

# Biedenbach Surveying, Inc.

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Zanesville, OH 43701

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Fax (740) 450-1000  
E-mail [info@biedenbach.com](mailto:info@biedenbach.com)

**PATRICIA LIGHTHIZER**

**AUDITORS PARCEL NUMBER 51-51-80-18-16-000 (PART - 0.588 ACRES)  
TO BE COMBINED WITH 51-51-80-18-11-000**

BEING A PART OF THE TRACT CONVEYED TO SPRY ASSET MANAGEMENT LLC BY O.R. VOLUME 1999, PAGE 352 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS; SITUATED IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 18, 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 CAP) AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER;

THENCE WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER, SOUTH 00 DEGREES 11 MINUTES 51 SECONDS EAST 1535.01 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE LEAVING THE SAID WEST LINE AND WITH THE NORTH LINE OF A TRACT CONVEYED TO G.H. AND B.J. HALLOWELL (DEED VOLUME 941 PAGE 295 OF THE MUSKINGUM COUNTY DEED RECORDS), NORTH 80 DEGREES 24 MINUTES 49 SECONDS EAST 483.60 FEET TO AN IRON PIN SET;

THENCE WITH THE EAST LINE OF THE SAID HALLOWELL TRACT, SOUTH 00 DEGREES 30 MINUTES 11 SECONDS EAST 584.51 FEET TO A POINT ON THE NORTH LINE OF A TRACT CONVEYED TO C. AND D. McCONNELL (O.R. VOLUME 2185, PAGE 643), PASSING AN IRON PIN SET AT 550.74 FEET;

THENCE WITH THE SAID McCONNELL NORTH LINE, NORTH 66 DEGREES 18 MINUTES 18 SECONDS EAST 556.04 FEET TO A POINT IN THE CENTER THE INTERSECTION OF SPRY ROAD (COUNTY ROAD 5), EAST WHEELING ROAD (TOWNSHIP ROAD 442) AND PARK LANE (TOWNSHIP ROAD 42), SAID POINT BEING SOUTH 28 DEGREES 46 MINUTES 58 SECONDS WEST 25.41 FEET FROM AN IRON PIN SET;

THENCE WITH THE CENTERLINE OF SAID EAST WHEELING ROAD NORTH 81 DEGREES 52 MINUTES 02 SECONDS EAST 300.00 FEET TO A POINT;

THENCE LEAVING THE SAID CENTERLINE AND WITH THE EAST LINE OF A THE ABOVE SAID SPRY ASSET MANAGEMENT TRACT AND THE WEST LINE OF A TRACT CONVEYED TO C.O. AND P.I. LIGHTHIZER (DEED VOLUME 588, PAGE 195), SOUTH 12 DEGREES 47 MINUTES 28 SECONDS EAST 167.64 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED, SAID POINT ALSO BEING SOUTH 28 DEGREES 06 MINUTES 51 SECONDS WEST 17.54 FEET FROM AN IRON PIN SET;

THENCE CONTINUING WITH SAID SPRY ASSET MANAGEMENT EAST LINE AND THE SAID LIGHTHIZER WEST LINE THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 12 DEGREES 47 MINUTES 28 SECONDS EAST 247.36 FEET TO AN POINT;
2. SOUTH 80 DEGREES 55 MINUTES 35 SECONDS WEST 212.43 FEET TO A POINT, SAID POINT BEING NORTH 30 DEGREES 58 MINUTES 39 SECONDS EAST 137.65 FEET FROM AN IRON PIN SET;

THENCE TRAVERSING THROUGH THE ABOVE SAID SPRY ASSET MANAGEMENT TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 30 DEGREES 58 MINUTES 39 SECONDS EAST 145.41 FEET TO AN IRON PIN SET;
2. NORTH 28 DEGREES 06 MINUTES 51 SECONDS EAST 170.12 FEET TO THE PLACE OF BEGINNING;

CONTAINING 0.588 ACRES, SUBJECT TO APPLICABLE EASEMENTS.

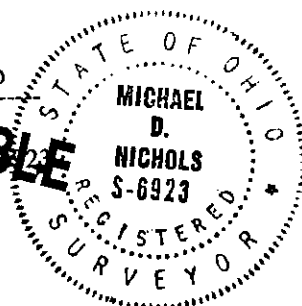
NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

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

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 3.930 MORE OR LESS ACRES TRACT COMPLETED AUGUST 25, 2008 BY M.D. NICHOLS PS 6923 AS RECORDED IN O.R. VOLUME 2241, PAGE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION BE CORRECT AS PREPARED BY ME, THIS 14th DAY OF MAY 2010.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR  
5432 FROM BESTWAY.doc



DESCRIPTION APPROVED

By: *[Signature]*  
6/18/2010

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
*[Signature]*

Fee Paid  
Date  
6/23/10

# SURVEY FOR PATRICIA LIGHTHIZER

AUDITORS PARCEL NUMBER

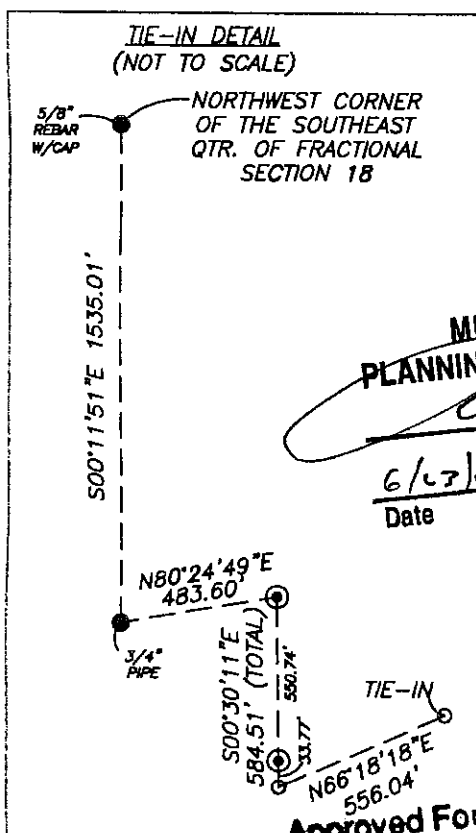
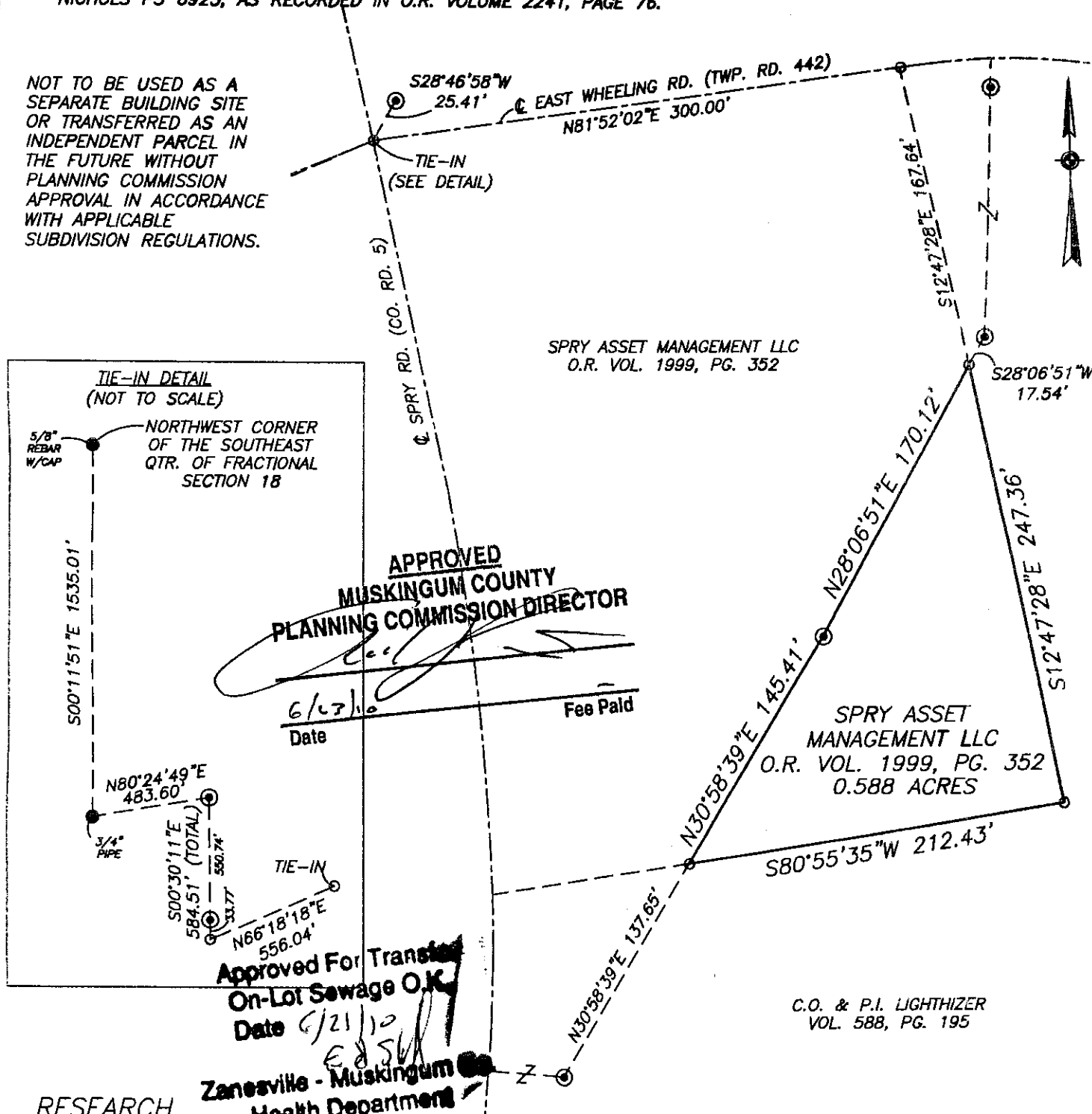
51-51-80-18-16-000 (PART - 0.588 AC.)

TO BE COMBINED WITH 51-51-80-18-11-000

BEING A PART OF THE TRACT CONVEYED TO SPRY ASSET MANAGEMENT LLC BY O.R. VOLUME 1999, PAGE 352 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS; SITUATED IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 18, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF A 3.930± ACRES TRACT COMPLETED AUG. 25, 2008 BY M.D. NICHOLS PS 6923, AS RECORDED IN O.R. VOLUME 2241, PAGE 76.

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.



**APPROVED**  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Date: 6/13/10

Fee Paid

Approved For Transfer  
On-Lot Sewage O.K.  
Date: 6/21/10  
Zanesville - Muskingum  
Health Department

SPRY ASSET  
MANAGEMENT LLC  
O.R. VOL. 1999, PG. 352  
0.588 ACRES

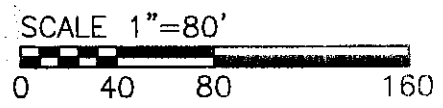
C.O. & P.I. LIGHTHIZER  
VOL. 588, PG. 195

**RESEARCH**

DEEDS AS SHOWN  
PREVIOUS SURVEY OF A 18.375± AC. TRACT COMPLETED SEPT. 27, 1983 BY W.J. BIENENBACH PS 5718  
PREVIOUS SURVEY OF A 3.600± AC. TRACT COMPLETED SEPT. 3, 1986 BY M.D. NICHOLS PS 6923  
PREVIOUS SURVEY OF A 3.930± AC. TRACT COMPLETED AUG. 25, 2008 BY M.D. NICHOLS PS 6923  
PREVIOUS SURVEY OF A 9.217± AC. TRACT COMPLETED JUNE 9, 2005 BY M.D. NICHOLS PS 6923  
PREVIOUS SURVEY OF A 8.486 AND 1.191 AC. TRACT COMPLETED JUNE 5, 1991 BY C.R. HARKNESS PS 6885  
PREVIOUS SURVEY OF A 17.383 AND 67.71D AC. TRACT COMPLETED APRIL 15, 1981 BY J.L. GAMBLE PS 5737  
PREVIOUS SURVEY OF A 4.268 AC. TRACT COMPLETED APRIL 4, 1996 BY T.J. FINLEY PS 7222  
MUSKINGUM COUNTY GIS

**LEGEND**

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS



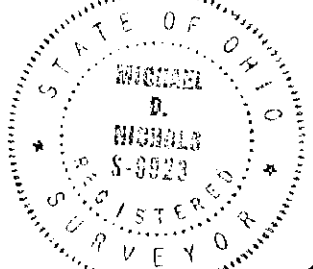
**DESCRIPTION APPROVED**

By: [Signature]  
6/18/2010

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 14th DAY OF MAY, 2010.

**OFFICE COPY NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT 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.

**BIEDENBACH SURVEYING, INC.**  
3010 EAST PIKE, ZANESVILLE, OHIO 43701  
phone: 740-453-4850, fax: 740-450-1000, email: BEI@raho.com

DRAWN BY: JWL	DATE: 05-14-10	SCALE: 1"=80'	
CHECKED BY: MDN	JOB NO: 5432	DRAWING NO: Z:\5432\5432.dwg	