

Situated in the State of Ohio, County of Muskingum, Township of Licking, bounded and described as follows:

Being part of the Southeast Quarter of Quarter Township Four, Township 2 North, Range 9 West, of the United States Military Lands and being more particularly described as follows:

TRACT ONE: Beginning for reference at an iron pipe found on the southwest corner of Lot 92 of Dillon Hills No. 4, as the same is designated and delineated on Muskingum County Plat Book 13, Page 21, thence crossing County Road 60 (Ballard Road) South 51 degrees 58 minutes 04 seconds West 50.64 feet to an iron pin set on the southwest right of way of said Ballard Road; thence along said southwest right of way South 47 degrees 09 minutes 00 seconds East 50.24 feet to an iron pin set and the principal place of beginning; thence along the west line of lands now owned by R. And S. Spring (Deed Record 1094-239) the following three courses: (1) South 02 degrees 37 minutes 05 seconds West 20.80 feet to a point on the south line of a waterline easement; (2) South 02 degrees 37 minutes 05 seconds West 236.07 feet to an iron pin found; (3) South 02 degrees 37 minutes 05 seconds West 60.21 feet to an iron pin found; thence North 87 degrees 25 minutes 20 seconds West 130.05 feet to an iron pin set; thence North 02 degrees 32 minutes 14 seconds East 195.83 feet to a point on the south line of said waterline easement; thence North 02 degrees 32 minutes 14 seconds East 17.85 feet to an iron pin set; thence on a curve to the left having a radius of 1416.31 feet, a central angle of 00 degrees 50 minutes 26 seconds and a chord bearing North 59 degrees 04 minutes 55 seconds East a distance of 20.78 feet to an iron pin set; thence on a curve to the left having a radius of 805.43 feet, a central angle of 10 degrees 22 minutes 56 seconds and a chord bearing North 53 degrees 28 minutes 14 seconds East a distance of 145.75 feet to the principal place of beginning, containing 0.78 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

There is appended to the above described tract an **AUGMENTED EASEMENT** for the purpose of utility location and ingress and egress between the above described tract and County Road 60 (Ballard Road), and being more particularly described as follows:

Beginning for reference at an iron pipe found on the southwest corner of Lot 92 of Dillon Hills No. 4, as the same is designated and delineated on Muskingum County Plat Book 13, Page 21, thence

crossing County Road 60 (Ballard Road) South 51 degrees 58 minutes 04 seconds West 50.64 feet to an iron pin set on the southwest right of way of said Ballard Road and the principal place of beginning; thence along said southwest right of way South 47 degrees 09 minutes 00 seconds East 50.24 feet to an iron pin set; thence on a curve to the right having a radius of 805.43 feet, a central angle of 10 degrees 22 minutes 56 seconds and a chord bearing South 53 degrees 28 minutes 14 seconds West a distance of 145.75 feet to an iron pin set; thence on a curve to the right having a radius of 1416.31 feet, a central angle of 00 degrees 50 minutes 26 seconds and a chord bearing South 59 degrees 04 minutes 55 seconds West a distance of 20.78 feet to an iron pin set; thence South 02 degrees 32 minutes 14 seconds West 213.68 feet to an iron pin set; thence North 87 degrees 27 minutes 46 seconds West 50.00 feet to a point; thence North 02 degrees 32 minutes 14 seconds East 182.63 feet to an iron pin set; thence continuing along said line North 02 degrees 32 minutes 14 seconds East 58.50 feet to a point on the north line of said easement; thence along said north line of said easement on a curve to the left having a radius of 1366.31 feet, a central angle of 01 degrees 58 minutes 16 seconds and a chord bearing North 59 degrees 38 minutes 50 seconds East a distance of 47.00 feet to an iron pin set; thence on a curve to the left having a radius of 755.43 feet, a central angle of 10 degrees 01 minutes 11 seconds and a chord bearing North 53 degrees 39 minutes 03 seconds East a distance of 131.97 feet to the principal place of beginning, containing 0.46 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

In addition there is appended to the above described tract an ENCUMBERING EASEMENT for the purpose of a waterline location, being a 15 foot wide strip, located south of said previous easement, and being more particularly described as follows:

Beginning for reference at an iron pipe found at the southwest corner of Lot 92 in Dillion Hills No. 4, as designated and delineated in Muskingum County Plat Book 13, page 21 thence across County Road 60 (Ballard Road) South 51 degrees 58 minutes 04 seconds 50.64 feet to an iron pin set on the southwest right of way of said Ballard Road; thence along said right of way South 47 degrees 09 minutes 00 seconds East 50.24 feet to an iron pin set on the northwest corner of lands presently owned by R. and S. Spring (DR-1094-239), and the principal place of beginning; thence along the west line of said Ballard lands South 02 degrees 37 minutes 05 seconds West 20.80 feet to a point; thence on a curve to the right having a radius of 820.43 feet, a central angle of 09 degrees 22 minutes 02 seconds, and a chord bearing South 53 degrees 58 minutes 41 seconds West, a distance of 133.98 feet to a point,

thence along a curve to the right having a radius of 3431.31 feet, a central angle of 01 degree 13 minutes 49 seconds, and a chord bearing South 59 degrees 17 minutes 03 seconds West, and a distance of 30.73 feet to a point on the east line of the previous easement; thence along the previous easement line the following three courses: 1) North 02 degrees 32 minutes 14 seconds East 17.85 feet to an iron pin set; 2) On a curve to the left having a radius of 1416.31 feet, a central angle of 00 degrees 50 minutes 26 seconds, and a chord bearing North 59 degrees 04 minutes 55 seconds East, a distance of 20.78 feet to an iron pin set; 3) On a curve to the left having a radius of 805.43 feet, a central angle of 10 degrees 22 minutes 50 seconds, and a chord bearing North 53 degrees 28 minutes 14 seconds East, a distance of 145.75 feet to the principal place of beginning, containing 0.06 acres more or less.

Bearings are based on the northeast side of County Road 60 (southwest line of Lot 92 and 100 of Dillo: Hills No. 4 Subdivision) as depicted on Muskingum County Plat Book 13, page 21-22.

This description is written based on a survey completed December 11, 1995 by Jack D. Newcome, Reg. No. 7321.

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

03/25/96  
Date

Parcel No.:  
Part of: 35-3 -40-01-22-000 (0.78 ac.)

DEPARTMENT APPROVED  
FOR DEEDS TRANSFER  
BY [Signature]  
3-26-96

35-40-01-22-002  
5900 HIERFORD LN

**SITUATED IN**

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

S.W. Corner of Lot 92 in  
Dillon Hills Subdivision No. 4  
Plat Book 13, Pg. 21 & 22

**BASIS OF BEARING**

Bearings are based on the northeast side of  
Co. Rd. 60, (southeast line of Lot 92 and 100 of  
Dillon Hills 4 Subdivision), PL. BK. 13, pg. 21-22.

J. & P.  
Ballard  
DR 674-212

D.R. & S. Crist  
DR 1118-28

J. & P.  
Ballard  
DR 674-212

J. & P.  
Ballard  
DR 674-212

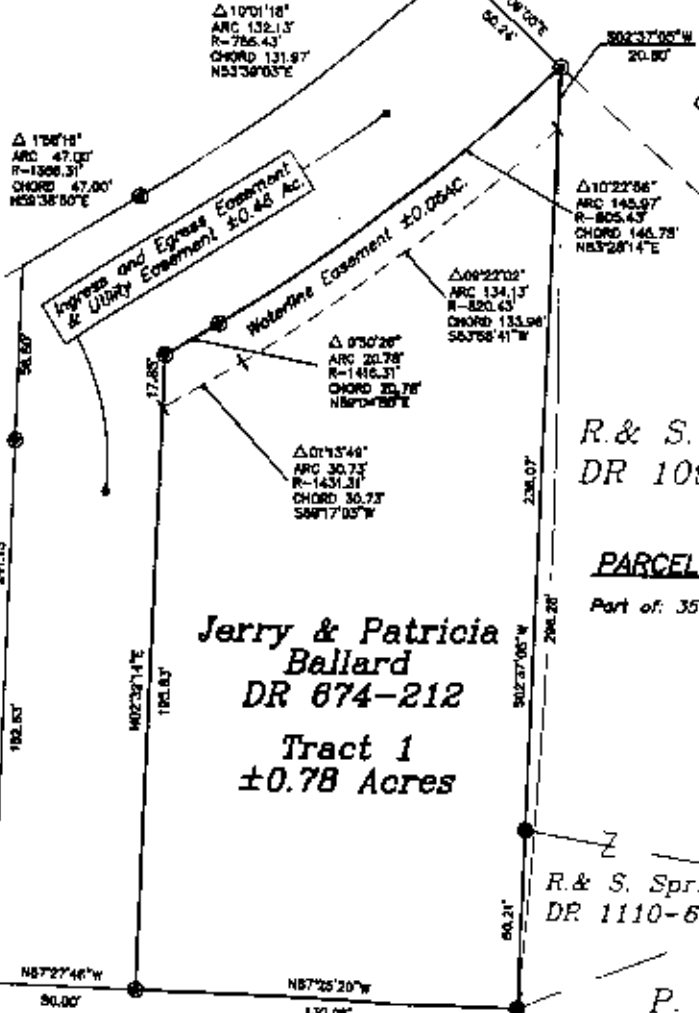
R. & S. Spring  
DR 1094-239

R. & S. Spring  
DR 1110-645

P. Hoadley  
DR 1023-129

**Jerry & Patricia  
Ballard  
DR 674-212  
Tract 1  
±0.78 Acres**

**PARCEL NOS.**  
Part of: 35-35-40-01-22-000 (±0.78AC.)



Starnner Lane

92  
County Rd. 60 (Ballard Rd. R/W 50')  
100  
R/W

**REFERENCES**

- DR 674-212
- DR 713-117
- DR 841-22
- DR 841-32
- DR 877-177
- DR 1023-129
- DR 1004-458

Plat Book 13, Page 21 & 22  
Plat Book 13, Page 13 & 14

**LEGEND**

- Iron Pin Set, 5/8" rebar  
30" Long w/ Plastic I.D. Cap
- Pipe Found
- Iron Pin Found

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY *[Signature]*  
3-26-96

**OFFICE COPY  
NOT RECORDABLE**  
Jack D. Newcome  
Reg. Surveyor No. 7321

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 50 ft.

Project: BALL-749



Linn Engineering, Inc.  
Civil Engineering Consultants  
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