

0.06 Acres from Jerry and Patricia Ballard to  
James Oakley and Sherrie Hammond

Situated in the State of Ohio, County of Muskingum, and Township of Licking, and being a part of Quarter Township 4, Township 2, Range 9, United States Military Lands, presently owned by Jerry and Patricia Ballard(DR 674-212), and more particularly described as follows:

Beginning for reference at an iron pin found at the Northeast corner of Lot 19, of Ballard's Subdivision No 1, Plat Book 18, Pages 88 and 89;

Thence along the north line of Ballard's Subdivision No. 1, South 61 degrees 21 minutes 06 seconds West, 296.42 feet to an iron pin found at the southwest corner of lands presently owned by Ann Carter(OR 1925-136), passing an iron pin found at 241.50 feet;

Thence along the west line of said Carter lands, North 31 degrees 22 minutes 55 seconds West 169.61 feet to an iron pin found on the southwest corner of lands presently owned by Rex L. and Cy W. Copeland(OR 2064-611);

Thence along the west line of said Copeland lands, North 31 degrees 22 minutes 55 seconds West, 181.00 feet to an iron pin found on the south line of lands presently owned by John A. and Leslie Leonard(OR 2062-607);

Thence along said Leonard lands the following three courses:

- 1.) South 75 degrees 16 minutes 16 seconds West, 69.78 feet to an iron pin found at the southwest corner;
- 2.) North 31 degrees 22 minutes 55 seconds West, 224.85 feet to an iron pin found at the northwest corner;
- 3.) Along the north line, North 89 degrees 20 minutes 09 seconds East, 77.76 feet to an iron pin found;

Thence through a fifty feet wide easement, North 65 degrees 03 minutes 12 seconds East, 36.67 feet to an iron pipe found on the south line of lands presently owned by James D. Oakley, and Sherrie L. Hammond(OR 1569-926), being a twenty feet wide strip and existing drive and easement;

Thence along said south line the following six courses:

- 1.) South 89 degrees 11 minutes 44 seconds West, 339.49 feet to an iron pipe found;
- 2.) South 89 degrees 15 minutes 59 seconds West, 8.99 feet to a point;

- 3.)North 48 degrees 05 minutes 02 seconds West, 201.20 feet, to an iron pin found;
- 4.)North 73 degrees 01 minutes 38 seconds West, 85.18 feet to a point;
- 5.)North 45 degrees 54 minutes 14 seconds West, 147.04 feet to a point;
- 6.)North 57 degrees 13 minutes 05 seconds West, 252.22 feet to a pipe found;

Thence across said drive and easement, North 31 degrees 18 minutes 33 seconds East, 19.97 feet to a pipe found on the north line of said Oakley and Hammond lands, being the principal place of beginning;

Thence along the north line of said lands, the following two courses:

- 1.)North 57 degrees 56 minutes 28 seconds West, 95.62 feet to a pipe found;
- 2.)North 49 degrees 29 minutes 25 seconds West, 173.96 feet to a pipe found;

Thence through the lands presently owned by Jerry and Patricia Ballard(DR 674-212) the following three courses:

- 1.)North 31 degrees 14 minutes 57 seconds East, 9.87 feet to an iron pin set;
- 2.) South 49 degrees 31 minutes 37 seconds East, 175.17 feet to an iron pin set;
- 3.) South 61 degrees 29 minutes 54 seconds East, 95.57 feet to an iron pin set on the north line of said Oakley and Hammond;

Thence along said north line, South 35 degrees 05 minutes 16 seconds West, 15.76 feet to the principal place of beginning, containing 0.06 acres more or less.

Subject to all legal recorded right of ways and easements.

Bearings are based on the north line of Lot 19 of Ballard's Subdivision No. 1, as being North 61 degrees 21 minutes 06 seconds East, as per Plat Book 18, pages 88 and 89.

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

This description is written based on a field survey and completed on June 22, 2007 by Jack D. Newcome, Reg. No. 7321.

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

Jack D. Newcome Reg. No. 7321

6-25-07

Date

Part of Parcel No.: 35-35-40-01-13-000 +- 0.06

Note: Not to be used as separate building site or transfer as independent parcel in future without M. C. P. C. approval.

APPROVED FOR CLOSURE

JDN 6/27/2007

EXEMPT FROM  
PLANNING COMMISSION

JDN 6/27/2007





N 31°14'57"E  
9.87'

Jerry and Patricia  
Ballard  
DR 674-212  
+- 0.08 Acres

S 40°31'37"E  
173.17'

N 40°29'25"W  
173.98'

S 61°29'54"E  
95.57'

N 57°56'28"W  
95.62'

S 35°05'16"W  
15.76'

N 31°18'33"E  
19.97'

N 57°13'05"W  
252.22'

J. and P.  
Ballard  
DR 674-212

R. E. Jr. and  
Joellen Hittle  
OR 1510-470

N 73°01'38"W  
85.18'

Easement and  
Property Line

N 45°02'14"W  
147.04'

N 45°05'02"W  
201.20'

R. E. Jr. and  
Joellen Hittle  
OR 1510-470

APPROVED FOR CLOSURE

*[Handwritten Signature]*

**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

EXEMPT FROM  
PLANNING COMMISSION

*[Handwritten Signature]*

**SITUATED IN:**

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

**BASIS OF BEARINGS:**

Bearings are based on the north line of Lot 19, of  
Ballard's Subdivision No. 1, as being South 61  
degrees 21 minutes 06 seconds West.

**REFERENCES:**

- OR 1534-304
- OR 1679-515
- OR 1510-470
- DR 674-212
- DR 493-373

J. and P.  
Ballard  
DR 674-212

50' Wide Easement and  
Cul-de-sac (60' Radius)  
0.97 Acres

S 89°15'59"W  
8.99'

Existing 20' Roadway Easement  
and Gravel Drive

J. and P.  
Ballard  
DR 674-212

S 89°11'44"W  
339.49'

N 88°20'09"E  
77.76'

N 65°03'12"E  
36.67'

John A. and  
Leslie Leonard  
OR 2062-607

295.32'

S 19°41'11"E  
21.15'

S 89°21'14"W  
25.00'

Rex L. and  
Cy W. Copeland  
OR 2064-611

Ann Carter  
OR 1986-196

Iron Pin Found at the Northeast  
Corner of Lot 19, of Ballard's  
Subdivision No. 1, Plat Book 18,  
Pages 68, and 69.

Note: Not to be used as a separate building site or  
transfer as independent parcel in future without M. C. P.  
C. approval.

**PARCEL NO:**

Part of: 35-35-40-01-13-000 (+-0.08 Acres)

S 61°21'06"W  
54.92'

S 61°21'06"W  
241.50'

Ballard's Subdivision No. 1  
Lot 19

Lot 20



OFFICE COPY  
NOT RECORDABLE  
6-25-07  
Reg. Surveyor No. 7321



Newcome Surveying Company  
6615 Ballard Road  
Nashport, Ohio  
740-452-5796