

83-14-02-07-000



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**Theresa M. Ballard**  
**OR 1516-675**  
**+/-0.275 Ac.**

Situated in the City of Zanesville, Muskingum County, State of Ohio also being all of the lands now owned by Theresa M. Ballard (OR 1516-675) of the Muskingum County Recorders Office and more fully described as follows.

Beginning for reference at a stone found on the southwest corner of Lot 31 of the Schaumdale Addition (PB17-4), thence North 55 degrees 04 minutes 23 seconds West, 35.47 feet to an iron pin set and the principal place of beginning;

thence South 03 degrees 22 minutes 09 seconds West, 58.32 feet to a point on the northeast corner of the lands now owed by H K K Equities, LLC (OR 1726-598);

thence with the north line of said H K K Equities, LLC's lands, North 89 degrees 04 minutes 37 seconds West, 142.89 feet to an axle found on the east line of Stewart Street (50'), passing an iron pin set at 15.85 feet;

thence with the east line of said Stewart Street the following three (3) courses:

1. North 03 degrees 10 minutes 11 seconds East, 40.00 feet to an iron pin set;
2. North 14 degrees 11 minutes 28 seconds East, 20.00 feet to an iron pin set;
3. North 00 degrees 18 minutes 29 seconds West, 51.00 feet to a point on the common corner of said

Ballard's land and the lands now owned by Beverly Foley (DR 1136-416);

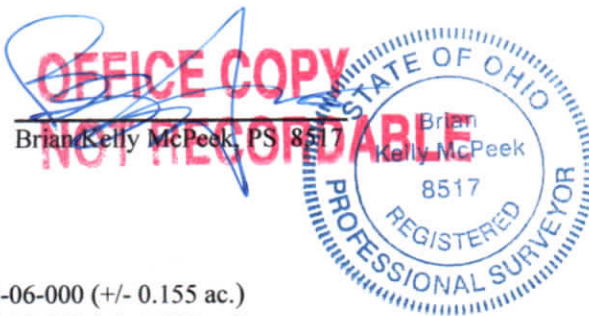
thence with the south line of said Foley's lands, South 68 degrees 41 minutes 06 seconds East, 149.70 feet to the place of beginning, passing an iron pin set at 15.31 feet, containing 0.275 acres, more or less, subject to all legal highways and easements of record.

Attached to the above described tract of land is an existing easement for the purpose of ingress/egress as described in DR 1136-416.

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.275 acre parcel is based on a field survey made by Brian K. McPeck, PS 8517 of McPeck Land Surveying, LLC on December 23<sup>rd</sup>, 2015



1/12/16  
Date

**Parcel No.**

All of: 83-14-02-06-000 (+/- 0.155 ac.)

All of: 83-14-02-07-000 (+/- 0.120 ac.)

Total (+/- 0.275 ac.)

DESCRIPTION  
APPROVED  
By: 

83-14-02-07-000 A

SITUATED IN

The State of Ohio, County of Muskingum  
City of Zanesville and being all of the lands  
now owned by Theresa M. Ballard (OR 1516-675)

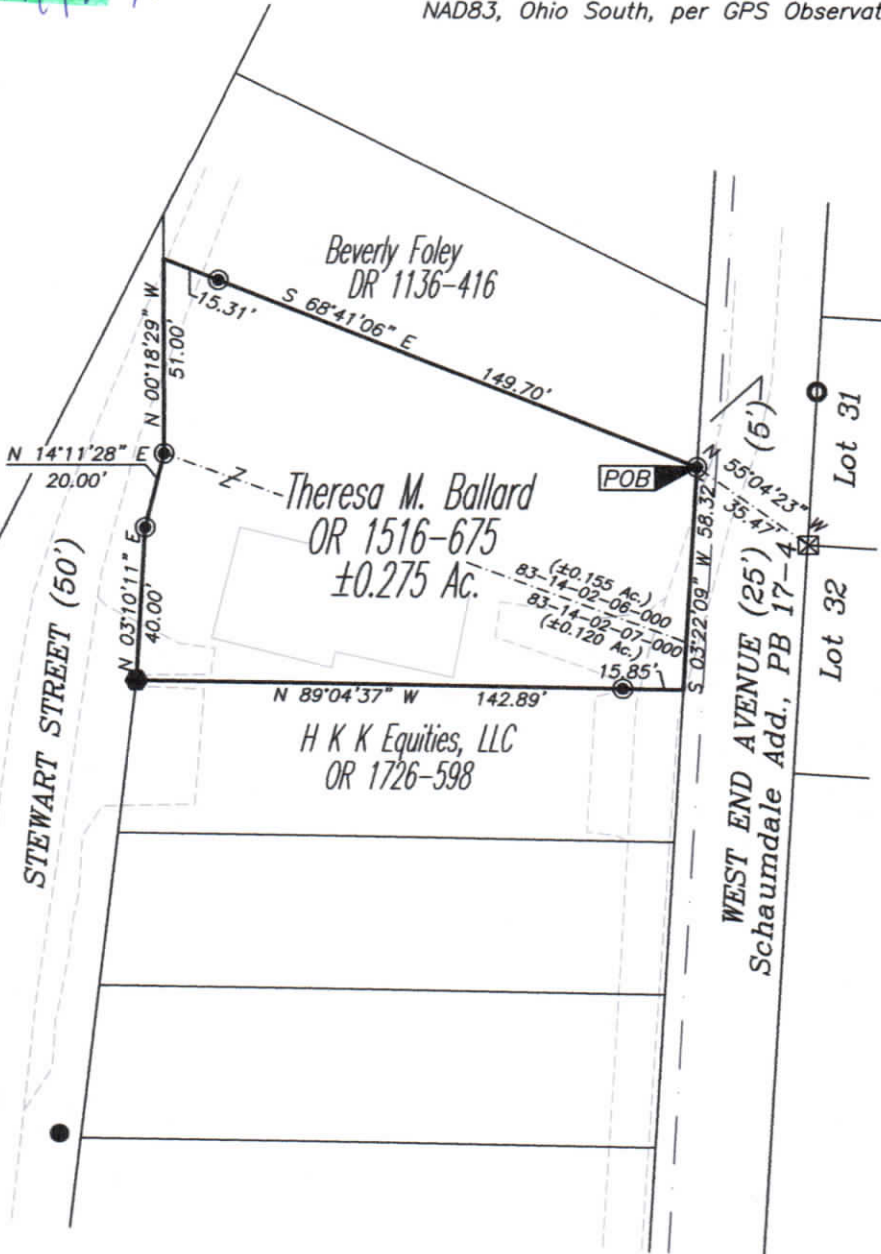
RESURVEY

DESCRIPTION  
APPROVED

By: *[Signature]*

BASIS OF BEARING

Bearings are based on State Plane Grid Coordinates,  
NAD83, Ohio South, per GPS Observation.



LEGEND

- Iron Pin Found
- Z— Property Hook
- Pipe Found
- Axle Found
- ⊗ Stone Found
- Iron Pin Set, 5/8" rebar



REFERENCES

- As Noted on Plat
- [www.muskingumcountyauditor.org](http://www.muskingumcountyauditor.org)
- [www.mceo.org](http://www.mceo.org)
- <http://recorder.muskingumcounty.org>

PARCEL NO.

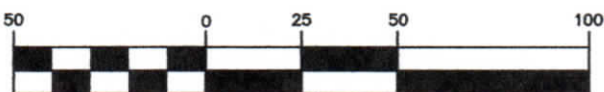
All of: 83-14-02-06-000 (±0.155 Ac.)  
All of: 83-14-02-07-000 (±0.120 Ac.)  
Total (±0.275 Ac.)

**OFFICE COPY**  
**NOT RECORDABLE**

Brian Kelly McPeck  
Reg. Surveyor No. 8517

1/12/16

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



**MCPECK  
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