

# Biedenbach Surveying, Inc.

3010 East Pike  
Zanesville, OH 43701

Telephone (740) 453-4850  
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E-mail BEI@rrohio.com

## PATRICIA LIGHTHIZER

AUDITORS PARCEL NUMBER 51-51-80-18-11-000 (PART - 0.111 ACRES AND 0.181 ACRES)  
TO BE COMBINED WITH 51-51-80-18-16-000

### TRACT 1

BEING A PART OF THE TRACT CONVEYED TO CHARLES AND PATRICIA 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 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS), 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, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** CONTINUING WITH THE SAID CENTERLINE THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 81 DEGREES 52 MINUTES 02 SECONDS EAST 11.38 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;

**THENCE** LEAVING THE SAID CENTERLINE LINE AND TRAVERSING THROUGH THE ABOVE SAID LIGHTHIZER TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 01 DEGREES 59 MINUTES 02 SECONDS WEST 153.12 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 15.89 FEET;
2. SOUTH 28 DEGREES 06 MINUTES 51 SECONDS WEST 17.54 FEET TO A POINT ON THE EAST LINE OF A TRACT CONVEYED TO SPRY ASSET MANAGEMENT LLC (O.R. VOLUME 1999, PAGE 352);

**THENCE** WITH THE SAID SPRY ASSET MANAGEMENT EAST LINE, NORTH 12 DEGREES 47 MINUTES 28 SECONDS WEST 167.64 FEET TO THE **PLACE OF BEGINNING**;

**CONTAINING** 0.111 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF EAST WHEELING ROAD (TOWNSHIP ROAD 442) AND ALL OTHER 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.

### TRACT 2

BEING A PART OF THE TRACT CONVEYED TO CHARLES AND PATRICIA 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);

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**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 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS), 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 TRACT CONVEYED TO SPRY ASSET MANAGEMENT LLC (O.R. VOLUME 1999, PAGE 352), SOUTH 12 DEGREES 47 MINUTES 28 SECONDS EAST 167.64 FEET TO A POINT, SAID POINT BEING SOUTH 28 DEGREES 06 MINUTES 51 SECONDS WEST 17.54 FEET FROM AN IRON PIN SET;

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

1. SOUTH 28 DEGREES 06 MINUTES 51 SECONDS WEST 170.12 FEET TO AN IRON PIN SET;
2. SOUTH 30 DEGREES 58 MINUTES 39 SECONDS WEST 145.41 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

**THENCE** TRAVERSING THROUGH THE ABOVE SAID LIGHTHIZER TRACT THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 30 DEGREES 58 MINUTES 39 SECONDS WEST 137.65 FEET TO AN IRON PIN SET;
2. NORTH 85 DEGREES 42 MINUTES 59 SECONDS WEST 42.69 FEET TO A POINT IN THE CENTER OF SPRY ROAD (COUNTY ROAD 5);

**THENCE** WITH THE CENTER OF SAID COUNTY ROAD WITH A CURVE TO THE LEFT HAVING A RADIUS OF 818.84 FEET (CHORD BEARING NORTH 01 DEGREES 25 MINUTES 20 SECONDS EAST 97.13 FEET ) AN ARC LENGTH OF 97.19 FEET TO A POINT;

**THENCE** LEAVING THE SAID COUNTY ROAD AND WITH THE SOUTH LINE OF THE ABOVE SAID SPRY ASSET MANAGEMENT TRACT, NORTH 80 DEGREES 55 MINUTES 35 SECONDS EAST 112.42 FEET TO THE PLACE OF BEGINNING;

CONTAINING 0.181 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT-OF-WAY OF SPRY ROAD (COUNTY ROAD 5) AND ALL OTHER 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.

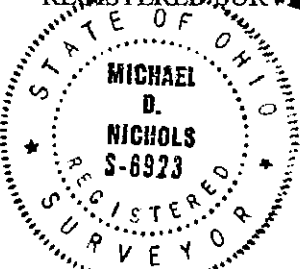
ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS6923).

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 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 6923



5432 TUBESTWAY.doc

DESCRIPTION  
APPROVED  
By: *[Signature]* 6/23/10

**APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR**

*[Signature]*  
6/23/10  
Date

Fee Paid

# SURVEY FOR PATRICIA LIGHTHIZER

AUDITORS PARCEL NUMBER

51-51-80-18-11-000 (PART - 0.111 AC. AND 0.181 AC.)

TO BE COMBINED WITH 51-51-80-18-16-000

BEING A PART OF THE TRACT CONVEYED TO CHARLES AND PATRICIA 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.

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.



CHORD - N85°03'16"E 39.57'  
 RAD - 355.86'  
 ARC - 39.59'

N81°52'02"E 11.38'

S28°46'58"W  
 25.41'

EAST WHEELING RD. (TWP. RD. 442)  
 N81°52'02"E 300.00'

TIE-IN  
 (SEE DETAIL)

TRACT 1  
 CHARLES O. &  
 PATRICIA I. LIGHTHIZER  
 VOL. 588, PAGE 195  
 0.111 ACRES

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

Date

Fee Paid

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

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

Date

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

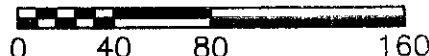
TRACT 2  
 CHARLES O. &  
 PATRICIA I. LIGHTHIZER  
 VOL. 588, PAGE 195  
 0.181 ACRES

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

### LEGEND

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

SCALE 1"=80'



### TIE-IN DETAIL (NOT TO SCALE)

NORTHWEST CORNER OF THE SOUTHEAST QTR. OF FRACTIONAL SECTION 18

5/8" REBAR W/CAP

N80°24'49"E  
 483.60'

3/4" PIPE

S00°30'11"E  
 584.51' (TOTAL)

TIE-IN  
 N66°18'18"E  
 556.04'

### DESCRIPTION

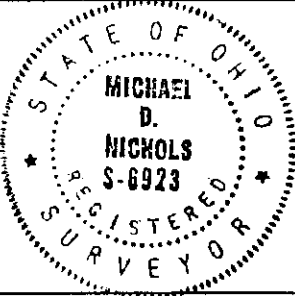
APPROVED  
 BY: *[Signature]* 6/22/10

### 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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 15th DAY OF MAY, 2010.

**NOT RECORDED**  
 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@rohio.com

DRAWN BY: JWL

DATE: 05-14-10

SCALE: 1"=80'

CHECKED BY: MDN

JOB NO: 5432

DRAWING NO:  
 Z:\5432\5432.dwg