

+- 5.00 Acre Split of Jerry and Patricia Ballard Lands

Situated in the State of Ohio, County of Muskingum, Township of Licking, and being part of the North Half of Quarter Township 4, Township 2, Range 9, United States Military Lands, and being part of the lands presently owned by Jerry and Patricia Ballard as per Official Record 2346, Page 209, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Northwest Corner of Lot 8 of the plat of Thomas Wills Land as per Plat Book A-O, Page 114;

Thence along the north line of lands presently owned by David L. Allen,(OR 2440-574), South 62 degrees 21 minutes 32 seconds West, 706.88 feet to a point in the centerline of Ballard Road,(Twp. Rd. 60), passing iron pins found at 428.33 feet, 458.82 feet, and 686.88 feet, and being the principal place of beginning;

Thence along the centerline of said Ballard Road, the following two courses:

- 1.) South 26 degrees 22 minutes 17 seconds East, 131.89 feet to a point;
- 2.) South 23 degrees 54 minutes 25 seconds East, 13.23 feet to a point on the northeast corner of lands presently owned by Andrew J. and Lyndsey D. Wood, (OR 2250-911);

Thence along the north line of said Wood lands, North 76 degrees 20 minutes 24 seconds West, 192.00 feet to an iron pin found,(passing an iron pin found at 28.88 feet), on the Northeast corner of lands presently owned by Donavon G. and Carrie E. Jadwin,(OR 2597-200);

Thence along the north line of said Jadwin lands, South 89 degrees 39 minutes 09 seconds West, 147.00 feet to an iron pin found on the northeast corner of lands presently owned by Jacob K. and Paige A. Parks,(OR 2551-863);

Thence along the north line of said Parks lands, South 89 degrees 39 minutes 09 seconds West, 184.05 feet to an iron pin found on the northwest corner of said Parks lands;

Thence through the lands of Jerry and Patricia Ballard the following three courses:

- 1.) South 89 degrees 39 minutes 09 seconds West, 200.00 feet to an iron pin set;
- 2.) North 00 degrees 20 minutes 51 seconds West, 347.90 feet to an iron pin set;
- 3.) North 89 degrees 39 minutes 09 seconds East, 541.77 feet to a point in the centerline of Ballard Road, passing an iron pin set at 517.08 feet;

Thence along the centerline of said road the following three courses:

- 1.) South 21 degrees 34 minutes 50 seconds East, 122.81 feet to a point;
- 2.) South 22 degrees 57 minutes 26 seconds East, 43.25 feet to a point;
- 3.) South 25 degrees 29 minutes 43 seconds East, 120.78 feet to the principal place of beginning, containing 5.00 acres more or less, and being part of Auditor's Parcel Number 35-40-01-13-000.

The above described parcel is subject to a thirty feet wide Waterline Easement being more particularly described as follows:

Situated in the State of Ohio, County of Muskingum, Township of Licking, and being part of the North Half of Quarter Township 4, Township 2, Range 9, United States Military Lands, and being part of the lands presently owned by Jerry and Patricia Ballard as per Official Record 2346, Page 209, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Northwest Corner of Lot 8 of the plat of Thomas Wills Land as per Plat Book A-O, Page 114;

Thence along the north line of lands presently owned by David L. Allen,(OR 2440-574), South 62 degrees 21 minutes 32 seconds West, 706.88 feet to a point in the centerline of Ballard Road,(Twp. Rd. 60), passing iron pins found at 428.33 feet, 458.82 feet, and 686.88 feet;

Thence along the centerline of said Ballard Road, South 26 degrees 22 minutes 17 seconds East, 115.27 feet to a point;

Thence leaving said centerline, South 81 degrees 44 minutes 12 seconds West, 10.09 feet to the edge of said Ballard Road and the principal place of beginning;

Thence along the centerline of said easement, being fifteen feet on the right and left of said centerline, the following six courses:

- 1.) South 81 degrees 44 minutes 12 seconds West, 17.27 feet to a point;
- 2.) North 70 degrees 17 minutes 16 seconds West, 69.38 feet to a point;
- 3.) North 75 degrees 48 minutes 19 seconds West, 87.87 feet to a point;
- 4.) South 88 degrees 48 minutes 26 seconds West, 99.62 feet to a point;
- 5.) South 85 degrees 56 minutes 40 seconds West, 90.57 feet to a point;
- 6.) South 89 degrees 30 minutes 21 seconds West, 137.37 feet to a point and the terminus of this easement.

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

This description is written based on a field survey completed July 13, 2015, by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY**  
*Jack D. Newcome*  
**NOT RECORDABLE**

Jack D. Newcome, Reg. No. 7321

**APPROVED**  
*[Signature]*  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

7/22/15  
Date

Fee Paid -

**STATE OF OHIO**  
JACK D.  
NEWCOME  
S-7321  
REGISTERED  
PROFESSIONAL SURVEYOR

7-20-15  
Date

**DESCRIPTION**  
**APPROVED**  
By: *[Signature]* 7/22/15

SITUATED IN:

State of Ohio, County of Muskingum, Township of Licking, and being part of the North Half of Quarter Township 4, Township 2, Range 9, United States Military Lands.

**BASIS OF BEARINGS**

Bearings are based on the Ohio State Plane Coordinate System, NAD 83, South Zone, Grid North, as per GPS observations.

**PARCEL NO.**

Part of: 35-40-01-13-000 +- 5.00 Acres  
(+- 0.20 Acres in R\W of Ballard Road)



Date 7/22/15

Approved for Transfer  
No On-Lot Sewage  
Zanesville-Muskingum Co.  
Health Department

Jerry and Patricia Ballard  
OR 2346-209

- LEGEND**
- ▲ Railroad Spike Set
  - Iron Pin Found
  - ⊞ Stone Found
  - Azle Found
  - Iron Pipe Found
  - ▲ Railroad Spike Found
  - Iron Pin Set, 5/8" rebar
  - ⊞ Monument Found

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Fee Paid  
Date 7/22/15

Jerry and Patricia Ballard  
OR 2346-209  
+- 5.00 Acres

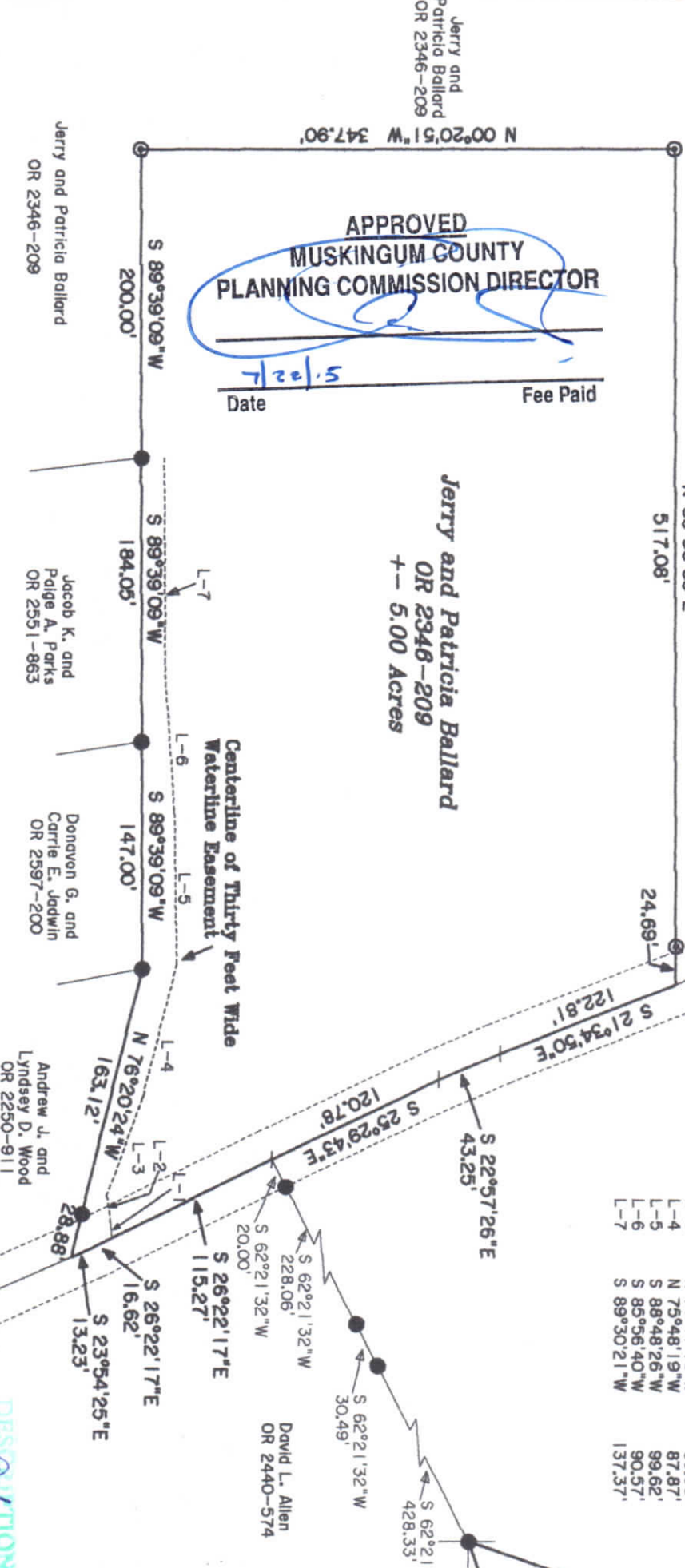
COURSE	BEARING	DISTANCE
L-1	S 81°44'12"W	10.09'
L-2	S 81°44'12"W	17.27'
L-3	N 70°17'16"W	69.38'
L-4	N 75°48'19"W	87.87'
L-5	S 88°48'26"W	99.62'
L-6	S 85°56'40"W	90.57'
L-7	S 89°30'21"W	137.37'

Northwest Corner of Lot 8 of the Plat of Thomas Wills Land, Pl. Bk. A-0, Pg. 114

**REFERENCES**

- OR 2346-209
- OR 2250-911
- OR 2597-200
- OR 2551-863
- Previous Surveys of M. Packham lands

**OFFICE COPY**  
**NOT RECORDABLE**  
Reg. Surveyor No. 7321



Jerry and Patricia Ballard  
OR 2346-209

Jacob K. and Paige A. Parks  
OR 2551-863

Donovan G. and Carrie E. Jodwin  
OR 2597-200

Andrew J. and Lyndsey D. Wood  
OR 2250-911

David L. Allen  
OR 2440-574

DESIGNATION  
APPROVED  
BY: [Signature]

Newcome Surveying Company  
6515 Ballard Road  
Nashport, Ohio  
740-458-5796

Adjoiner Split, from Jerry and Patricia Ballard to Robert Hittle

Parcel One, Fifty Feet Wide Right of Way and Cul-de-sac

Situated in the State of Ohio, County of Muskingum, Township of Licking, and being part of Quarter Township 4, Township 2, Range 9, United States Military Lands, and being part of the lands presently owned by Jerry and Patricia Ballard as per Deed Record 674, Page 212, and Official Record 2346, Page 209, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Northeast corner of Lot 19, of Ballard's Subdivision No. 1, Plat Book 18, Page 88, and 89;

Thence along an extension of the north line of Lot 19, North 61 degrees 21 minutes 06 seconds East, 25.21 feet to the centerline of Ballard Road;

Thence along said centerline the following three courses:

- 1.) North 37 degrees 40 minutes 10 seconds West, 182.42 to a point;
- 2.) North 35 degrees 32 minutes 10 seconds West, 186.53 feet to a point;
- 3.) North 24 degrees 51 minutes 25 seconds West, 20.86 feet to a point, and the principal place of beginning;

Thence leaving said centerline, South 63 degrees 30 minutes 52 seconds West, 23.72 feet to an iron pin found on the east line of lands presently owned by John A. and Leslie Leonard, (OR 2062-607);

Thence along the east and north lines of said Leonard lands, the following two courses:

- 1.) Along a curve to the left having a delta angle of 69 degrees 16 minutes 05 seconds, a radius of 30.00 feet, an arc length of 36.27 feet, and a chord which bears North 56 degrees 00 minutes 26 seconds West, 34.10 feet to an iron pin found;
- 2.) South 89 degrees 20 minutes 09 seconds West, 371.35 feet to an iron pin found on the northeast corner of lands presently owned by Eric A. Mitchell(OR 2566-698), passing an iron pin found at 293.59 feet;

Thence along the north line of said Mitchell lands, South 89 degrees 16 minutes 23 seconds West, 226.62 feet to an iron pin found on the east line of lands presently owned by Joellen and Robert E. Hittle Jr.(OR 1510-470);

Thence along the east line of said Hittle lands North 07 degrees 15 minutes 02 seconds West, 14.60 feet to a PK nail set on the south line of a twenty feet wide ingress, egress, easement;

Thence along the lines of said Hittle lands the following two courses:

- 1.) South 89 degrees 15 minutes 59 seconds West, 8.99 feet to a PK nail set;
- 2.) North 48 degrees 11 minutes 01 seconds West, 29.55 feet to a PK nail set and the beginning of a sixty feet diameter cul-de-sac;

Thence along a curve to the right having a delta angle of 40 degrees 51 minutes 45 seconds, a radius of 60.00 feet, an arc length of 42.79 feet, and a chord which bears North 19 degrees 29 minutes 34 seconds West, 41.89 feet to a PK nail set;

Thence continuing along a curve to the right having a delta angle of 97 degrees 09 minutes 59 seconds, a radius of 60.00 feet, an arc length of 101.75 feet, and a chord which bears North 49 degrees 31 minutes 18 seconds East, 89.99 feet to an iron pin found on the southwest corner of lands presently owned by Paige A. and Jacob K. Parks,(OR 2551-863);

Thence along the south lines of said Parks lands the following four courses:

- 1.) Along a curve to the right having a delta angle of 58 degrees 35 minutes 40 seconds, a radius of 60.00 feet, an arc length of 61.36 feet, and a chord which bears South 52 degrees 35 minutes 51 seconds East, 58.72 feet to an iron pin found;
  - 2.) Along a curve to the left having a delta angle of 34 degrees 22 minutes 18 seconds, a radius of 100.00 feet, an arc length of 59.99 feet, and a chord which bears South 40 degrees 29 minutes 05 seconds East, 59.10 feet to an iron pin found;
  - 3.) North 89 degrees 16 minutes 23 seconds East, 119.37 feet to a point;
  - 4.) North 89 degrees 20 minutes 09 seconds East, 4.86 feet to an iron pin found on the southwest corner of lands presently owned by Donovan G. and Carrie E. Jadwin, (OR 2592-101);
- Thence along the south line of said Jadwin lands, North 89 degrees 20 minutes 09 seconds East, 147.00 feet to an iron pin found on the south west corner of lands presently owned by Andrew J. and Lindsey D. Wood, (OR 2250-911);

Thence along the south line of said Wood lands, North 89 degrees 20 minutes 09 seconds East, 241.97 feet to a point in the centerline of Ballard Road, passing an iron pin found at 220.00 feet;

Thence along said centerline, South 25 degrees 11 minutes 43 seconds East, 64.92 feet to the principal place of beginning, containing 0.96 Acres more or less, and being part of Auditor's Parcel Numbers 35-40-01-13-000 , (+- 0.64 Acres), and part of 35-40-01-14-001, (+- 0.32 Acres)

#### Parcel Two, Part of Twenty Feet Wide Gravel Drive Easement and Additional Acreage

Situated in the State of Ohio, County of Muskingum, Township of Licking, and being part of Quarter Township 4, Township 2, Range 9, United States Military Lands, and being part of the lands presently owned by Jerry and Patricia Ballard as per Deed Record 674, Page 212, and Official Record 2346, Page 209, and being more particularly described as follows:

Beginning for reference at an iron pin found at the Northeast corner of Lot 19, of Ballard's Subdivision No. 1, Plat Book 18, Page 88, and 89;

Thence along an extension of the north line of Lot 19, North 61 degrees 21 minutes 06 seconds East, 25.21 feet to the centerline of Ballard Road;

Thence along said centerline the following three courses:

- 1.) North 37 degrees 40 minutes 10 seconds West, 182.42 to a point;
- 2.) North 35 degrees 32 minutes 10 seconds West, 186.53 feet to a point;
- 3.) North 24 degrees 51 minutes 25 seconds West, 20.86 feet to a point;

Thence leaving said centerline, South 63 degrees 30 minutes 52 seconds West, 23.72 feet to an iron pin found on the east line of lands presently owned by John A. and Leslie Leonard, (OR 2062-607);

Thence along the east and north lines of said Leonard lands, the following two courses:

- 1.) Along a curve to the left having a delta angle of 69 degrees 16 minutes 05 seconds, a radius of 30.00 feet, an arc length of 36.27 feet, and a chord which bears North 56 degrees 00 minutes 26 seconds West, 34.10 feet to an iron pin found;
- 2.) South 89 degrees 20 minutes 09 seconds West, 371.35 feet to an iron pin found on the northeast corner of lands presently owned by Eric A. Mitchell (OR 2566-698), passing an iron pin