

51-40-13-01-001
6025 FERNHILL RD
51-10-08-05-01

John L. Ballantine

To

Being a parcel of land located in the Southwest Quarter of Section No. 8 and the Northwest Quarter of Section No. 13, Township 1, Range 6, Perry Township, Muskingum County, Ohio and Bounded and described as follows:

Beginning at a corner stone found (iron pipe beside it) locating the Southwest corner of said Section No. 8;

thence North 00 deg. 22 min. 53 sec. West 567.39 feet along the West line of Section No. 8 to an iron pin set in the South line of the Baltimore and Ohio Railroad Company property, said point being 50 feet measured Southwardly and at right angles to the center line of the existing tracks;

thence South 68 deg. 58 min. 40 sec. East 374.37 feet along the Southerly property line of B.&O. Railroad to a point, which is 50 feet from the center of the existing railroad tracks at a right angle;

thence continuing along said Southerly property line and 50 feet from the center of the existing tracks South 68 deg. 13 min. 35 sec. East 49.92 feet to the Northwest corner of a 0.783 acre tract belonging to the Baltimore and Ohio Railroad Company (reference Volume 347, Page 445);

thence South 22 deg. 31 min. 30 sec. West 50.00 feet to the Southwest corner of said 0.783 acre tract;

thence South 60 deg. 56 min. 55 sec. East 120.00 feet along the Southerly property line of said 0.783 acre tract to a point;

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FOR ADDITIONAL INSTRUMENT

BY A. L. Swisher
6-25-93

51-40-13-01-001
6025 FERNHILL RD

NOTES:

- - CORNER STONE FOUND
- - IRON PIN OR PIPES FOUND
- ★ - EXISTING FENCE LINE
- - IRON PIN SET ARE ONE HALF INCH BEARS WITH IDENTIFICATION CAPS.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE WEST LINE OF SECTION NO. 13 AS BEING NORTH 00 DEG.

BEING A PARCEL OF LAND LOCATED IN SECTION Nos. 8 & 13, TOWN 1, RANGE 6, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.
BEING A PART OF THE JOHN L. BALLANTINE PROP. REF. - 527/116
CONTAINING 12.349 AC. S. 1/2
SCALE: 1 INCH = 200 FEET

REGISTERED
LAND SURVEYOR

6410
REG. SUR. NO.

thence South 15 deg. 41 min. 20 sec. West 1062.90 feet (passing through an iron pin set at 100.00 feet) to an iron pin set;

thence South 43 deg. 06 min. 54 sec. East 367.42 feet (passing through an iron pin set at 339.89 feet) to the center of Township Road No. 362;

thence South 50 deg. 20 min. 59 sec. West 13.75 feet along the center of said road to a point locating the Northeast corner of a 2.900 acre tract belonging to Barbara J. James (reference Volume 1042, Page 227);

thence continuing along the center of said road South 50 deg. 20 min. 59 sec. West 116.53 feet to an iron pin found locating a corner of said 2.900 acre tract;

thence South 46 deg. 58 min. 40 sec. West 352.00 feet along the center of said road to an iron pin found locating a corner of said 2.900 acre tract;

thence continuing along the center of T.R. No. 362 South 48 deg. 19 min. 56 sec. West 53.45 feet along the North line of said 2.900 acre tract to a point;

thence leaving the center of said road South 89 deg. 37 min. 07 sec. West 34.98 feet to an iron pin set in the West line of Section No. 13 locating the Southwest corner of the grantor's property;

thence North 00 deg. 22 min. 53 sec. West 1340.50 feet along the West line of Section No. 13 to the place of beginning and containing 13.309 acres, more or less.

There being 4.763 acres in Section No. 8 and 8.546 acres in Section No. 13. The 4.763 acres is from parcel# 51-10-08-05 and is just a part. The 8.546 acres is from parcel# 51-40-13-01 and is just a part of that also. there is more acreage left in both of these parcels.

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

BY A. L. Simons
6-25-93
JOHN G. EPPLEY
LAND SURVEYOR

6410
REG. SUR. NO.

SEC. 7
SEC. 13

FOR AUDITOR'S TRANSFER

BY A. L. Simons
6-25-93

NOTES:

- CORNER STONE FOUND
- IRON PINS OR PIPES FOUND
- *** EXISTING FENCE LINE
- IRON PINS SET ARE ONE HALF INCH REBAR WITH IDENTIFICATION CAPS.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE WEST LINE OF SECTION NO. 13 AS BEING NORTH 00 DEG. 22 MIN. 53 SEC. WEST.

BEING A PART OF LAND LOCATED IN SECTION No. 13, TOWN 1, RANGE 6, PERRY TOWNSHIP, MUSKINGHAM COUNTY, OHIO.
BEING A PART OF THE JOHN BALLANTINE PROP. REG-572/166 CONTAINING 13.309 AC. NOT TO SCALE.
SCALE: 1" = 200 FEET
DATE: JUNE 1993.

Surveyed in June, 1993 by John G. Eppley Reg. Sur. No. 6410.

Subject to all easements and right of ways of record.

Reference-Volume 522, Page 166

Iron pins set are one half inch rebar with identification caps.

The bearings for this survey are based on the West line of Section No. 13 as being North 00 deg. 22 min. 53 sec. West.

562.1
562.12

FOR AGENT'S TRANSFER

BY A. J. Smith
6-25-93

JOHN G. EPPLEY
REGISTERED
LAND SURVEYOR
OFFICE COPY NOT RECORDABLE
6410
REG. SUR. NO.

NOTES:

- - CORNER STONE FOUND
- - IRON PIN OR PIPES FOUND
- *** - EXISTING FENCE LINE
- ⊙ - IRON PINS SET ARE ONE HALF INCH REBAR WITH IDENTIFICATION CAPS.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE WEST LINE OF SECTION NO. 13 AS BEING NORTH 00 DEG. 22 MIN. 53 SEC. WEST

BEING A PARCEL OF LAND LOCATED IN SECTION NOS. 8 & 13, TOWN 1, RANGE 6, PERRY TOWNSHIP, MUSKINGHAM COUNTY, OHIO.
BEING A PART OF THE JOHN BALLANTINE POND, REG-522/166
CONTAINING - 12.349 AC
SCALE: AS SHOWN TO PLACE
DATE: JUNE 1993

