONE COMPANY OF OHIO D.V. 247 PG. 579 (PARCEL 10)



POINT OF REFERENCE FOR THE 0.207 ACRE PARCEL

TRUE POINT OF BEGINNING FOR THE 0.207 ACRE PARCEL

Description Checked for Mathematical Accuracy  
Athens County  
Recorder's Office

BY: *V. A. Morris*  
DATE: 1/24/13



#### LEGEND

- (3910) ADDRESS
- (R) RECORD DISTANCE
- (S) SURVEY DISTANCE
- MONUMENT FOUND-5/8" REBAR (SURVEYOR CAP)
- MONUMENT SET-5/8" REBAR W/PLASTIC CAP

#### NOTE:

(1)SUBJECT TO ALL EASEMENTS, LEASES, CONDITIONS, COVENANTS, ZONING, AND RIGHT-OF-WAY OF RECORD.

*Victor A. Morris* 01-14-13  
VICTOR A. MORRIS P.S. 7347 DATE  
MORRIS & ASSOCIATES, INC.

THIS PLAT WAS PREPARED FROM RECORD INFORMATION AND AN ACTUAL FIELD SURVEY OF THE PREMISES IN JANUARY OF 2013.





**MORRIS & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

**0.207 Acre Description**

Situated in the State of Ohio, County of Athens, Village of New Marshfield. Being in Fraction 1, Section 15, Township 11, Range 15, (Waterloo Twp.) of the Ohio Company Purchase Lands. Being a part of Lot 1 (now re-numbered and known as Lot 49 on the Auditor's Tax Plat) in the "Mayhugh's Addition" to the Village of New Marshfield as is shown of record in Envelope 81B. Being a 0.207 acre parcel and being a "Resurvey" of all of that parcel of land described in the deed to Karen Sue Ballinger, recorded in O.R. Vol. 458 Page 1372, all references to Deed Volume (D.V.), Official Record Volume (O.R. Vol.), and Envelope (Env.), refer to those of record in the Athens County Recorder's Office, Athens, Ohio. Said 0.207 acre parcel being further bounded and described as follows:

Beginning for reference at a 5/8" rebar with plastic cap stamped "Canter" found marking the southwest corner of Lot 3 (now re-numbered and known as Lot 47 on the Auditor's Tax Plat) in the said "Mayhugh's Addition" of record in Env. 81B, said point being in the north line of Old State Route 56, and being in the east line of an alley (now known as Church Street);

Thence N 87°30'00" E with the north line of said Old State Route 56, with the south line of said Lot 3 (now re-numbered and known as Lot 47 on the Auditor's Tax Plat), and with the south line of Lot 2 (now re-numbered and known as Lot 48 on the Auditor's Tax Plat) in the said "Mayhugh's Addition", passing through a 5/8" rebar found at 66.00 feet marking the common corner to said Lot 2 & Lot 3 (now known as Lot 48 & Lot 47), a total distance of 132.00 feet to a 5/8" rebar set marking the southeast corner of said Lot 2 (now known as Lot 48) in the said "Mayhugh's Addition" of record in Env. 81B, said point being the southwest corner of Lot 1 (now known as Lot 49) in the said "Mayhugh's Addition", being the former southeast corner of the "I. V. Minear Lot" recorded in D.V. 97 Pg. 484, being the current southeast corner of a parcel of land described in a deed to Eric K. Gabbard & Ilise Eldridge recorded on O.R. Vol. 474 Pg. 1788, being the southwest corner of the said Karen Sue Ballinger Parcel (Ballinger Parcel) recorded in O.R. Vol. 458 Page 1372, and being also the **True Point of Beginning for the 0.207 acre parcel** herein described;

Thence N 00°30'00" E with the common line of said Lot 1 & Lot 2 (now known as Lot 49 & Lot 48), with the east line of the said Eric K. Gabbard & Ilise Eldridge Parcel, and with the west line of the said Ballinger Parcel, a distance of **165.00 feet** to a 5/8" rebar set in the south line of an alley (now known as Church Street) marking the common corner to said Lot 1 & Lot 2 (now known as Lot 49 & Lot 48), said point being the northwest corner of the said Ballinger Parcel;

Thence N 87°30'00" E with the south line of the said alley (now known as Church Street), with the north line of said Lot 1 (now known as Lot 49) in the said "Mayhugh's Addition", and with the north line of the said Ballinger Parcel, a distance of **54.73 feet** to a 5/8" rebar set in the north line of said Lot 1 (now known as Lot 49), marking the northeast corner of the said Ballinger Parcel, and marking the northwest corner of a parcel of land described in a deed to Charles McClain Jr., recorded in D.V. 337 Pg. 2646;

Thence S 00°30'00" W with the east line of the said Ballinger Parcel, the west line of the said Charles McClain Jr. Parcel, a distance of **165.00 feet** to a 5/8" rebar found in the north line of said Old State Route 56, in the south line of said Lot 1 (now known as Lot 49) in the said "Mayhugh's Addition", marking the southeast corner of the said Ballinger Parcel, and the southwest corner of the said Charles McClain Jr. Parcel;

Thence S 87°30'00" W with the south line of said Lot 1 (now known as Lot 49) in the said "Mayhugh's Addition", with the south line of the said Ballinger Parcel, and with the north line of said Old State Route 56, a distance of **54.73 feet** to the point of beginning, and containing **0.207 acres of land**, more or less. Subject to all easements, leases, conditions, covenants, zoning, and right-of-way of record.

Being all of Auditor's Parcel ID#: N010090101100.

The bearings used herein are based on an assumed meridian and are to be used to denote angles only.

The 5/8" rebar set as mentioned herein is a 5/8" rebar, 30" in length, with a plastic cap stamped "MORRIS&ASSOC.-PS 7347".

This description was prepared by Morris & Associates, Inc. from record information and an actual field survey of the premises in January of 2013.

Redescription of  
Property boundaries.  
No new parcels  
created.  
*[Signature]*  
Athens County Planner



*[Signature]* 01-23-13  
Victor A. Morris PS#7347 Date  
Description Morris & Associates, Inc.

1 of 1  
BY: *[Signature]*  
DATE: 1/24/13

1-24-13  
Description Approved  
Jill A. Thompson  
Athens County Auditor

**WILSON & ASSOCIATES**

**0.002 Area Description**

The site is located in the County of... (mirrored text)

The site is located in the County of... (mirrored text)

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The site is located in the County of... (mirrored text)

**NEW MARSHFIELD - 3**

Approved  
Jill A. Thompson  
Athens County Auditor

11/11/11

