

65.66 Acre Tract

Situated in the State of Ohio, County of Muskingum, Township of Licking, and being part of the Southwest Quarter of Quarter Township One, part of the Northwest Quarter of Quarter Township 4, and part of Out Lot No. 8, and Out Lot 1, of the Village of Irville, (Deed Book "D", page 475), Township 2, Range 9, United States Military Lands, and being a part of lands presently owned by Jerry and Patricia Ballard (DR 674-212), and being more particularly described as follows:

Beginning for reference and the principal place of beginning, at a stone found disturbed and re-set on the southeast corner of the Southwest Quarter of Quarter Township One, Township 2, Range 9, United States Military Lands;

THENCE along the west line of lands presently owned by J. McCam (DR 1160-146), South 00 degrees 53 minutes 55 seconds West for a distance of 734.12 feet to an iron pin set;

THENCE through the lands of J. and P. Ballard (DR 674-212) the following three courses:

- 1.) South 63 degrees 19 minutes 27 seconds West for a distance of 222.79 feet to an iron pin set;
- 2.) North 82 degrees 01 minutes 14 seconds West for a distance of 281.20 feet to an iron pin set;
- 3.) North 68 degrees 04 minutes 18 seconds West for a distance of 154.05 feet to an iron pin set on the east line of lands presently owned by the U. S. A. (DR 496-664);

THENCE along said east line, North 00 degrees 32 minutes 20 seconds East for a distance of 153.30 feet to a break off monument found broken, top removed, on the northeast corner of said U. S. A. lands;

THENCE along the north line of said U. S. A. lands, North 89 degrees 28 minutes 17 seconds West for a distance of 1376.81 feet to a point in the centerline of Shannon Valley Road (Co. Rd. 56), passing an iron pin found (G-1 pin) at 499.78 feet, an iron pin found (G-1 pin found disturbed and reset) at 999.69 feet; and an iron pin set at 1356.81 feet;

THENCE along the east line of lands presently owned by the U. S. A. (DR 489-471), and near the center of said Shannon Valley Road the following three courses:

- 1.) North 28 degrees 21 minutes 22 seconds East for a distance of 532.12 feet to a point;
- 2.) North 21 degrees 37 minutes 22 seconds East for a distance of 126.00 feet to a point;
- 3.) North 00 degrees 35 minutes 22 seconds East for a distance of 75.00 feet to a PK Nail set at the southeast corner of lands presently owned by Hanby Farms Inc. (DR 1023-256);

THENCE along the east line of said Hanby Farms land, and near the centerline of Shannon Valley Road, North 06 degrees 42 minutes 18 seconds West for a distance of 666.17 feet to a point on a south line of said Hanby Farms lands;

THENCE along said south line North 89 degrees 56 minutes 35 seconds East for a distance of 1196.10 feet to an iron pin found on the south east corner of said Hanby Farms lands, passing an iron pin found at 60.81 feet;

THENCE along the east line of said Hanby Farms lands, North 00 degrees 33 minutes 33 seconds East for a distance of 657.13 feet to a point on the south line of R. D. and C. J. Blaney (DR 1130-40, and OR 1532-901), and in Shannon Valley Road (Co. Rd. 56), passing an iron pin found at 632.99 feet;

THENCE along said south line and near the centerline of Shannon Valley Road, the following three courses:

1.) North 82 degrees 58 minutes 30 seconds East for a distance of 33.45 feet to a point;  
2.) South 74 degrees 31 minutes 30 seconds East for a distance of 351.78 feet to a point;  
3.) South 79 degrees 42 minutes 33 seconds East for a distance of 213.83 feet to a point on the west line of lands presently owned by Reliable Investments Co.(OR 1672-570);  
THENCE along said west line, South 00 degrees 00 minutes 00 seconds East for a distance of 1280.85 feet to the principal place of beginning, passing an iron pin set at 22.43 feet, containing 65.66 acres more or less.

The entire property, except for the area north of the 793 elevation contour line, is subject to the United States Government Flowage Easement for Dillon Dam, and is also subject to all other legal easements and right of ways, written or implied.

Bearings are based on the east line of the Southwest Quarter of Quarter Township One, as being South 00 degrees 00 minutes 00 seconds East, as described in DR 1023-256.

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 March 01, 2005, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY

~~NOT RECORDABLE~~

Date 3-01-05

All of: 35-35-10-61-35-000 +-18.27 Acres  
All of: 35-35-10-61-36-000 +-19.17 Acres  
All of: 35-35-40-01-02-000 +-11.22 Acres  
Part of: 35-35-40-01-01-000 +-11.33 Acres  
Part of: 35-35-40-01-03-000 +-5.43 Acres(Out Lot 8)  
Part of: 35-35-40-01-03-000 +-0.12 Acres(Out Lot 1)  
Part of: 35-35-40-01-03-000 +-0.12 Acres(Rd. R\W)

Note: the above three lines combined are the total acres in ~~NOTED~~ FROM

Total +-65.66 Acres

APPROVED FOR CLOSURE

3-1-2005



PLANNING COMMISSION

3-1-2005

# SITUATED IN:

State Of Ohio, County of Muskingum, Township of Licking, and being part of the Southwest Quarter of Quarter Township 1, part of the Northwest Quarter of Quarter Township 4, and part of Out Lot 8, and Out Lot 1, of the Village of Irville, Township 2, Range 9, United States Military Lands.

## BASIS OF BEARINGS

Bearings are based on the east line of the Southwest Quarter of Quarter Township One, as being South 00 degrees 00 minutes 00 seconds East, as found in DR 1023-258.

Hanby Farms Inc.  
DR 1023-258

Centerline  
Shannon Valley  
Road (Co. Rd. 58)

R. J. and C. D. Blaney  
DR 1139-40, OR 1532-801

Reliable Investment Co.  
OR 1672-570

N 82°58'30"E  
33.45'

S 74°31'30"E  
351.78'

S 79°42'33"E  
213.83'

N 00°33'33"E  
24.14'

783'  
Contour  
Line

S 00°00'00"E  
22.43'

632.99'  
N 00°33'33"E

60.81'

1135.29'

N 89°56'35"E 1196.10'

APPROVED FOR CLOSURE

*apb 3-1-2005*

**Jerry and Patricia  
Ballard**  
DR 874-212  
+- 85.88 Acres

NOTE:

Entire property is subject  
to United States  
Government Flowage  
Easement for Dillon Dam,  
except for the area north  
of the 783' Contour Line.

Stone Found at the  
Southeast Corner of the  
Southwest Quarter of  
Quarter Township 1, T 2,  
R 9, U. S. M. L.

Reliable Investment Co.  
OR 1372-570

Centerline  
of Shannon  
Valley Road  
(Co. Rd. 58)

Hanby Farms Inc.  
DR 1023-258

N 00°35'22"E  
75.00'

N 21°37'22"E  
126.00'

U. S. A.  
DR 489-471

Quarter Township 1  
Quarter Township 4

Out Lot 8  
Irville

DR

DR

DR

Break Away Man.  
r.d. with 100  
Pavement Missing

Stone Fd.  
Disturbed  
Re-set per  
AdJ. Survey

J. McConn  
DR 1160-146

J. and P.  
Ballard  
DR 874-212

## 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

## REFERENCES

- DR 874-212
- DR 1023-258
- OR 1672-590
- DR 621-420
- DR 489-471
- DR 1-319
- DR 1160-146
- OR 1532-901
- DR D-475

## PARCEL NO.

- All of: 35-35-10-61-35-000 +- 18.87 Acres
- All of: 35-35-10-61-38-000 +- 19.17 Acres
- All of: 35-35-40-01-02-000 +- 11.22 Acres
- Part of: 35-35-40-01-01-000 +- 11.89 Acres
- Part of: 35-35-40-01-03-000 (+ - 5.43 Ac. Out Lot 8)
- Part of: 35-35-40-01-03-000 (+ - 0.12 Ac. Out Lot 1)
- Part of: 35-35-40-01-03-000 (+ - 0.12 Ac. Rd. E/W)

Note: The above three lines combined, are the total acres in parcel  
"03".



EXEMPT FROM  
PLANNING COMMISSION

**OFFICE COPY  
NOT RECORDABLE**

Reg. Surveyor No. 7321

Newcome Surveying Co. Ltd.  
6515 Ballard Road  
Nashport, Ohio 43006  
740-462-6790