

Property Survey  
For Jerry and Patricia Ballard  
Tract 27

Being a part of Quarter Township 4, Township 2 North, Range 9 West, United States Military Lands, and 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, Pages 88 and 89; thence along the north line of said Lot 19, South 61 degrees 21 minutes 06 seconds West, 241.50 feet to an iron pin found at the northeast corner of Lot 20; thence along the north line of said Lot 20, South 61 degrees 21 minutes 06 seconds West, 54.92 feet to an iron pin set; thence through the lands presently owned by Jerry and Patricia Ballard (DR 674-212), North 31 degrees 22 minutes 55 seconds West, 169.61 feet to an iron pin set; thence continuing through said Ballard lands North 31 degrees 22 minutes 55 seconds West, 181.00 feet to an iron pin set and the principal place of beginning at the southwest corner of the tract of land herein described; thence through said Ballard lands the following eight courses: 1.) North 31 degrees 22 minutes 55 seconds West, 205.12 feet to an iron pin set; 2.) North 89 degrees 20 minutes 09 seconds East, 293.59 feet to an iron pin set; 3.) On a curve to the right with a central angle of 69 degrees 16 minutes 42 seconds, a radius of 30.00 feet, a length of 36.27 feet, and a chord which bears South 56 degrees 00 minutes 25 seconds East, 34.10 feet, to an iron pin set twenty five feet off the center of Ballard Road (Licking Twp. Rd. 60); 4.) North 68 degrees 37 minutes 55 seconds East, 25.00 feet to the centerline of said Ballard Road; 5.) along said centerline South 21 degrees 03 minutes 35 seconds East, 18.70 feet to a point; 6.) along said centerline South 35 degrees 32 minutes 10 seconds East, 89.69 feet to a point 7.) leaving said centerline South 75 degrees 16 minutes 16 seconds West, 26.74 feet to an iron pin set; 8.) South 75 degrees 16 minutes 16 seconds West, 280.51 feet to the principal place of beginning, containing 1.07 acres more or less.

Subject to all legal right of ways, and applicable easements written or implied.

Appended to the above described tract is an augmenting egress and ingress easement, located on the north side of said tract, and more particularly described as follows:

Beginning at an iron pin set at the northwest corner of the above described tract; thence North 00 degrees 48 minutes 16 seconds West, 35.00 feet to a point on the north line of an

existing roadway easement; thence along the north line of said easement North 89 degrees 11 minutes 44 seconds East, 33.52 feet to a point; thence continuing along said north line North 89 degrees 21 minutes 19 seconds East, 293.32 feet to the centerline of Ballard Road; thence along said centerline the following two courses: 1.) South 19 degrees 41 minutes 11 seconds East, 21.15 feet to a point; 2.) South 24 degrees 40 minutes 33 seconds East, 27.96 feet to a point on the north line of the above described tract; thence along said north line the following three courses: 1.) South 68 degrees 37 minutes 55 seconds West, 25.00 feet; 2.) on a curve to the left with a delta angle of 69 degrees 16 minutes 42 seconds, a radius of 30.00 feet, a length of 36.27 feet, and a chord which bears North 56 degrees 00 minutes 25 seconds West, 34.10 feet to an iron pin set; 4.) South 89 degrees 20 minutes 09 seconds West, 293.59 feet to the principal place of beginning, containing 0.28 acres more or less.

Bearings are based on the north line of Lot 19 of Ballard's Subdivision No. 1, as being North 61 degrees 21 minutes 06 seconds East, as per Plat Book 18, pages 88 and 89.

*Jack D. Newcome*

Jack D. Newcome Reg. No. 7321

8-27-03

Date

Part of Parcel No.: 35-35-40-01-13-000 +-1.07 acre



RECORDED  
FOR PUBLIC RECORD

BY *ASLB*

9-3-2003

# Survey Split For Jerry and Patricia Ballard

J. & P.  
Ballard  
DR 674-212

D= 69-16-42  
R= 30.00'  
L= 36.27'  
Ch.= 34.10'  
Ch.Brg.=  
S56-00-25E

## SITUATED IN:

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

Existing 20' Roadway Easement

J. & P.  
Ballard  
DR 674-212

Jerry & Patricia  
Ballard  
DR 674-212  
+- 1.07 Acres  
Tract 27

## BASIS OF BEARINGS:

Bearings are based on the north line of Lot 19, of Ballard's  
Subdivision No. 1, as being North 61 degrees 21 minutes 06  
seconds East.

## LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊕ Stone Found
- Axis Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊗ Iron Pin Set, 6/8" rebar
- ⊠ Monument Found

## REFERENCES:

DR 674-212  
OR 1510-470  
DR 809-166

## PARCEL NO:

Part of: 35-35-40-01-13-000(+/- 1.07 Acres)

**OFFICE COPY**

**NOT RECORDABLE**

Jack D. Newcome Date

Reg. Surveyor No. 7321

*J.D.N.*  
9-3-2003



Iron Pin Found at the Northeast  
Corner of Lot 19, of Ballard's  
Subdivision No. 1, Plat Book 18,  
Pages 88, and 89.



25-40-01-13-000  
VJN