

+-1.00 Acre Split of Jerry and Patricia Ballard's Land

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 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, Pages 88, and 89);

Thence along the extension of the north line of said Lot 19, North 61 degrees 21 minutes 06 seconds East, 25.31 feet to a point in the centerline of Ballard Road;

Thence along said centerline the following three courses:

- 1.) North 37 degrees 40 minutes 10 seconds West, 182.42 feet to a point;
- 2.) North 35 degrees 32 minutes 10 seconds West, 186.53 feet to a point;
- 3.) North 25 degrees 06 minutes 47 seconds West, 85.78 feet to a point on the extension of the north line of a 50 feet wide right of way to a point;

Thence along said north line, South 89 degrees 20 minutes 09 seconds West, 241.97 feet to an iron pin found, passing an iron pin found on the right of way of Ballard Road, at 21.97 feet, and the principal place of beginning

Thence continuing along said north line, South 89 degrees 20 minutes 09 seconds West, 147.00 feet to an iron pin set;

Thence through the lands presently owned by Jerry and Patricia Ballard the following two courses:

- 1.) North 11 degrees 38 minutes 47 seconds West, 301.00 feet to an iron pin set;
- 2.) North 88 degrees 59 minutes 20 seconds East, 147.00 feet to an iron pin found on the northwest corner of lands presently owned by Andrew J. and Linsey D. Wood, (OR 2250-911);

Thence along the west line of said Wood lands, South 11 degrees 36 minutes 53 seconds East, 301.87 feet to the principal place of beginning, containing 1.00 acre more or less.

Appended to the above described tract is a fifty feet wide non-exclusive easement for ingress, and egress and being more particularly described as follows:

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 lands presently owned by Jerry and Patricia Ballard as per DR 674-212, and OR 1569-926, 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, Pages 88, and 89);

Thence along the extension of the north line of said Lot 19, North 61 degrees 21 minutes 06 seconds East, 25.31 feet to a point in the centerline of Ballard Road;

Thence along said centerline the following three courses:

- 1.) North 37 degrees 40 minutes 10 seconds West, 182.42 feet to a point;
- 2.) North 35 degrees 32 minutes 10 seconds West, 186.53 feet to a point;
- 3.) North 25 degrees 06 minutes 47 seconds West, 58.31 feet to a point in the centerline of the

35-40-01-13-012 A

fifty feet wide easement and the principal place of beginning;

Thence along the centerline of said easement, South 89 degrees 20 minutes 09 seconds West, 395.49 feet to a point and the terminus of said 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 north line of Lot 19, of Ballard's Subdivision No. 1, as being South 61 degrees 21 minutes 06 seconds West.

This description is written based on a field survey completed August 10, 2009, by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY
NOT RECORDABLE**

8-12-13

Date

Parcel No. Part of: 35-40-01-13-000 +- 1.00 Acre



**APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**

8/21/13
Date

Fee Paid

DESCRIPTION
APPROVED
By: [Signature]
8/19/2013

SITUATED IN:

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

BASIS OF BEARINGS:

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

REFERENCES:

- OR 1534-304
- OR 1679-515
- OR 1510-470
- DR 674-212
- DR 493-373
- OR 2250-911

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

J. & P.
Ballard
DR 674-212

**Jerry & Patricia
Ballard**
DR 674-212
+- 1.00 Acre

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

50' Wide Easement and
Cul-de-sac (60' Radius)
0.97 Acres

Existing 20' Roadway Easement and Gravel Drive

J. and L.
Leonard
OR 2062-807

DESCRIPTION
APPROVED
By *[Signature]*

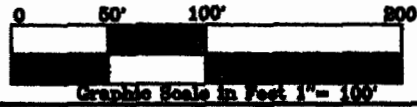
PARCEL NO:
Part of: 35-40-01-13-000 (+- 1.00 Acre)



**OFFICE COPY
NOT RECORDABLE**

Reg. Surveyor No. 7321

Approved for Transfer
No On-Lot Sewage
Zanesville-Muskingum Co.
Health Department
[Signature]
Date



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

Lot 19

Ballard's Subdivision No. 1

LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊞ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spikes Found
- ⊙ Iron Pin Set, 5/8" rebar
- ⊠ Monument Found

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5796

