

35-40-01-13-016

+ - 4.84 Acre Adjoiner 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;

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

- 1.) North 25 degrees 29 minutes 46 seconds West, 120.78 feet to a point;
- 2.) North 22 degrees 57 minutes 26 seconds West, 43.25 feet to a point;
- 3.) North 21 degrees 34 minutes 57 seconds West, 162.38 feet to a point;
- 4.) North 19 degrees 37 minutes 22 seconds West, 33.68 feet to a point;

Thence through the lands presently owned by Jerry and Patricia Ballard,(OR 2346-209), South 89 degrees 39 minutes 09 seconds West, 439.30 feet to an iron pin set,(passing an iron pin set at 24.18 feet), on the northwest corner of a 5.17 acre tract, and the principal place of beginning;

Thence along the west line of said 5.17 acre tract, South 01 degrees 52 minutes 35 seconds West, 416.89 feet to an iron pin set;

Thence through said Ballard lands the following eight courses:

- 1.) South 89 degrees 39 minutes 12 seconds West, 60.84 feet to an iron pin found;
- 2.) North 00 degrees 20 minutes 59 seconds West, 109.80 feet to an iron pin set;
- 3.) South 89 degrees 00 minutes 50 seconds West, 162.48 feet to an iron pin set;
- 4.) South 00 degrees 59 minutes 08 seconds East, 100.00 feet to a PK nail set in a mound of concrete;
- 5.) North 89 degrees 01 minutes 10 seconds East, 42.49 feet to a point on the edge of a gravel drive;
- 6.) South 00 degrees 02 minutes 40 seconds West, 25.84 feet to a point on the edge of a gravel drive;
- 7.) South 20 degrees 39 minutes 20 seconds East, 24.78 feet to a point on the edge of a gravel drive;
- 8.) South 41 degrees 24 minutes 20 seconds East, 146.82 feet to a point on the north line of lands presently owned by Joellen and Robert E. Hittle Jr.,(OR 2643-199);

Thence along the north line of said Hittle lands, North 72 degrees 22 minutes 04 seconds West, 6.99 feet to an iron pin found on the northeast corner of lands presently owned by James D. Oakley and Sherrie L. Hammond, (OR 1569-926, and OR 2113-156);

Thence along the north line of said Oakley and Hammond lands the following eight courses:

- 1.) North 72 degrees 22 minutes 04 seconds West, 30.29 feet to an iron pipe found;
- 2.) North 44 degrees 55 minutes 50 seconds West, 144.28 feet to an iron pipe found;
- 3.) North 32 degrees 10 minutes 14 seconds West, 215.65 feet to an iron pipe found;
- 4.) South 66 degrees 51 minutes 36 seconds West, 93.83 feet to an iron pin found;

- 5.) North 57 degrees 14 minutes 45 seconds West, 101.30 feet to an iron pin found;
- 6.) North 48 degrees 43 minutes 04 seconds West, 175.16 feet to an iron pin found;
- 7.) South 32 degrees 03 minutes 39 seconds West, 9.87 feet to a iron pipe found;
- 8.) North 57 degrees 39 minutes 11 seconds West, 265.45 feet to an iron pin set;

Thence through said Ballard lands, North 89 degrees 39 minutes 09 seconds East, 872.47 feet to the principal place of beginning, containing 4.84 acres, more or less, and being part of Auditor's Parcel Number 35-40-01-13-000;

Note: The above described tract is not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with subdivision regulations.

The above described parcel is subject to a twenty feet wide ingress, egress easement for access to a water well and 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, the following four courses:

- 1.) North 25 degrees 29 minutes 46 seconds West, 120.78 feet to a point;
- 2.) North 22 degrees 57 minutes 26 seconds West, 43.25 feet to a point;
- 3.) North 21 degrees 34 minutes 57 seconds West, 162.38 feet to a point;
- 4.) North 19 degrees 37 minutes 22 seconds West, 33.68 feet to a point;

Thence through the lands presently owned by Jerry and Patricia Ballard,(OR 2346-209), South 89 degrees 39 minutes 09 seconds West, 439.30 feet to an iron pin set,(passing an iron pin set at 24.18 feet), on the northwest corner of a 5.17 acre tract;

Thence along the north line of the above described parcel, South 89 degrees 39 minutes 09 seconds West, 473.05 feet to a point and the principal place of beginning:

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

- 1.) South 36 degrees 25 minutes 09 seconds East, 21.85 feet to a point;
- 2.) South 22 degrees 54 minutes 45 seconds East, 66.11 feet to a point;
- 3.) South 55 degrees 23 minutes 12 seconds East, 52.82 feet to a point;
- 4.) South 41 degrees 11 minutes 02 seconds East, 59.00 feet to a point;
- 5.) South 40 degrees 10 minutes 36 seconds East, 62.59 feet to a point;
- 6.) South 21 degrees 18 minutes 08 seconds East, 89.82 feet to a point;
- 7.) South 35 degrees 47 minutes 58 seconds East, 95.72 feet to a point;

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8.) South 22 degrees 49 minutes 54 seconds East, 76.21 feet to a point on the edge of a gravel drive, and the above described tract's boundary line;

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 August 11, 2016, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
NOT RECORDABLE
Jack D. Newcome, Reg. No. 7321



8-13-16
Date

DESCRIPTION APPROVED
By: [Signature] 8/18/16

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]

8/19/16
Date Fee Paid

35-40-01-13-016 C

BASIS OF BEARINGS

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

DESCRIPTION APPROVED

By: *[Signature]*

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.

Jerry and Patricia Ballard
OR 2346-209

Jerry and Patricia Ballard
OR 2346-209
+- 4.84 Acres

Jerry and Patricia Ballard
OR 2346-209

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

[Signature]
Date

Centerline of Thirty Feet Wide
Waterline Easement

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 to M. Packham lands

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

[Signature]
Date

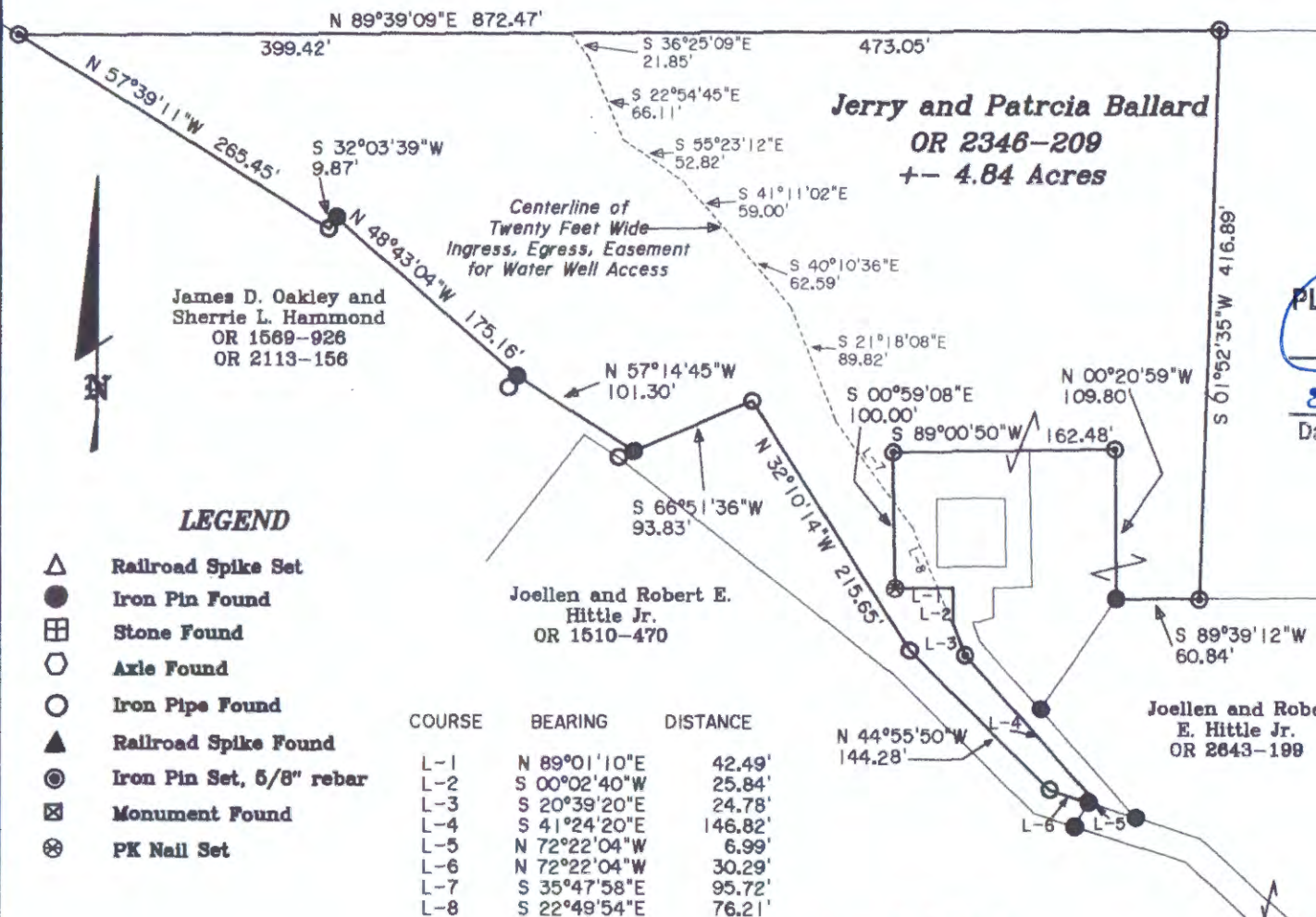


PARCEL NO.

Part of: 35-40-01-13-000 +- 4.84 Acres

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

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



LEGEND

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

COURSE	BEARING	DISTANCE
L-1	N 89°01'10"E	42.49'
L-2	S 00°02'40"W	25.84'
L-3	S 20°39'20"E	24.78'
L-4	S 41°24'20"E	146.82'
L-5	N 72°22'04"W	6.99'
L-6	N 72°22'04"W	30.29'
L-7	S 35°47'58"E	95.72'
L-8	S 22°49'54"E	76.21'

OFFICE COPY
RECORDABLE
[Signature]
Jack D. Newcome 8-13-16
Date
Reg. Surveyor No. 7321

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NOT RECORDABLE

