

Adjoiner Split, from Jerry and Patricia Ballard to Robert Hittle

Parcel One, Fifty Feet Wide Right of Way and Cul-de-sac

Situated in the State of Ohio, County of Muskingum, Township of Licking, and being part 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 Deed Record 674, Page 212, and Official Record 2346, Page 209, and being 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, Page 88, and 89;

Thence along an extension of the north line of Lot 19, North 61 degrees 21 minutes 06 seconds East, 25.21 feet to the centerline of Ballard Road;

Thence along said centerline the following three courses:

- 1.) North 37 degrees 40 minutes 10 seconds West, 182.42 to a point;
- 2.) North 35 degrees 32 minutes 10 seconds West, 186.53 feet to a point;
- 3.) North 24 degrees 51 minutes 25 seconds West, 20.86 feet to a point, and the principal place of beginning;

Thence leaving said centerline, South 63 degrees 30 minutes 52 seconds West, 23.72 feet to an iron pin found on the east line of lands presently owned by John A. and Leslie Leonard, (OR 2062-607);

Thence along the east and north lines of said Leonard lands, the following two courses:

- 1.) Along a curve to the left having a delta angle of 69 degrees 16 minutes 05 seconds, a radius of 30.00 feet, an arc length of 36.27 feet, and a chord which bears North 56 degrees 00 minutes 26 seconds West, 34.10 feet to an iron pin found;
- 2.) South 89 degrees 20 minutes 09 seconds West, 371.35 feet to an iron pin found on the northeast corner of lands presently owned by Eric A. Mitchell(OR 2566-698), passing an iron pin found at 293.59 feet;

Thence along the north line of said Mitchell lands, South 89 degrees 16 minutes 23 seconds West, 226.62 feet to an iron pin found on the east line of lands presently owned by Joellen and Robert E. Hittle Jr.(OR 1510-470);

Thence along the east line of said Hittle lands North 07 degrees 15 minutes 02 seconds West, 14.60 feet to a PK nail set on the south line of a twenty feet wide ingress, egress, easement;

Thence along the lines of said Hittle lands the following two courses:

- 1.) South 89 degrees 15 minutes 59 seconds West, 8.99 feet to a PK nail set;
- 2.) North 48 degrees 11 minutes 01 seconds West, 29.55 feet to a PK nail set and the beginning of a sixty feet diameter cul-de-sac;

Thence along a curve to the right having a delta angle of 40 degrees 51 minutes 45 seconds, a radius of 60.00 feet, an arc length of 42.79 feet, and a chord which bears North 19 degrees 29 minutes 34 seconds West, 41.89 feet to a PK nail set;

Thence continuing along a curve to the right having a delta angle of 97 degrees 09 minutes 59 seconds, a radius of 60.00 feet, an arc length of 101.75 feet, and a chord which bears North 49 degrees 31 minutes 18 seconds East, 89.99 feet to an iron pin found on the southwest corner of lands presently owned by Paige A. and Jacob K. Parks,(OR 2551-863);

Thence along the south lines of said Parks lands the following four courses:

- 1.) Along a curve to the right having a delta angle of 58 degrees 35 minutes 40 seconds, a radius of 60.00 feet, an arc length of 61.36 feet, and a chord which bears South 52 degrees 35 minutes 51 seconds East, 58.72 feet to an iron pin found;
  - 2.) Along a curve to the left having a delta angle of 34 degrees 22 minutes 18 seconds, a radius of 100.00 feet, an arc length of 59.99 feet, and a chord which bears South 40 degrees 29 minutes 05 seconds East, 59.10 feet to an iron pin found;
  - 3.) North 89 degrees 16 minutes 23 seconds East, 119.37 feet to a point;
  - 4.) North 89 degrees 20 minutes 09 seconds East, 4.86 feet to an iron pin found on the southwest corner of lands presently owned by Donovan G. and Carrie E. Jadwin, (OR 2592-101);
- Thence along the south line of said Jadwin lands, North 89 degrees 20 minutes 09 seconds East, 147.00 feet to an iron pin found on the south west corner of lands presently owned by Andrew J. and Lindsey D. Wood, (OR 2250-911);

Thence along the south line of said Wood lands, North 89 degrees 20 minutes 09 seconds East, 241.97 feet to a point in the centerline of Ballard Road, passing an iron pin found at 220.00 feet;

Thence along said centerline, South 25 degrees 11 minutes 43 seconds East, 64.92 feet to the principal place of beginning, containing 0.96 Acres more or less, and being part of Auditor's Parcel Numbers 35-40-01-13-000 , (+- 0.64 Acres), and part of 35-40-01-14-001, (+- 0.32 Acres)

#### Parcel Two, Part of Twenty Feet Wide Gravel Drive Easement and Additional Acreage

Situated in the State of Ohio, County of Muskingum, Township of Licking, and being part 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 Deed Record 674, Page 212, and Official Record 2346, Page 209, and being 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, Page 88, and 89;

Thence along an extension of the north line of Lot 19, North 61 degrees 21 minutes 06 seconds East, 25.21 feet to the centerline of Ballard Road;

Thence along said centerline the following three courses:

- 1.) North 37 degrees 40 minutes 10 seconds West, 182.42 to a point;
- 2.) North 35 degrees 32 minutes 10 seconds West, 186.53 feet to a point;
- 3.) North 24 degrees 51 minutes 25 seconds West, 20.86 feet to a point;

Thence leaving said centerline, South 63 degrees 30 minutes 52 seconds West, 23.72 feet to an iron pin found on the east line of lands presently owned by John A. and Leslie Leonard, (OR 2062-607);

Thence along the east and north lines of said Leonard lands, the following two courses:

- 1.) Along a curve to the left having a delta angle of 69 degrees 16 minutes 05 seconds, a radius of 30.00 feet, an arc length of 36.27 feet, and a chord which bears North 56 degrees 00 minutes 26 seconds West, 34.10 feet to an iron pin found;
- 2.) South 89 degrees 20 minutes 09 seconds West, 371.35 feet to an iron pin found on the northeast corner of lands presently owned by Eric A. Mitchell(OR 2566-698), passing an iron pin

found at 293.59 feet;

Thence along the north line of said Mitchell lands, South 89 degrees 16 minutes 23 seconds West, 226.62 feet to an iron pin found on the east line of lands presently owned by Joellen and Robert E. Hittle Jr.(OR 1510-470);

Thence along the east line of said Hittle lands North 07 degrees 15 minutes 02 seconds West, 14.60 feet to a PK nail set on the south line of a twenty feet wide ingress, egress, easement;

Thence along the lines of said Hittle lands the following two courses:

- 1.) South 89 degrees 15 minutes 59 seconds West, 8.99 feet to a PK nail set;
- 2.) North 48 degrees 11 minutes 01 seconds West, 29.55 feet to a PK nail set and the principal place of beginning;

Thence continuing along the north lines of said Hittle lands the following two courses:

- 1.) North 48 degrees 04 minutes 00 seconds West, 171.65 feet to an iron pin found;
- 2.) North 73 degrees 01 minutes 38 seconds West, 85.18 feet to an iron pin set on the south line of lands presently owned by James D. Oakley , and Sherrie L. Hammond,(OR 1569-926);

Thence along the east line of said Hammond and Oakley lands, North 29 degrees 29 minutes 39 seconds East, 20.48 feet to an iron pin set on the north line of a twenty feet wide easement;

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

- 1.) Along the north line of the twenty feet wide easement, South 73 degrees 01 minutes 38 seconds East, 36.14 feet to an iron pin set on the north line of an easement road to the cell tower;
- 2.) Along the north line of said easement road to the cell tower, North 42 degrees 04 minutes 07 seconds West, 105.52 feet to an iron pin set;
- 3.) North 33 degrees 32 minutes 32 seconds East, 98.04 feet to an iron pin found;
- 4.) North 88 degrees 59 minutes 20 seconds East, 200.00 feet to an iron pin found on the northwest corner of lands presently owned by Paige A. and Jacob K. Parks, (OR 2551-863);

Thence along the west line of said Parks land, South 09 degrees 29 minutes 47 seconds East, 215.46 feet to an iron pin found on the north side of a cul-de-sac;

Thence along said cul-de-sac, and on a curve to the left having a delta angle of 97 degrees 09 minutes 59 seconds, a radius of 60.00 feet, an arc length of 101.75 feet, and a chord which bears South 49 degrees 31 minutes 18 seconds West, 89.99 feet to a PK nail set;

Thence continuing along said cul-de-sac, on a curve to the left having a delta angle of 40 degrees 51 minutes 45 seconds, a radius of 60.00 feet, an arc length of 42.79 feet, and a chord which bears South 19 degrees 29 minutes 34 seconds East, 41.89 feet to the principal place of beginning, and containing 1.23 acres more or less, and being part of Auditor's Parcel Numbers 35-40-01-13-000 (+- 1.12 Acres), and part of 35-40-01-14-001 (+- 0.11 Acres).

Note: The parcels described above are not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

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

This description is written based on a field survey completed December 23, 2015 by Jack D. Newcome, Reg. No. 7321.

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

**DESCRIPTION**  
**APPROVED**  
By: *[Signature]*

STATE OF OHIO  
JACK D. NEWCOME  
S-7321  
REGISTERED  
PROFESSIONAL SURVEYOR  
*12-28-15*  
\_\_\_\_\_  
Date

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**  
*[Signature]*  
\_\_\_\_\_  
*1/7/16*  
Date  
Fee Paid

**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
- OR 2250-911

Approved for Transfer  
No On-Lot Sewage  
Zanesville-Muskingum Co.  
Health Department  
Date 1/7/16

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
Date 1/7/16

Fee Paid

Date

