

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrohoio.com
Telephone (740) 453-4850

SURVEY FOR SPRY ASSET MANAGEMENT LLC AUDITOR'S PARCEL NUMBER 51-30-03-75-000 (ALL)

BEING THE REMAINDER OF A PARCEL CONVEYED TO CHARLES OKLEY LIGHTHIZER IN DEED VOLUME 639, PAGE 182 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN THE EAST HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP) AT THE NORTHWEST CORNER OF LOT 2 OF BRANCH CIRCLE SUBDIVISION (PLAT BOOK 19, PAGE 90);

THENCE WITH THE WEST LINE OF THE SAID LOT 2 AS CONVEYED TO MELODY ROSE BUTTS (O.R. VOLUME 2769, PAGE 659) AND THE WEST LINE OF LOT 1 AS CONVEYED TO DAVID W. WAHL (O. R. VOLUME 3261, PAGE 464, SOUTH 02 DEGREES 24 MINUTES 29 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR-NO CAP) AT 145.14 FEET, A TOTAL DISTANCE OF 338.36 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE WEST LINE OF LOT 1, SOUTH 02 DEGREES 24 MINUTES 29 SECONDS WEST 9.88 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP), SAID IRON PIN BEING THE NORTHEAST CORNER OF LOT 13 OF BRANCH FLAT SUBDIVISION (PLAT BOOK 19, PAGE 1);

THENCE LEAVING THE SAID LOT 1 AND WITH THE NORTH LINE OF LOT 13 AS CONVEYED TO KEVIN S. PORTER AND NICOLE M. PORTER IN O.R. VOLUME 2771, PAGE 824 THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 86 DEGREES 02 MINUTES 15 SECONDS WEST 364.41 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP);
2. SOUTH 02 DEGREES 17 MINUTES 13 SECONDS EAST 134.15 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP);
3. NORTH 87 DEGREES 34 MINUTES 54 SECONDS WEST 169.66 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP) ON THE EAST LINE OF LOT 79 OF SCENERY HILL SUBDIVISION NO. 2 (PLAT BOOK 15, PAGE 107);

THENCE WITH THE EAST LINE OF SAID LOT 79 (EAST LINE OF DAVID S. GOSS AND CATHY A. GOSS-O.R. VOLUME 3211, PAGE 517) THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 02 DEGREES 00 MINUTES 02 SECONDS WEST 92.07 FEET TO A POINT;
2. SOUTH 86 DEGREES 46 MINUTES 01 SECONDS EAST, PASSING AN IRON PIN SET AT 15.00 FEET, A TOTAL DISTANCE OF 40.92 FEET TO AN IRON PIN SET;
3. NORTH 03 DEGREES 13 MINUTES 56 SECONDS EAST 49.50 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF A PARCEL CONVEYED TO SPRY ASSET MANAGEMENT LLC (O.R. VOLUME 1999, PAGE 367);

THENCE WITH THE SOUTH LINE OF THE SAID SPRY ASSET MANAGEMENT LLC PARCEL, SOUTH 86 DEGREES 46 MINUTES 02 SECONDS EAST 488.46 FEET TO THE **PLACE OF BEGINNING**.

Baseline Surveying, Inc.
Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701 Email: bei@rrohio.com Telephone (740) 453-4850

CONTAINING 0.559 ACRES, BEING ALL OF PARCEL NUMBER 51-30-03-75-000. SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

I, JASON LEACHMAN, PS 8536, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 21ST DAY OF APRIL 2026, FROM A FIELD SURVEY COMPLETED BY ME ON THE 16TH DAY OF APRIL 2026.

OFFICE COPY
~~NOT RECORDABLE~~
JASON LEACHMAN
PROFESSIONAL SURVEYOR S-8536



DESCRIPTION
APPROVED
By: D.M. Richard
5-8-2026

SURVEY FOR SPRY ASSET MANAGEMENT LLC

AUDITOR'S PARCEL NUMBER

51-30-03-75-000 (ALL)

BEING THE REMAINDER OF A PARCEL CONVEYED TO CHARLES OKLEY LIGHTHIZER IN DEED VOLUME 639, PAGE 182 OF THE MUSKINGUM COUNTY DEED RECORDS. SITUATED IN THE EAST HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.



1 S86°46'01"E 40.92' TOTAL
2 N03°13'56"E 49.50'

NORTHWEST CORNER OF LOT 2 OF
BRANCH CIRCLE SUBDIVISION
(P.B. 19, PG. 90)

DESCRIPTION

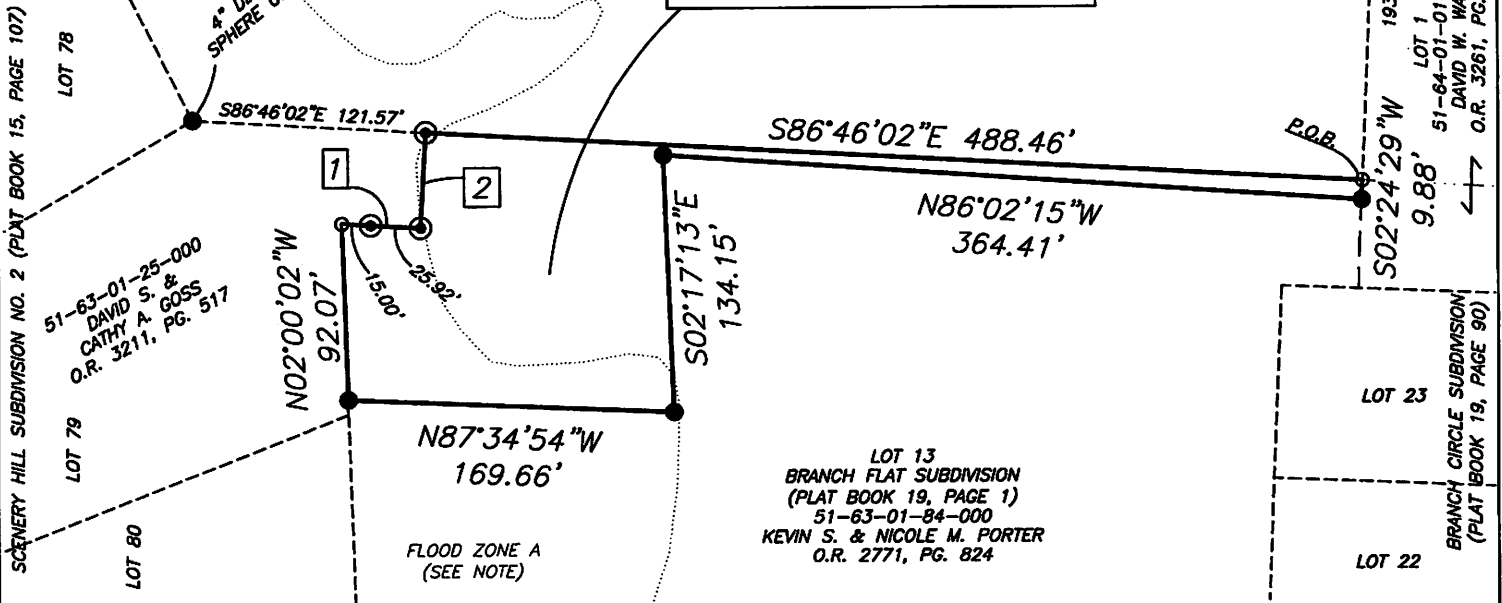
APPROVED

By: D.H. Barnhard

5-8-2026

51-30-03-78-000
SPRY ASSET MANAGEMENT LLC
O.R. 1999, PG. 367

51-30-03-75-000 (ALL)
CHARLES OKLEY LIGHTHIZER
DEED VOL. 639, PG. 182
0.559 AC.



RESEARCH

DEEDS AS SHOWN

PREVIOUS SURVEY OF A 4.418± AC. PARCEL COMPLETED

JULY 7, 2005 BY M.D. NICHOLS PS6923.

PREVIOUS SURVEY OF LOT 13 OF BRANCH FLAT COMPLETED

APRIL 2, 1997 BY W.J. BIEDENBACH PS5718.

PREVIOUS SURVEY OF A 1.400± AC. PARCEL COMPLETED

MARCH 9, 1982 BY W.J. BIEDENBACH PS5718.

PREVIOUS SURVEY OF A 0.417± AC. PARCEL COMPLETED

DEC. 1, 1998 BY W.J. BIEDENBACH PS5718.

PLAT BOOK 15, PAGE 107

PLAT BOOK 19, PAGE 90

PLAT BOOK 19, PAGE 2

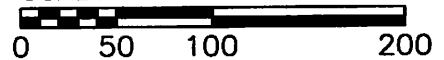
MUSKINGUM COUNTY GIS

LEGEND

- EXISTING IRON PIN (5/8" REBAR WITH BIEDENBACH CAP, UNLESS OTHERWISE NOTED)
- ⊙ IRON PIN SET (30" LONG 5/8" REBAR WITH BASELINE CAP)
- ANGLE POINTS

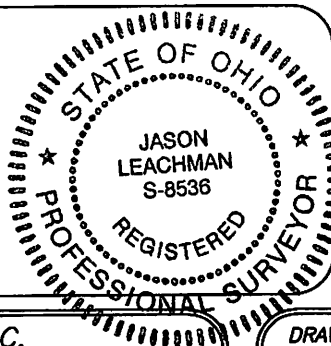
NOTE: FLOOD ZONE A (NO BASE FLOOD ELEVATION) IS GRAPHICALLY PLOTTED, FROM FIRM 39119C0310G, FOR GENERAL REFERENCE ONLY. THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

SCALE 1"=100'



I, JASON LEACHMAN, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 21st DAY OF APRIL, 2026, FROM A FIELD SURVEY COMPLETED THE 16th DAY OF APRIL, 2026.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



THIS PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, email: BEI@rrahio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 04-21-26

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 7315

DRAWING NO: Z\7315\7315.dwg