

+- 5.17 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 three courses:

- 1.) South 26 degrees 22 minutes 16 seconds East, 115.27 feet to a point;
- 2.) South 26 degrees 22 minutes 04 seconds East, 16.62 feet to a point;
- 3.) South 23 degrees 55 minutes 28 seconds East, 13.60 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 15 minutes 16 seconds West, 192.23 feet to an iron pin found,(passing an iron pin found at 29.04 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 10 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 08 seconds West, 139.16 feet to an iron pin set;
- 2.) North 01 degrees 52 minutes 35 seconds East, 416.89 feet to an iron pin set;
- 3.) North 89 degrees 39 minutes 09 seconds East, 439.30 feet to a point in the centerline of Ballard Road, passing an iron pin set at 415.12 feet;

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

- 1.) South 19 degrees 37 minutes 22 seconds East, 33.68 feet to a point;
- 2.) South 21 degrees 34 minutes 57 seconds East, 162.38 feet to a point;
- 3.) South 22 degrees 57 minutes 26 seconds East, 43.25 feet to a point;
- 4.) South 25 degrees 29 minutes 46 seconds East, 120.78 feet to the principal place of beginning, containing 5.17 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,

35-40-01-13-017 A

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 16 seconds East, 115.27 feet to a point;

Thence leaving said centerline, South 81 degrees 44 minutes 09 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 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:

[Handwritten signature]

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

[Handwritten signature]

Date

Fee Paid

35-40-01-13-017 B

BASIS OF BEARINGS

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

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

REFERENCES

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

Jerry and Patricia Ballard
OR 2346-209

Jerry and Patricia Ballard
OR 2346-209
+- 5.17 Acres

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



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

Call Table for Easement		
COURSE	BEARING	DISTANCE
L-1	S 81°44'09"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'



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date: 8/18/16 Fee Paid: -

OFFICE COPY
NOT RECORDABLE

Jack D. Newcome Date

Reg. Surveyor No. 7321

PARCEL NO.

Part of: 35-40-01-13-000 +- 5.17 Acres
(+- 0.23 Acres in R\W of Ballard Road)

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

Date: 8/18/16

DESCRIPTION
APPROVED
By: [Signature] 8/18/2016

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5798

