

LEGAL DESCRIPTION
9.971 ACRES for FRAZEYSBURG-NASHPORT LOCAL
SCHOOL DISTRICT BOARD OF EDUCATION

Situated in the State of Ohio, County of Muskingum, Licking Township. Being part of Quarter Township 4, Township 2 North, Range 9 West, United States Military Lands, being all of a described 10.00 acre tract conveyed to The Frazeyburg-Nashport Local School District Board of Education in Deed Volume 490, Page 410, of the Muskingum County Recorder's Office, being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found at the southeast corner of Breezy Heights Subdivision Number 1, recorded in Plat Book 10, Page 15, being the southwest corner of the above referenced 10.00 acre Frazeyburg-Nashport Local School District Board of Education tract;

Thence along the east line of said Breezy Heights Subdivision No. 1, **North 14°30'47" East** passing 5/8" rebars found at 220.35 feet, at 320.23 feet, at 496.51 feet and passing a 3/4" iron pipe found with plastic cap inscribed RCT 5892 at 670.22 feet on the southerly right-of-way line of State Route 146, for a total distance of **702.66 feet** to the northwest corner of the above referenced 10.00 acre tract, being a point in the centerline of Newark Road, State Route 146 at Station 297+66.01 as determined from Ohio Department of Transportation Right-of-Way Plan: Muskingum County, S.H. No. 575, SEC. B-C. Said centerline station 297+66.01 equals station 298+86.19 forward for this description based on Right-of-Way plan Station Equation at 297+92.92 back = 299+13.10 forward;

Thence along the centerline of Newark Rd., State Route 146, **South 53°08'00" East**, passing the intersection of centerline of Clay Littick Drive (County Rd. 708) at 1236.01 feet, for a total distance of **1,336.70 feet** to the southeasterly corner of said 10.00 acre tract, at Station 312+22.89 (calculated) (referenced as 312+26.3 by plan) Also passing for reference, 3/4" iron pipes capped RCT 5892 found at station 303+00, 30.00 feet right and 45.00 feet right of centerline, a broken concrete ODOT right-of-way monument found at station 307+00, 45.00 feet right of centerline and a MAG nail found at station 310+00, 45.00 feet right of centerline. Said southeasterly corner being a northerly corner to a 203.12 acre tract (by Auditor's records) conveyed to Wilbur L. Rambo and Betty L. Rambo, Trustees of The Rambo Family Trust, Official Record 1637, Page 190;

Thence leaving the centerline of Newark Rd., State Route 146, along the south line of said 10.00 acre tract, a northerly line of said 203.12 acre Rambo Family Trust tract, the northerly line of a 2.03 acre tract conveyed to Gerald Alfman (O.R. 1650, Page 305), and along part of the northerly line of a 38.50 acre tract conveyed to James A. Huey and Jean M. Huey (O.R. 2110, Page 175), **North 84°25'05" West** crossing the centerline of Clay Littick Drive (Co. Rd. 708) at 117.82', passing a 3/4" iron pipe with plastic cap inscribed RCT 5892 on the westerly right-of-way line of County Rd. 708 (formerly Township Rd. 47) at 216.10 feet at Station 68+02.74, 80.00 feet right referenced to ODOT Right-of-Way Plan, Muskingum County, Twp. Rd. 47, County Rd. 60, and passing a 3/4" pipe found at 636.03 feet, for a total distance of **1,251.43 feet** to the **TRUE POINT OF BEGINNING**.

Containing 9.971 acres, more or less, 1.311 acres within the right-of-way of State Route 146 and County Rd. 708, leaving a net acreage of 8.660 acres.

Auditor's Parcel Number 35520401000

Handwritten signature and date: "ALB 4/10/2008"

Together with and subject to covenants, easements, and restrictions of record.

Bearings are based on the centerline of Newark Road, State Route 146 (formerly known as State Highway 575) being South 53°08'00" East as shown on Ohio Department of Transportation Right-of-Way Plan: Muskingum County, S.H. No. 575, SEC. B-C

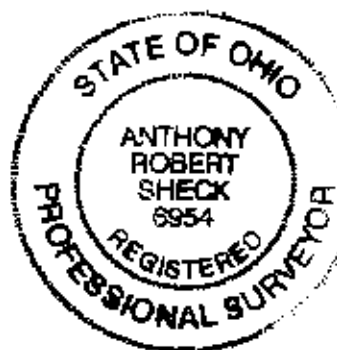
All iron pipes set are 3/4" iron pipe being 30" inches in length with a 1" plastic cap inscribed "Sands Decker".

This description is based upon an actual field survey performed during May 2008 by Sands Decker GPS, LLC, and records on file at the Muskingum County Recorder's Office and the office of the Ohio Department of Transportation.

Handwritten: COPY
Handwritten: 6-3-08

Anthony R. Sheck, P.S. 6954 Date

**OFFICE COPY
NOT RECORDABLE**



- IRON PIPE SET
- ▲ MAG NAIL SET
- ☆ GDOT CONCRETE MONUMENT
- REBAR FOUND
- IRON PIPE FOUND
- △ MAG NAIL FOUND

Situated in the State of Ohio, County of Muskingum, Licking Township, being part of Quarter Township 4, Township 2 North, Range 9 West of the United States Military Lands. Also being all of a described 10.00 acre tract conveyed to The Frazeysburg-Washington Local School District Board of Education, Deed Volume 490, Page 410 of the Muskingum County Recorder's Office, containing 9.971 acres by current survey.

All iron pipe set one 3/4" iron pipe, 30" in length with a yellow cap stamped "Sands Decker".

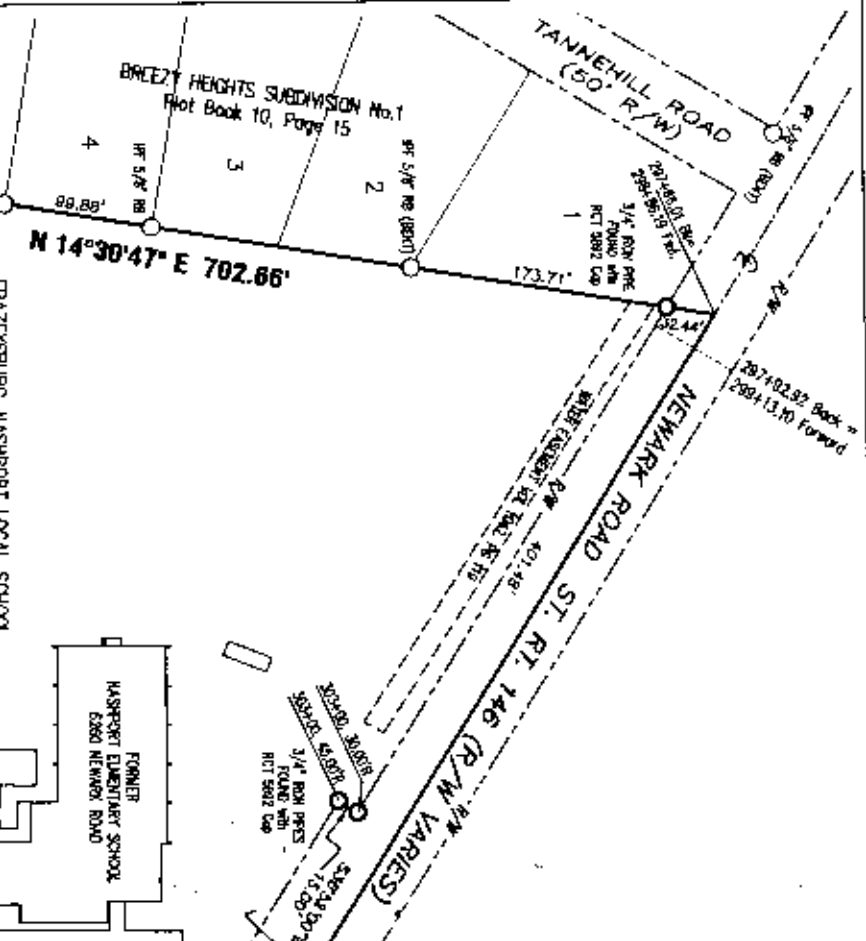
This description is based upon an actual field survey performed during May 2008 by Sands Decker CPS, LLC, and records on file at the Muskingum County Recorder's Office and the office of the Ohio Department of Transportation.

BASIS OF BEARINGS: Bearings based on the centerline of State Route 146 (formerly known as State Highway 575) being South 53° 08' 00" East as shown on GDOT Right-of-Way Plan, Muskingum County, S.H. No. 575, SEC 8-C.

AS BLS 6/16/2008



REDUCED SCALE COPY



FRAZEYSBURG-WASHINGTON LOCAL SCHOOL DISTRICT BOARD OF EDUCATION
DB 490, PAGE 410
10.00 Acres by Deed
9.971 Acres by Survey
Auditor's Parcel No. 35520401000

FORMER HASBROPT EDUCATOR SCHOOL
6380 NEWKIRK ROAD

POINT OF BEGINNING
1/4 ACRES
STATE OF OHIO
JAMES A. HUEY & JEAN M. HUEY
SURVEYOR
OFFICIAL RECORD 2110, PAGE 175
INSTRUMENT NO. 200700008417
2.00 ACRES

OFFICE OF RECORDABLE ESTATE ATTORNEYS
OFFICE OF CORDABLE ESTATE ATTORNEYS

ANTHONY ROBERT SHECK
REGISTERED PROFESSIONAL SURVEYOR
#6954
Date *6-5-08*

Anthony R. Sheck
Ohio Professional Surveyor #6954

GERALD ALTMAN
OFFICIAL RECORD 1850, PAGE 305
INSTRUMENT NO. 2002-000-1034
2.00 ACRES

EXISTING ASPHALT DRIVE

CLAY UTTICK DRIVE
TOWNSHIP RD. 47, reference to GDOT R/W Plan, Township County, Top Rd. 47, Co. Rd. 60, Sheet 3 of 8. Parcel's Easement and Right-of-Way to the State of Ohio, Deed Volume 557, Page 809

CLAY UTTICK DRIVE
(Co. N VARIES)

MURIEL L. RAMBO & BETTY L. RAMBO, TRUSTEES
THE RAMBO FAMILY TRUST
OFFICIAL RECORD 1637, PAGE 180
INSTRUMENT NO. 2002-000-07854
20112 ACRES (Auditor's Record)

FLOOD DATA:
This site appears in Zone X (Areas determined to be outside 500-year floodplain) as shown on The Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) for Muskingum County, Ohio, Unincorporated Areas, Community-Plan, Number 390425 0105D. Map Revision Date September 5, 1998.

SANDS DECKER CPS ENGINEERS & SURVEYORS
337 TRIMONT DRIVE
LONDON, OHIO 44890
PH: 766-315-4401

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COLUMBUS, OH 43220
LONDON, OH 44890
TOLL FREE: 866-377-6800
FAX: 766-315-4400

307 MAIN STREET, SUITE 201
COLUMBUS, OH 43201
766-315-4400
FAX: 766-315-4401

TRI-VALLEY BOARD OF EDUCATION
9.971 Acre Survey

Licking Township,
Muskingum County,
OHIO

JUNE 3, 2008

1 OF 1

500P5 PROJECT NO. 20444