



# Linn Engineering, Inc.

*Civil Engineering Consultants*

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534 Market Street • P.O. Box 2086 • Zanesville, Ohio 43702-2086

35-40-01-22-009  
5855 HERFORD LN

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 NINE:** 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 found 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 found;

thence along the south right of way of Black Bull Lane the following 3 courses:

- 1) a curve to the right having a radius of 805.43 feet, a central angle of 10 degrees 22 minutes 57 seconds and a chord bearing South 53 degrees 28 minutes 14 seconds West a distance of 145.75 feet to an iron pin found;
- 2) 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 found on the east right of way of Hereford Drive;
- 3) crossing said Hereford Drive South 60 degrees 41 minutes 35 seconds West 58.86 feet to an iron pin found on the west right of way of said Hereford Drive;

thence along the west right of way of said Hereford Drive and the east line of lands now owned by D.R. and S. Crist (DR 1118-28) South 02 degrees 32 minutes 14 seconds West 194.98 feet to an iron pin set on the north line of lands now owned by J. and P. Ballard (DR 674-212) and the principal place of beginning;

thence continuing along the west right of way of said Hereford Drive the following three courses:

- 1) South 02 degrees 32 minutes 14 seconds West 197.95 feet to an iron pin found;
- 2) on a curve to the right having a radius of 136.63 feet, a central angle of 47 degrees 04 minutes 23 seconds and a chord bearing South 26 degrees 04 minutes 28 seconds West a distance of 109.12 feet to an iron pin found;
- 3) on a curve to the right having a radius of 169.80 feet, a central angle of 24 degrees 55 minutes 19 seconds and a chord bearing South 62 degrees 04 minutes 20 seconds West a distance of 73.28 feet to an iron pin found;

thence through lands now owned by J. and P. Ballard (DR 674-212) North 08 degrees 34 minutes 51 seconds West 262.23 feet to an iron pin found on the southeast corner of lands now owned by A.A. Nader (DR 1134-930);

**BALLARD-749  
TRACT NINE  
PAGE 2**

thence along said Crist's south line North 66 degrees 12 minutes 43 seconds East 175.51 feet to the principal place of beginning;

containing 0.83 acres, more or less, subject to all legal road right of ways and applicable easements, written or implied.

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

Iron pins set are 5/8-inch diameter by 30 inch long rebar with plastic identification caps.

This description is written based on a survey completed June 30, 1999 by Jack D. Newcome, Reg. No. 7321.

**OFFICE COPY**  
*Jack D. Newcome* 06/30/99  
**NOT RECORDABLE** Date  
Reg. No. 7321



Parcel No.:  
Part of: 35-35-40-01-22-000 (0.83 ac.)

EXEMPT FROM APPROVED  
FOR AMENITY TRANSFER  
BY *K. Buckley*  
7-6-99

**SITUATED IN**

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

**LEGEND**

- Iron Pin Set, 5/8" rebar w/ plastic ID cap
- Iron Pipe Found
- Iron Pin Found

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

Delta=0°50'26"  
R=1416.31'  
L=20.78'  
Brg=S59°04'55"W  
Chd=20.78'

S47°09'00"E  
50.24'

S51°58'04"W  
50.64'

BALLARD ROAD  
County Rd. 60 (R/W 50')

Delta=10°22'57"  
R=805.43'  
L=145.95'  
Brg=S53°28'14"W  
Chd=145.75'

J. & P. Ballard  
DR 674-212

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**REFERENCES**

- DR 982-415
- DR 1012-469
- Tax Map 62-78
- Plot Book 10, Page 47

BLACK BULL RUN (50' R/W)

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

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HEREFORD DRIVE 50' R/W

T-2

RESTRICTION APPROVED  
FOR ALIEN'S TRANSFER  
BY K. Baker  
7-6-99

**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.

**PARCEL NO.**

35-35-40-01-22-000 (±0.83 Ac.)



Jerry & Patricia  
Ballard  
DR 674-212

T-9

±0.83 Ac

Delta=47°04'23"  
R=136.63'  
L=112.25'  
Brg=S26°04'28"W  
Chd=109.12'

Delta=24°55'19"  
R=169.80'  
L=73.86'  
Brg=S62°04'20"W  
Chd=73.28'

OFFICE COPY  
NOT RECORDABLE  
Date 7-1-99

Project No.: BALL-877

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A.A. Nader  
DR 1134-930

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GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.



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