

### DESCRIPTION FOR A 2.089 ACRE TRACT

Situated in the State of Ohio, County of Muskingum, Township of Falls, being a part of the Third Quarter, Township-1, Range-8, United States Military Lands and being a part of that 5.53 acre tract (Parcel Number 17-82-02-10-000) as conveyed to the Board of Education of the West Muskingum Local School District by deed of record in Deed Book 1805, Page 227, all references being to those of record in the Recorder's Office, Muskingum County, Ohio, said 2.089 acre tract being more particularly bounded and described as follows:

Commencing at an iron pin found marking the southwesterly corner of Lot 2 of Monroe and Duncan's Subdivision of the South half of Quarter Township 3;

Thence along the southerly line of Lot 2, **South 88°34'05" East, 483.08 feet** to an iron pin found in the easterly line of that 28.07 acre tract as conveyed to the Board of Education of the West Muskingum Local School District by deed of record in Deed Book 1731, Page 5;

Thence along said easterly line, **South 01°41'53" West, 1434.60 feet** to a point in West Pike (U.S. Route 40) marking the southeasterly corner of said 28.07 acre tract;

Thence along West Pike and the southerly line of said 28.07 acre tract, **South 83°05'57" West, 530.16 feet** to a point marking the southeasterly corner of said 5.53 acre tract and being the **Point of Beginning** for the **2.089 acre parcel** herein to be described;

Thence continuing along West Pike and the southerly line of said 5.53 acre tract, **South 83°25'18" West, 92.30 feet** to a point marking the southeasterly corner of that 0.63 acre tract as conveyed to R.A. and M.E. Evan as recorded in Deed Book 1885, Page 832;

Thence leaving said line along the westerly line of the 0.63 acre tract the following six (6) courses and distances;

**North 13°19'11" West**, passing an iron pin set at 38.23 feet, a total distance of **85.77 feet** to a point;

**North 26°38'03" West, 24.55 feet** to a point;

**DESCRIPTION FOR A 2.089 ACRE TRACT**

Page 2

**North 24°13'12" East, 12.98 feet** to a point;

**North 12°41'14" West, 32.80 feet** to a point;

**North 50°38'42" West, 67.11 feet** to a point, said point being referenced, **South 06°32'20" West, 14.64 feet** from an iron pin found; and . . .

**North 86°22'45" West, 71.04 feet** to a point in the westerly line of said 5.53 acre tract, said point being referenced, **North 02°42'50" East, 7.91 feet** from an iron pin found;

Thence along said westerly line, **North 02°42'50" East**, passing an iron pin found at 181.67 feet marking the northeasterly corner of that 2.77 acre tract as conveyed to R.A. and M.E. Evan as recorded in Deed Book 870, Page 81, a total distance of **256.73 feet** an iron pin found;

Thence leaving the westerly line across said 5.53 acre tract, **North 87°38'20" East, 256.59 feet** to an iron pin set in the easterly line of said 5.53 acre tract;

Thence **South 02°42'34" West**, passing an iron pin set at 74.75 feet and an iron pin set at 414.75 feet, a total distance of **453.23 feet** to the **Point of Beginning** and containing **2.089 acres**, more or less, according to a survey conducted by Jobes Henderson and Associates, Inc. in March of 2013.

The bearings in the above description are based on the Ohio State Plane Coordinate System, South Zone.

All iron pins set are 5/8" in diameter rebar by 30" in length with red identification caps marked "J&H, PS 8283".

Subject to all valid and existing easements, restrictions and conditions of record.

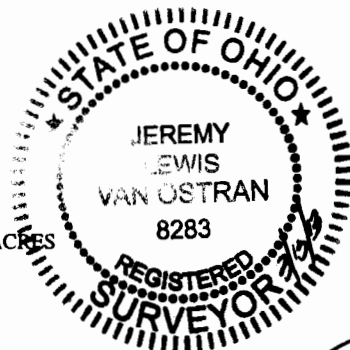
March 7, 2013

S:/13/13-011survey//legals/13-011 2.089ACRES

DESCRIPTION  
APPROVED

By:                     

3/29/2013



**OFFICE COPY  
NOT RECORDABLE**

Jeremy L. Van Ostran, P.S.  
Surveyor No. 8283

**APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**

6/2/13  
Date

                      
Fee Paid

PERTINENT DOCUMENTS USED  
MUSKINGUM COUNTY PLAT RECORDS  
MUSKINGUM COUNTY TAX MAPS  
ALL RECORDED INFORMATION SHOWN  
WERE USED AS SOURCE DOCUMENTS.

RSBACRES LTD.  
VOL. 2118, PG. 273  
197.81 AC.  
LOT 3

## SURVEY OF TWO PARCELS

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF FALLS, AND  
BEING A PART OF THE 3RD QUARTER, TOWNSHIP-1, RANGE-8,  
UNITED STATES MILITARY LANDS

COMMUNITY PANEL NO: 39119C028G  
FLOOD ZONE: 'X'  
EFFECTIVE DATE: JULY 6, 2010

J. & V. UNGER  
VOL. 783, PG. 91  
3.00 AC.

LOT 2

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

LOT 4  
6/3/12  
Date

WEST MUSKINGUM LOCAL  
SCHOOL DISTRICT  
VOL. 508, PG. 538  
47.37 AC.  
PAR. 17-82-02-07-000

Fee Paid

BOARD OF EDUCATION OF THE  
WEST MUSKINGUM LOCAL  
SCHOOL DISTRICT  
VOL. 1731, PG. 5  
28.07 AC.  
PAR. 17-82-02-12-000

LOT 3

DESCRIPTION  
APPROVED  
By: 6/3/2013

BOARD OF EDUCATION OF THE WEST  
MUSKINGUM LOCAL SCHOOL DISTRICT  
VOL. 1885, PG. 828  
1.13 AC.  
PAR. 17-82-02-09-001

BOARD OF EDUCATION OF THE  
WEST MUSKINGUM LOCAL  
SCHOOL DISTRICT  
VOL. 1805, PG. 227  
5.53 AC.  
PAR. 17-82-02-10-000

Line Table		
Line	Direction	Length
L1	N86°22'45"W	71.04
L2	N50°38'42"W	67.11
L3	N12°41'14"W	32.80
L4	N24°13'12"E	12.98
L5	N26°38'03"W	24.55
L6	N13°19'11"W	85.77
L7	S06°32'20"W	14.64'

Approved for Transfer  
No On-Lot Sewage  
Zanesville-Muskingum Co.  
Health Department

Date

R.A. & M.E. EVAN  
VOL. 870, PG. 81  
2.77 AC.  
PAR. 17-82-02-09-000

N2°42'50"E  
7.91"(REF)

VOL. 1885, PG. 832  
0.63 AC.  
PAR. 17-82-02-10-001

I.P.S.

N87°38'20"E  
256.59'

2.089  
ACRES

4.186  
ACRES

BASIS OF BEARINGS:  
BEARINGS HEREIN ARE BASED ON THE  
OHIO STATE PLANE COORDINATES SYSTEM,  
SOUTH ZONE.

SCALE 1"=200'  
0 200' 400'

LEGEND  
POC : POINT OF COMMENCEMENT  
POB : POINT OF BEGINNING  
⊙ P.F. : IRON PIPE FOUND  
⊙ I.P.F. : IRON PIN FOUND  
● I.P.S. : IRON PIPE SET 5/8" REBAR WITH  
RED I.D. CAP "J&H PS#8283"

This Survey Prepared For:

WEST MUSKINGUM LOCAL BOARD OF EDUCATION

OFFICE COPY  
NOT RECORDABLE  
JEREMY  
LEWIS  
VAN OSTRAN  
8283  
REGISTERED  
SURVEYOR

RECEIVED  
Foundation Survey Final Survey  
Ord. No. Ord. No.  
Date: Date:  
Drawing S:/13-011/dwg/exhibits/  
13-011-2.dwg  
REVISED  
DRAWN: JLK  
CHECKED: JLV  
F.B.



Jobes  
Henderson  
& ASSOCIATES

Tel: 740.344.5451  
Fax: 740.344.5746

59 Grant Street  
Newark, Ohio 43055

www.jobeshenderson.com

Breaking Ground | Breaking Boundaries

DATE: 03-06-13

ORDER NO. 13-011