

**SURVEY FOR THE DOWNING COMPANY  
AUDITORS PARCEL NUMBER  
71-70-90-01-23-000 (PART - 6.236 AC.)  
71-70-90-01-22-000 (PART - 0.084 AC.)**

**BEING** A PART OF TRACTS CONVEYED TO THE DOWNING COMPANY IN DEED VOLUME 635, PAGE 175 AND IN O.R. VOLUME 2128, PAGE 843, SITUATED IN QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 7, OF THE UNITED STATES MILITARY LANDS, WASHINGTON TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING** AT AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE NORTHEAST CORNER OF LOT 11 OF SPRING HILL SUBDIVISION (PLAT BOOK 11, PAGE 37);

**THENCE** WITH THE NORTH LINE OF THE SAID LOT, SOUTH 71 DEGREES 46 MINUTES 59 SECONDS WEST 68.78 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE SOUTHEAST CORNER OF LOT 28 OF SPRING HILL NUMBER 2 (PLAT BOOK 13, PAGE 39);

**THENCE** LEAVING THE SAID NORTH LINE AND WITH THE EAST LINE OF LOTS 28 AND 29 OF SPRING HILL NUMBER 2, NORTH 43 DEGREES 50 MINUTES 39 SECONDS WEST 238.90 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JAMES P. HARDCASTLE IN DEED VOLUME 1108, PAGE 347, PASSING AN EXISTING IRON PIN ( 3/4 INCH PIPE) AT 154.82 FEET;

**THENCE** LEAVING THE SAID EAST LINE AND WITH THE SOUTH AND EAST LINE OF THE SAID HARDCASTLE TRACT, THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 56 DEGREES 46 MINUTES 50 SECONDS EAST 217.25 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
2. NORTH 27 DEGREES 39 MINUTES 53 SECONDS WEST 67.00 FEET TO AN IRON PIN SET, SAID IRON PIN BEING SOUTH 27 DEGREES 39 MINUTES 53 SECONDS EAST 101.77 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

**THENCE** LEAVING THE SAID HARDCASTLE EAST LINE AND TRAVERSING THROUGH THE DOWNING COMPANY TRACT RECORDED IN DEED VOLUME 635, PAGE 175, NORTH 36 DEGREES 41 MINUTES 46 SECONDS EAST 170.32 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF THE DOWNING COMPANY 0.92 ACRE TRACT RECORDED IN O.R. VOLUME 2128, PAGE 843;

**THENCE** TRAVERSING THROUGH THE SAID 0.92 ACRE TRACT, NORTH 00 DEGREES 10 MINUTES 29 SECONDS EAST 200.00 FEET TO A POINT IN THE CENTER OF U.S. ROUTE 40/22 (EAST PIKE), PASSING AN IRON PIN SET AT 155.10 FEET;

**THENCE** WITH THE CENTER OF THE SAID U.S. ROUTE, SOUTH 89 DEGREES 49 MINUTES 31 SECONDS EAST 335.04 FEET TO A POINT;

**THENCE** LEAVING THE SAID CENTERLINE AND WITH THE WEST LINE OF A TRACT CONVEYED TO CATHY QUINN IN O.R. VOLUME 2111, PAGE 843, SOUTH 04 DEGREES 59 MINUTES 26 SECONDS WEST 239.11 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 39.26 FEET;

**THENCE** WITH SOUTH LINE OF THE SAID QUINN TRACT, SOUTH 89 DEGREES 50 MINUTES 25 SECONDS EAST 108.41 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE WEST LINE OF A TRACT CONVEYED TO RANDY A. AND HOPE BUCHANAN IN DEED VOLUME 1125, PAGE 902, SAID POINT BEING SOUTH 05 DEGREES 10 MINUTES 48 SECONDS WEST 199.85 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

**THENCE** WITH THE SAID BUCHANAN WEST LINE, SOUTH 05 DEGREES 10 MINUTES 48 SECONDS WEST 60.00 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) ON THE NORTH LINE OF LOT 27 OF THE ABOVE SAID SPRING HILL NUMBER 2;

**THENCE** WITH THE NORTH LINE OF LOT 27 AND LOT 26 OF THE SAID SPRING HILL NUMBER 2, SOUTH 60 DEGREES 48 MINUTES 32 SECONDS WEST 195.77 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE), PASSING AN EXISTING IRON PIN (3/4 INCH REBAR - BENT) AT 95.77 FEET;

**THENCE** WITH THE WEST LINE OF LOTS 26, 25, 24, 23, 22, AND 21 OF THE SAID SPRING HILL NUMBER 2, SOUTH 17 DEGREES 33 MINUTES 19 SECONDS WEST 583.51 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE IN CONCRETE) AT THE NORTHEAST CORNER OF LOT 14 OF THE ABOVE SAID

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Surveying and Mapping

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SPRING HILL SUBDIVISION (ALSO BEING THE NORTHWEST CORNER OF LOT 20 OF SPRING HILL NUMBER 2), PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 150.00 FEET;

**THENCE** WITH THE EAST LINE OF LOTS 13, 12, AND 11 OF THE SAID SPRING HILL SUBDIVISION, NORTH 17 DEGREES 58 MINUTES 00 SECONDS WEST 300.00 FEET TO THE **PLACE OF BEGINNING**, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 100.00 FEET AND AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 200.00 FEET;

**CONTAINING** 6.320 ACRES TOTAL, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF U.S. ROUTE 40/22 (EAST PIKE) AND ALL OTHER APPLICABLE EASEMENTS.

BEARINGS ARE BASED ON THE EAST LINE OF LOTS 11, 12, 13, AND 14 OF SPRING HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 37 OF THE MUSKINGUM COUNTY PLAT RECORDS.

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

REMAINDER OF THE PROPERTY (PARCEL NUMBER 71-70-90-01-23-000) NOT INCLUDED IN THE ABOVE DESCRIPTION NOT TO BE USED AS A SEPARATE BUILDING SITE, UNLESS APPROVED BY MUSKINGUM COUNTY PLANNING COMMISSION AT A FUTURE DATE.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 11<sup>TH</sup> DAY OF NOVEMBER, 2011, FROM A FIELD SURVEY COMPLETED THE 10<sup>TH</sup> DAY OF NOVEMBER, 2011.

**OFFICE COPY**  
**NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923



**APPROVED**  
**MINOR LOT SPLIT ONLY**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**  
*[Signature]*  
Date: 11/21/11 Fee Paid: -

**DESCRIPTION**  
**APPROVED**  
By: *[Signature]* 11/17/2011

DESCRIPTION APPROVED

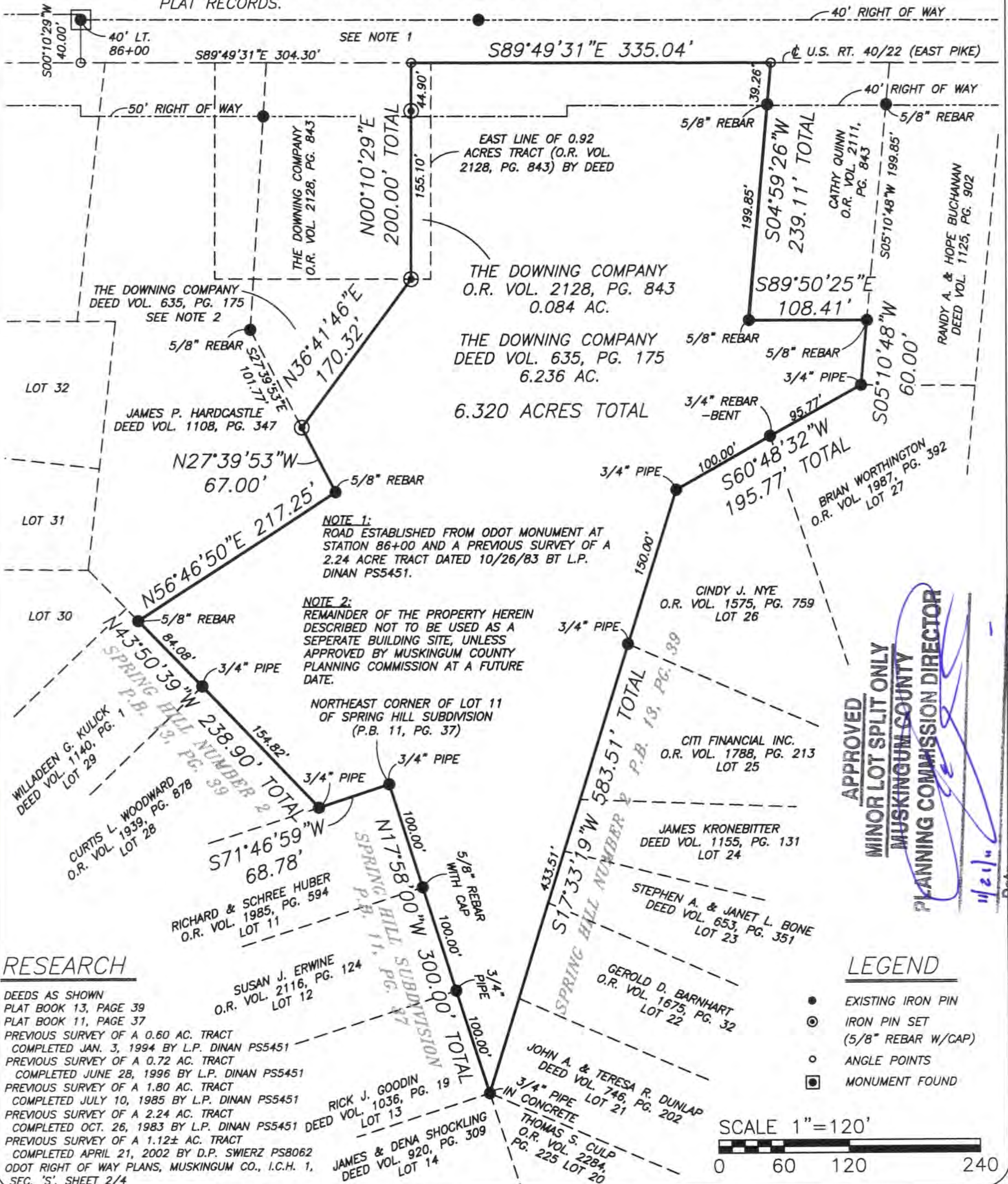
By: *[Signature]* 11/17/2011

# SURVEY FOR THE DOWNING COMPANY

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BEARINGS ARE BASED ON THE EAST LINE OF LOTS 11, 12, 13, AND 14 OF SPRING HILL SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 37 OF THE MUSKINGUM COUNTY PLAT RECORDS.



**NOTE 1:**  
ROAD ESTABLISHED FROM ODOT MONUMENT AT STATION 86+00 AND A PREVIOUS SURVEY OF A 2.24 ACRE TRACT DATED 10/26/83 BT L.P. DINAN PS5451.

**NOTE 2:**  
REMAINDER OF THE PROPERTY HEREIN DESCRIBED NOT TO BE USED AS A SEPERATE BUILDING SITE, UNLESS APPROVED BY MUSKINGUM COUNTY PLANNING COMMISSION AT A FUTURE DATE.

NORTHEAST CORNER OF LOT 11 OF SPRING HILL SUBDIVISION (P.B. 11, PG. 37)

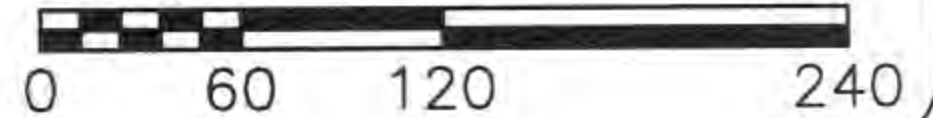
## RESEARCH

DEEDS AS SHOWN  
PLAT BOOK 13, PAGE 39  
PLAT BOOK 11, PAGE 37  
PREVIOUS SURVEY OF A 0.60 AC. TRACT COMPLETED JAN. 3, 1994 BY L.P. DINAN PS5451  
PREVIOUS SURVEY OF A 0.72 AC. TRACT COMPLETED JUNE 28, 1996 BY L.P. DINAN PS5451  
PREVIOUS SURVEY OF A 1.80 AC. TRACT COMPLETED JULY 10, 1985 BY L.P. DINAN PS5451  
PREVIOUS SURVEY OF A 2.24 AC. TRACT COMPLETED OCT. 26, 1983 BY L.P. DINAN PS5451  
PREVIOUS SURVEY OF A 1.12± AC. TRACT COMPLETED APRIL 21, 2002 BY D.P. SWIERZ PS8062  
ODOT RIGHT OF WAY PLANS, MUSKINGUM CO., I.C.H. 1, SEC. 'S', SHEET 2/4

## LEGEND

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

SCALE 1"=120'



APPROVED  
MINOR LOT SPLIT ONLY  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR  
*[Signature]*  
11/21/11

Fee Paid

Date

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 11th DAY OF NOVEMBER, 2011, FROM A FIELD SURVEY COMPLETED THE 10th DAY OF NOVEMBER, 2011.

**OFFICE COPY 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, 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.

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: 11-10-11

SCALE: 1"=120'

CHECKED BY: MDN

JOB NO: 5544

DRAWING NO:  
Z:\5544\5544.dwg