

# Biedenbach Surveying, Inc.

3010 East Pike  
Zanesville, OH 43701

Telephone (740) 453-4850  
Fax (740) 450-1000  
E-mail BEI@rohio.com

## PATRICIA LIGHTHIZER

### AUDITORS PARCEL NUMBERS

51-51-80-18-16-000 (PART - 0.588 ACRES)  
51-51-80-18-11-000 (PART - 11.826 ACRES)

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 AND A PART OF THE TRACT CONVEYED TO CHARLES O. AND PATRICIA I. LIGHTHIZER BY DEED VOLUME 588, PAGE 195 OF THE MUSKINGUM COUNTY DEED 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), 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 ALSO 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 THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 81 DEGREES 52 MINUTES 02 SECONDS EAST 311.38 FEET TO A POINT;
2. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 355.86 FEET (CHORD BEARING NORTH 85 DEGREES 03 MINUTES 16 SECONDS EAST 39.57 FEET) AN ARC LENGTH OF 39.59 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING FOR THE TRACT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID EAST WHEELING ROAD CENTERLINE THE FOLLOWING FIVE COURSES AND DISTANCES:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 355.86 FEET (CHORD BEARING SOUTH 77 DEGREES 53 MINUTES 54 SECONDS EAST 170.50 FEET) AN ARC LENGTH OF 172.17 FEET TO A POINT;
2. SOUTH 64 DEGREES 02 MINUTES 18 SECONDS EAST 248.87 FEET TO A POINT;
3. SOUTH 65 DEGREES 15 MINUTES 42 SECONDS EAST 53.51 FEET TO A POINT, SAID POINT BEING SOUTH 23 DEGREES 37 MINUTES 03 SECONDS EAST 34.42 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
4. SOUTH 65 DEGREES 14 MINUTES 41 SECONDS EAST 109.94 FEET TO A POINT;
5. SOUTH 73 DEGREES 03 MINUTES 10 SECONDS EAST 75.22 FEET TO A POINT;

**THENCE** LEAVING THE SAID EAST WHEELING ROAD CENTERLINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO J.A. ROCK (DEED VOLUME 1141, PAGE 251), SOUTH 27 DEGREES 38 MINUTES 55 SECONDS WEST 782.14 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 20.41 FEET;

**THENCE** LEAVING THE WEST LINE OF THE SAID ROCK TRACT AND WITH THE NORTH LINE OF HERITAGE RUN SUBDIVISION (PLAT BOOK 19, PAGE 45), SOUTH 89 DEGREES 29 MINUTES 09 SECONDS WEST 591.31 FEET TO A POINT IN THE CENTER OF SPRY ROAD (COUNTY ROAD 5), PASSING AN IRON PIN SET (IRON PIN FOUND DISTURBED AND RESET) AT 560.88 FEET;

**THENCE** WITH THE CENTERLINE OF SAID SPRY ROAD THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 10 DEGREE 08 MINUTES 36 SECONDS EAST 280.13 FEET TO A POINT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 818.84 FEET (CHORD BEARING NORTH 06 DEGREE 55 MINUTES 00 SECONDS EAST 100.10 FEET) AN ARC LENGTH OF 100.17 FEET TO A POINT;

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**THENCE LEAVING THE SAID SPRY ROAD CENTERLINE AND TRAVERSING THROUGH THE ABOVE SAID LIGHTHIZER TRACT AND INTO THE ABOVE SAID SPRY ASSET MANAGEMENT TRACT THE FOLLOWING TWO COURSES AND DISTANCES:**

1. SOUTH 85 DEGREES 42 MINUTES 59 SECONDS EAST 42.69 FEET TO AN IRON PIN SET;
2. NORTH 30 DEGREES 58 MINUTES 39 SECONDS EAST 283.06 FEET TO AN IRON PIN SET;

**THENCE CONTINUING THROUGH THE SAID SPRY ASSET MANAGEMENT TRACT AND THEN THROUGH THE SAID LIGHTHIZER TRACT THE FOLLOWING TWO COURSES AND DISTANCES:**

1. NORTH 28 DEGREES 06 MINUTES 51 SECONDS EAST 187.66 FEET TO AN IRON PIN SET;
2. NORTH 01 DEGREES 59 MINUTES 02 SECONDS EAST 153.12 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 137.23 FEET;

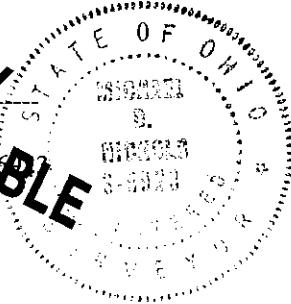
CONTAINING 12.414 ACRES TOTAL, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAYS OF SPRY ROAD (COUNTY ROAD 5) AND EAST WHEELING ROAD (TOWNSHIP ROAD 442) AND ALL OTHER APPLICABLE EASEMENTS.

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 76.

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

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR



**APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**

6/22/10  
Date

Fee Paid

DESCRIPTION  
APPROVED  
BY: [Signature] 6/22/10

# SURVEY FOR PATRICIA LIGHTHIZER

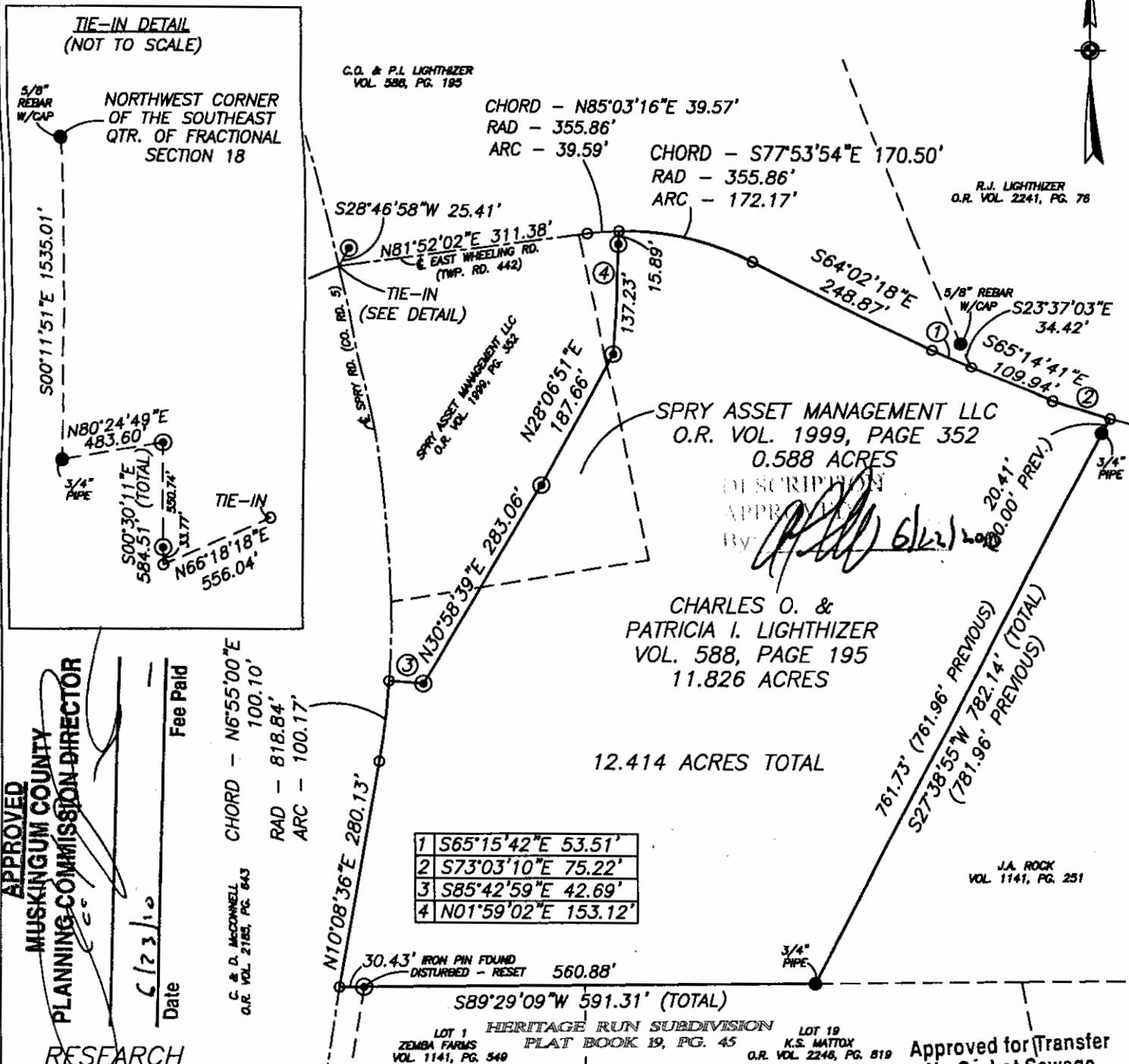
AUDITORS PARCEL NUMBER

51-51-80-18-11-000 (PART - 11.826 AC.)

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

BEING A PART OF THE TRACT CONVEYED TO CHARLES AND PATRICIA LIGHTHIZER BY DEED VOLUME 588, PAGE 195 OF THE MUSKINGUM COUNTY DEED RECORDS AND PART OF A 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.



**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

Date: 6/23/10  
 Fee Paid: \_\_\_\_\_

1	S65°15'42"E	53.51'
2	S73°03'10"E	75.22'
3	S85°42'59"E	42.69'
4	N01°59'02"E	153.12'

### RESEARCH

DEEDS AS SHOWN  
 PREVIOUS SURVEY OF A 18.375± AC. TRACT COMPLETED SEPT. 27, 1983 BY W.J. BIEDENBACH 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 67.710 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

SCALE 1"=180'

0 90 180 360

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

Date: 6/23/10

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

**NOT RECORDABLE**

MICHAEL D. NICHOLS  
 REGISTERED SURVEYOR #6923



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@rotoho.com

DRAWN BY: JWL

DATE: 05-14-10

SCALE: 1"=180'

CHECKED BY: MDN

JOB NO: 5432

DRAWING NO:  
 Z:\5432\5432.dwg