

### DESCRIPTION FOR A 73.741 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, being a part of that 28.07 acre tract (Parcel Number 17-82-02-12-000) as conveyed to the Board of Education of the West Muskingum Local School District by deed of record in Deed Book 1731, Page 5, 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 that 1.13 acre tract (Parcel Number 17-82-02-09-001) as conveyed to the Board of Education of the West Muskingum Local School District by deed of record in Deed Book 1886, Page 828 and part of that 47.37 acre tract (Parcel Number 17-82-02-07-000) as conveyed to the West Muskingum Local School District by deed of record in Deed Book 508, Page 538, all references being to those of record in the Recorder's Office, Muskingum County, Ohio, said 73.741 acre tract being more particularly bounded and described as follows:

**Beginning** 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 westerly line of Lot 2, **North 02°22'33" East, 777.44 feet** to an iron pin found marking the northwesterly corner of said 28.07 acre tract;

Thence along the northerly line of said 28.07 acre tract, **South 68°44'10" East**, passing an iron pin found at 5.47 feet and an iron pin found at 543.60 feet, a total distance of **553.56 feet** to a point marking the northeasterly corner of said 28.07 acre tract;

Thence along the easterly line of said 28.07 acre tract the following two (2) courses and distances;

**South 06°19'24" West, 591.68 feet** to an iron pin found; and . . .

**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, passing an iron pin found at 1025.95 feet;

Thence along West Pike and the southerly line of said 28.07 acre tract, **South 83°05'57" West, 10.36 feet** to a point;

## **DESCRIPTION FOR A 73.741 ACRE TRACT**

Page 2

Thence leaving said line across said 28.07 acre tract the following two (2) courses and distances;

**North 01°43'35" East**, passing an iron pin found at 41.93 feet, a total distance of **336.46 feet** to an iron pin found; and . . .

**South 87°40'00" West**, passing an iron pin found at 492.67 feet, a total distance of **508.70 feet** to an iron pin set in the easterly line of said 5.53 acre tract;

Thence along said easterly line, **North 02°42'34" East**, **74.75 feet** to an iron pin set;

Thence across said 5.53 acre tract, **South 87°38'20" West**, **256.59 feet** to an iron pin found in the westerly line of said 5.53 acre tract;

Thence along said westerly line, **South 02°42'50" West**, **75.06 feet** to an iron pin found 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;

Thence along the northerly line of said 2.77 acre tract, **South 88°23'48" West**, **316.82 feet** to an iron pin set marking the northwesterly corner of said 2.77 acre tract;

Thence along the westerly line of said 2.77 acre tract, **South 03°17'59" East**, **362.60 feet** to an iron pin set in the northerly right-of-way line of West Pike;

Thence along said right-of-way line the following three (3) courses and distances;

**South 83°21'17" West**, **603.48 feet** to an iron pin set;

**South 82°31'17" West**, **315.90 feet** to a point; and . . .

**South 81°38'17" West**, passing an iron pin set at 5.10 feet, a total distance of **61.10 feet** to an iron pipe found in the westerly line of Kime Road and said 47.37 acre tract;

Thence along the westerly line of said 47.37 acre tract the following three (3) courses and distances;

**North 02°30'27" East**, **1508.28 feet** to an iron pin found;

**South 87°41'07" East**, **58.26 feet** to an iron pipe found; and . . .

**DESCRIPTION FOR A 73.741 ACRE TRACT**

Page 3

**North 02°30'27" East, 318.70 feet** to an iron pin set marking the northwesterly corner of said 47.37 acre tract;

Thence along the northerly line of said 47.37 acre tract, **South 87°24'30" East, 1192.66 feet** to a T-Post found marking the northeasterly corner of said 47.37 acre tract;

Thence along the easterly line of said 47.37 acre tract, **South 02°33'17" West, 127.40 feet** to an iron pipe found;

Thence **South 88°12'49" East, 269.56 feet** to the **Point of Beginning** and containing **73.741 acres**, more or less, (being 45.323 acres from Parcel Number 17-82-02-07-000, being 23.843 acres from Parcel Number 17-82-02-12-000, being 1.130 acres from 17-82-02-09-001 and being 3.445 acres from Parcel Number 17-82-02-10-000), 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 73.741ACRES



**DESCRIPTION  
APPROVED**  
By:  3/16/13

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

# SURVEY OF A 73.741 ACRE PARCEL

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

DESCRIPTION  
APPROVED

By: *[Signature]* 3/29/2013

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

LOT 3

T-POST  
FND.

HELEN C. RITBERGER  
VOL. 1133, PG. 238  
65.58 AC.

LOT 2

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

POC  
S.W. CORNER OF LOT 2  
OF MONROE & DUNCAN'S  
SUB. OF THE SOUTH HALF  
OF QTR. TWP. 3

LOT 4

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

PAR. 17-82-02-07-000 - 45.323 AC.  
PAR. 17-82-02-12-000 - 23.843 AC.  
PAR. 17-82-02-09-001 - 1.130 AC.  
PAR. 17-82-02-10-000 - 3.445 AC.

73.741 ACRES

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

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

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

FREDERICK C. POLK &  
FREDERICK C. POLK II  
VOL. 2352, PG. 776  
22.45 AC.

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

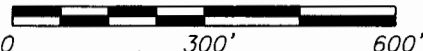
VOL. 1885, PG. 832  
0.63 AC.  
PAR. 17-82-02-10-001

WEST PIKE (U.S. 40)

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

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

SCALE 1"=300'



## LEGEND

POC : POINT OF COMMENCEMENT

POB : POINT OF BEGINNING

⊙ P.F. : IRON PIPE FOUND

○ I.P.F. : IRON PIN FOUND

● I.P.S. : IRON PIN SET 5/8" REBAR WITH  
RED I.D. CAP "J&H PS#8283"

This Survey Prepared For:

MUSKINGUM LOCAL BOARD OF EDUCATION

OFFICE COPY  
NOT RECORDED  
JEREMY L. VANOSTRAN  
REGISTERED SURVEYOR  
8283

RECEIVED	
Foundation Survey	Final Survey
Ord. No.	Ord. No.
Date:	Date:
Drawing S./13/13-011/dwg/exhibits/	13-011-1.dwg
REVISED	DRAWN: JLK
	CHECKED: JLV
	F.B.



Jobes  
Henderson  
& ASSOCIATES

Breaking Ground | Breaking Boundaries

Tel: 740.344.5451  
Fax: 740.344.5746

59 Grant Street  
Newark, Ohio 43055

www.jobeshenderson.com

DATE: 03-06-13

ORDER NO. 13-011