

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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Zanesville, OH 43701

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SURVEY FOR SPRY ASSET MANAGEMENT LLC

AUDITOR'S PARCEL NUMBERS

51-30-03-78-000 (PART – 16.308 AC.) AND 51-30-03-75-000 (ALL – 0.559 AC.)

BEING A PART OF THE PARCEL CONVEYED TO SPRY ASSET MANAGEMENT LLC IN O. R. VOLUME 1999, PAGE 367 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS AND 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:

BEGINNING 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 348.24 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 (AS CONVEYED TO DAVID S. GOSS AND CATHY A. GOSS IN 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 AND THE NORTH LINE OF SAID LOT 79, NORTH 86 DEGREES 46 MINUTES 02 SECONDS WEST 121.57 FEET TO AN EXISTING IRON PIN (STEEL ROD WITH 4 INCH DIAMETER STEEL SPHERE) AT THE SOUTHEAST CORNER OF LOT 78 OF THE SAID SCENERY HILL SUBDIVISION NO. 2;

THENCE WITH THE EAST LINE OF THE SAID LOT 78 (AS CONVEYED TO DAVID S. GOSS AND CATHY A. GOSS IN O.R. VOLUME 3211, PAGE 517), NORTH 26 DEGREES 49 MINUTES 59 SECONDS WEST 259.53 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF LOT 77 OF THE SAID SCENERY HILL SUBDIVISION NO. 2;

THENCE WITH THE EAST LINE OF THE SAID LOT 77 (AS CONVEYED TO BARBARA ROWLAND IN O.R. VOLUME 2920, PAGE 563) AND THE EAST LINE OF LOT 64 (AS CONVEYED TO BRIAN M. WOLFE AND AMY L. WOLFE IN O.R. VOLUME 1780, PAGE 889), NORTH 16 DEGREES 31 MINUTES 58 SECONDS WEST 212.46 FEET TO AN EXISTING IRON PIN (3/4 INCH SOLID ROD-TOP RUSTED OFF) AT THE SOUTHEAST CORNER OF LOT 63 OF THE SAID SCENERY HILL SUBDIVISION NO. 2;

THENCE WITH THE EAST LINE OF THE SAID LOT 63 (AS CONVEYED TO DOUG A. ZORNE AND MEGAN ZORNE IN O.R. VOLUME 2863, PAGE 682), NORTH 03 DEGREES 24 MINUTES 33 SECONDS EAST 154.24 FEET TO A POINT;

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THENCE LEAVING THE SAID LOT 63 AND TRAVERSING THROUGH THE ABOVE SAID SPRY ASSET MANAGEMENT PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

- 1. NORTH 89 DEGREES 59 MINUTES 56 SECONDS EAST, PASSING AN IRON PIN SET AT 50.36 FEET, A TOTAL DISTANCE OF 479.24 FEET TO AN IRON PIN SET;
- 2. NORTH 22 DEGREES 06 MINUTES 08 SECONDS EAST, PASSING AN IRON PIN SET AT 172.10 FEET, A TOTAL DISTANCE OF 228.26 FEET TO A POINT IN THE CENTER OF EAST PIKE (U.S. ROUTE 40/22);

THENCE WITH THE CENTER OF THE SAID ROAD WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2291.83 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 76 DEGREES 44 MINUTES 46 SECONDS EAST 877.38 FEET, AN ARC DISTANCE OF 882.83 FEET, AND A DELTA ANGLE OF 22 DEGREES 04 MINUTES 15 SECONDS TO A POINT;

THENCE LEAVING THE SAID CENTERLINE AND WITH THE WEST LINE OF A PARCEL CONVEYED TO CHRISTOPHER A. LIGHTHIZER AND TAMI J. LIGHTHIZER (O.R. VOLUME 1964, PAGE 35), SOUTH 02 DEGREES 19 MINUTES 57 SECONDS WEST, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE-NO CAP) AT 38.81 FEET AND AN EXISTING IRON PIN (5/8 INCH REBAR-NO CAP) AT 87.31 FEET, A TOTAL DISTANCE OF 322.09 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BIEDENBACH CAP) AT THE NORTHEAST CORNER OF LOT 5 OF THE ABOVE SAID BRANCH CIRCLE SUBDIVISION;

THENCE WITH THE NORTH LINE OF THE SAID LOT 5 (AS CONVEYED TO KEVIN TIPTON IN DEED VOLUME 1150, PAGE 211), THE NORTH LINE OF LOT 4 (AS CONVEYED TO CAROLYN S. SIMS IN O.R. VOLUME 3292, PAGE 415), THE NORTH LINE OF LOT 3 (AS CONVEYED TO ALICHA D. AND BRANDON L. GLENDENNING IN O.R. VOLUME 2686, PAGE 86), AND THE NORTH LINE OF THE ABOVE SAID LOT 2, NORTH 87 DEGREES 35 MINUTES 08 SECONDS WEST, PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH BIEDENBACH CAPS) AT 174.87 FEET AND AT 309.92 FEET, A TOTAL DISTANCE OF 614.87 FEET TO THE PLACE OF BEGINNING.

CONTAINING 16.867 ACRES TOTAL, WITH 16.308 ACRES FROM AUDITOR’S PARCEL NUMBER 51-30-03-78-000 (PART) AND 0.559 ACRES FROM AUDITOR’S PARCEL NUMBER 51-30-03-75-000 (ALL). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF EAST PIKE (U.S. ROUTE 40/22) AND ALL OTHER 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 8536



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
5/8/26
DATE

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

SURVEY FOR SPRY ASSET MANAGEMENT LLC

AUDITOR'S PARCEL NUMBERS

51-30-03-78-000 (PART-16.308 AC.) & 51-30-03-75-000 (ALL-0.559 AC.)

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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

A 51-63-01-23-000
BARBARA ROWLAND
O.R. 2920, PG. 563
B 51-63-01-10-000
BRIAN M. & AMY L. WOLFE
O.R. 1780, PG. 889
C 51-63-01-09-000
DOUG A. & MEGAN ZORNE
O.R. 2863, PG. 682

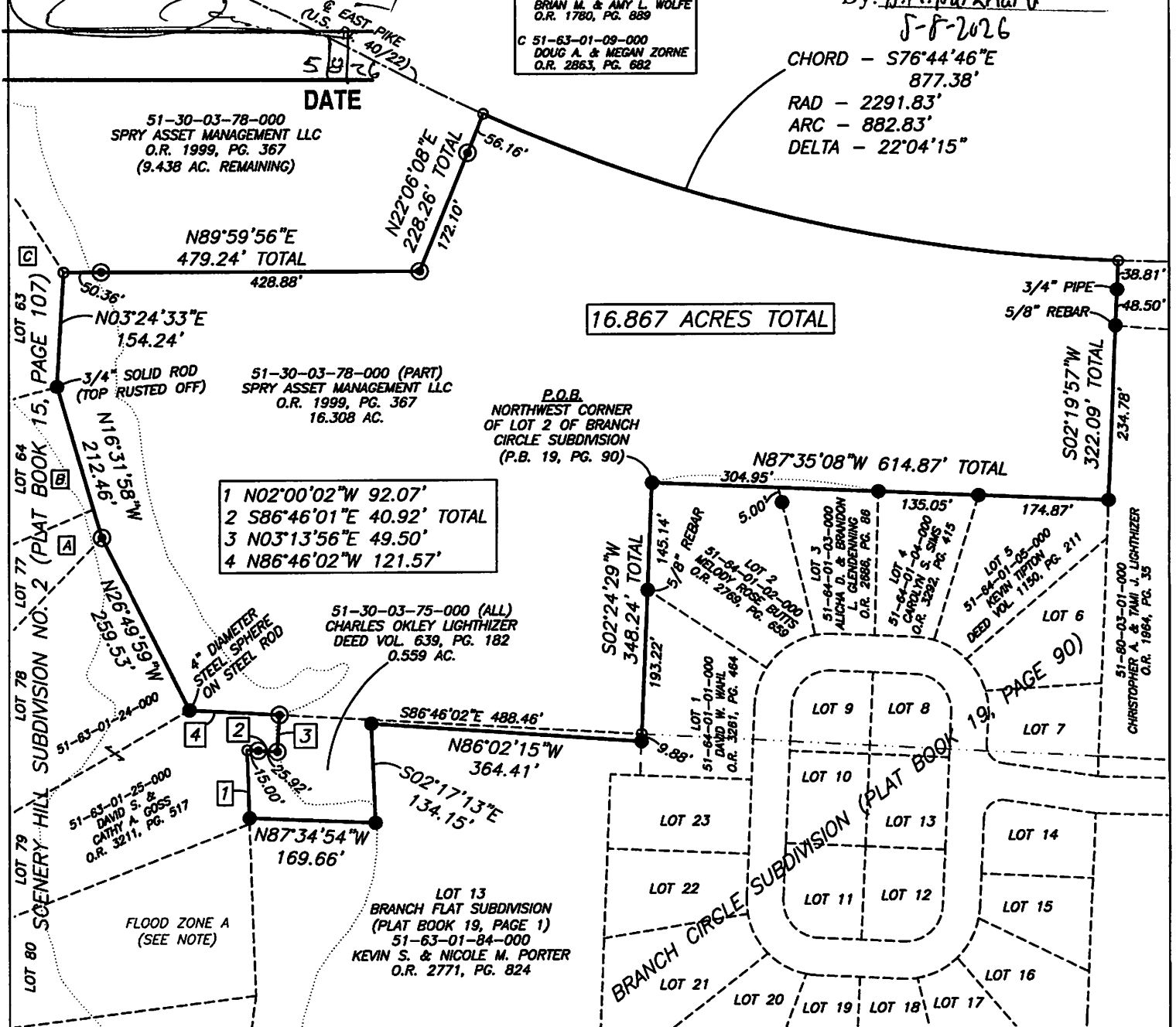
DESCRIPTION

APPROVED

By: D.A. Parahard

5-8-2026

CHORD - S76°44'46"E
877.38'
RAD - 2291.83'
ARC - 882.83'
DELTA - 22°04'15"



RESEARCH

DEEDS AS SHOWN

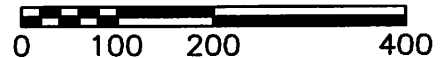
PREVIOUS SURVEY OF A 4.418± AC. PARCEL COMPLETED JULY 7, 2005 BY M.D. NICHOLS PS6923.
PREVIOUS SURVEY OF LOT 13 OF BRANCH FLAT COMPLETED APRIL 2, 1997 BY W.J. BIEDENBACH PS5718.
PREVIOUS SURVEY OF A 1.400± AC. PARCEL COMPLETED MARCH 9, 1982 BY W.J. BIEDENBACH PS5718.
PREVIOUS SURVEY OF A 0.417± AC. PARCEL 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

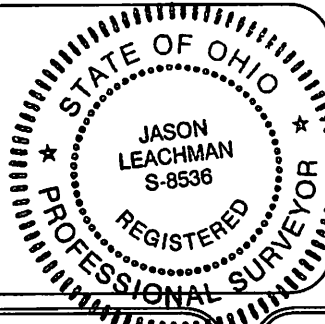
NOTE: FLOOD ZONE A (NO BASE FLOOD ELEVATION) IS GRAPHICALLY PLOTTED, FROM FIRM 39119C0310G, FOR GENERAL REFERENCE ONLY. THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

SCALE 1"=200'



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@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 04-21-26

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 7315

DRAWING NO:
Z:\7315\7315.dwg