

### DESCRIPTION FOR A 4.186 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 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, all references being to those of record in the Recorder's Office, Muskingum County, Ohio, said 4.186 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 said 28.07 acre tract;

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, 10.36 feet** to a point and being the **Point of Beginning** for the **4.186 acre parcel** herein to be described;

Thence continuing along West Pike and the southerly line of said 28.07 acre tract, **South 83°05'57" West, 519.80 feet** to a point marking the southwesterly corner of said 28.07 acre tract;

Thence leaving said line along the westerly line of the 28.07 acre tract, **North 02°42'34" East**, passing an iron pin set at 38.48 feet, a total distance of **378.48 feet** to an iron pin set;

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

**North 87°40'00" East**, passing an iron pin found at 16.03 feet, a total distance of **508.70 feet** to an iron pin found; and . . .

**DESCRIPTION FOR A 4.186 ACRE TRACT**

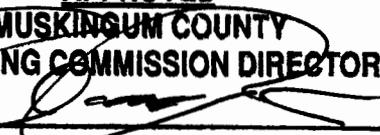
Page 2

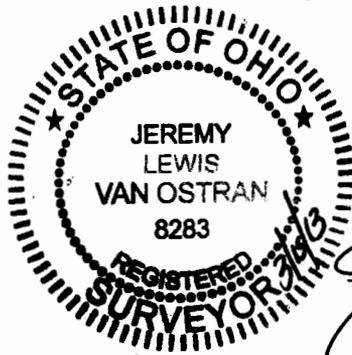
**South 01°43'35" West**, passing an iron pin found at 294.53 feet, a total distance of **336.46 feet** to the **Point of Beginning** and containing **4.186 acres**, more or less, according to a survey conducted by Jobs Henderson and Associates, Inc. in March of 2013.

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.

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**  
  
Date 6/3/13 Fee Paid \_\_\_\_\_



**OFFICE COPY**  
**NOT RECORDABLE**  
Jeremy Van Ostran, P.S.  
Surveyor No. 8283

March 7, 2013  
S/13/13-011survey//legals/13-011 4.186ACRES

**DESCRIPTION**  
**APPROVED**  
By: 

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

# 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

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

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**

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

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

J.L. NICHOLLS  
 VOL. 2118, PG. 554  
 2.87 AC.

LOT 4

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

**DESCRIPTION**  
**APPROVED**

By: *[Signature]*  
 Date: 5/3/13

Fee Paid

LOT 3

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'

BOARD OF EDUCATION OF THE WEST  
 MUSKINGUM LOCALSCHOOL 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

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

N87°38'20"E  
 256.59'

2.089  
 ACRES

4.186  
 ACRES

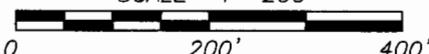
R.A. & M.E. EVAN  
 VOL. 870, PG. 81  
 2.77 AC.  
 PAR. 17-82-02-09-000

N2°42'50"E  
 7.91" (REF)

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

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

SCALE 1"=200'



- LEGEND
- POC : POINT OF COMMENCEMENT
  - POB : POINT OF BEGINNING
  - ⊙ R.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: WEST MUSKINGUM LOCAL BOARD OF EDUCATION

**OFFICE COPY**  
**NOT RECORDED**  
 JEREMY LEWIS  
 VAN OSTRAN  
 8283  
 REGISTERED SURVEYOR

RECERTIFIED	
Foundation Survey	Final Survey
Ord. No.	Ord. No.
Date:	Date:
Drawing S:/13/13-011/dwg/exhibits/13-011-2.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