

S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

8.476 Acres

All of Harold D. & Leora J. Lighthizer Parcel: Deed Book 1127, Page 417

Situated in the Township of Perry, County of Muskingum, State of Ohio, and being a part of the Third Quarter, Township 1N, Range 6W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of an 8.42 Acre Parcel (per tax duplicate) conveyed to Harold D. & Leora J. Lighthizer, as recorded in Deed Book 1127, Page 417, in the Muskingum County Deed Records, and being all of Auditor's P.P.N. 51-80-03-02-001, and further described as follows;

Commencing for reference at an iron pin set on the East Right of Way Line of Branch Road (Twp. Road 1738)(50' Wide R/W), at the end of Curve #18 on the Branch Road Dedication Plat, as recorded in Plat File 1, Folder 102 & Folder 103, and being the **PRINCIPAL PLACE OF BEGINNING** of the **8.476 Acre parcel** herein to be describe;

Thence, N 10°52'20" E 377.82 feet with the East Right of Way Line of Branch Road, to a 5/8" o.d. iron pin found w/yellow cap marking the Southwest corner of a 1.50 Acre parcel conveyed to John A. & Beth A. Carter, as recorded in Deed Book 2410, Page 730;

Thence with the boundary of said parcel conveyed to Carter, with the following five (5) courses and distances;

- 1) S 22°24'59" E 127.95 feet to a 5/8" o.d. iron pin found w/yellow cap;
- 2) S 41°29'51" E 136.35 feet to a 5/8" o.d. iron pin found w/yellow cap;
- 3) S 58°39'15" E 98.25 feet to a 5/8" o.d. iron pin found w/yellow cap;
- 4) S 65°20'01" E 104.00 feet to a 5/8" o.d. iron pin found w/yellow cap;
- 5) N 33°41'59" E 135.58 feet to a 5/8" o.d. iron pin found on the South line of a 14.53 Acre parcel conveyed to John W. Roush, as recorded in Deed Book 1101, Page 175;

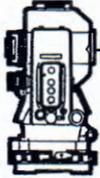
Thence, S 52°17'40" E 379.93 feet with the South line of said parcel conveyed to Roush, to a 5/8" o.d. iron pin found marking the Northwest corner of a 1.50 Acre parcel conveyed to Roger Sweeney, as recorded in Deed Book 2694, Page 72;

Thence, S 01°19'30" E 442.86 feet with the West line of said parcel conveyed to Sweeney, to a 5/8" o.d. iron pin found on the North Right of Way Line of said Branch Road;

Thence, S 89°39'10" W 342.26 feet with the North Right of Way Line of Branch Road, to a 5/8" o.d. iron pin found marking the Southeast corner of a 1.165 Acre parcel conveyed to Christopher & Tami Lighthizer, as recorded in Deed Book 1093, Page 490;

Thence leaving Branch Road with the boundary of said parcel conveyed to Christopher & Tami Lighthizer, with the following two (2) courses and distances;

- 6) N 11°41'20" W 264.88 feet to a 5/8" o.d. iron pin found;
- 7) S 84°23'40" W 257.88 feet to a 5/8" o.d. iron pin found on the Northeast Right of Way Line of said Branch Road;



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Thence with said Right of Way Line of Branch Road, with the following two (2) courses and distances;

- 8) N 33°42'30" W 173.03 feet to a 5/8" o.d. iron pin found at a point of curvature;
- 9) with a curve to the right (Radius = 175.00 feet, delta angle 44°34'57", Arc Length 136.17 feet) with a chord bearing N 11°25'00" W 132.76 feet to the PRINCIPAL PLACE OF BEGINNING.

Said parcel as surveyed contains **8.476 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the recorded Plat of Branch Road Plat Dedication, as recorded in Plat File 1, Folder 2 & Folder 3, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in December of 2016.

Dated 1/6/17

Job No. 2954-16MU

**OFFICE COPY
NOT RECORDABLE**
 Scott A. England P.S.
 Ohio Registered Surveyor #7452

DESCRIPTION
 APPROVED
 By: [Signature]



51-80-03-02-001 B

Plat of Survey

Township of Perry, County of Muskingum, State of Ohio, part of the Third Quarter, Township 1N, Range 6W, of the United States Military Lands.

PROPERTY LOCATION:

Situated in the Township of Perry, County of Muskingum, State of Ohio, and being part of the Third Quarter, Township 1N, Range 6W, of the United States Military Lands.

Being a Survey of a parcel now or formerly conveyed to Harold D. & Leora Jean Lighthizer, as recorded in Deed Book 1127, Page 417, in the Muskingum County Deed Records, and being part of Auditor's P.P.N. 51-80-03-02-001.

BASIS OF BEARING

The bearings of this plat are based on the Plat of Branch Road Dedication Plat, as recorded in Plat File 1, Folder #102 & Folder #103, and is an assumed Meridian used to denote angles only.

CURVE #1

RADIUS = 175.00'
DELTA ANGLE = 44°34'57"
ARC LENGTH = 136.17'
CHORD = N 11°25'00" W
132.76'

PREPARED FOR:

Manley-Deas
Columbus, Ohio

LEGEND

- - 5/8" o.d. x 30" long Iron Pin Set w/red cap labeled "S.A. England #7452"
- - 5/8" o.d. Iron Pin Found w/plastic cap
- - 5/8" o.d. Iron Pin Found

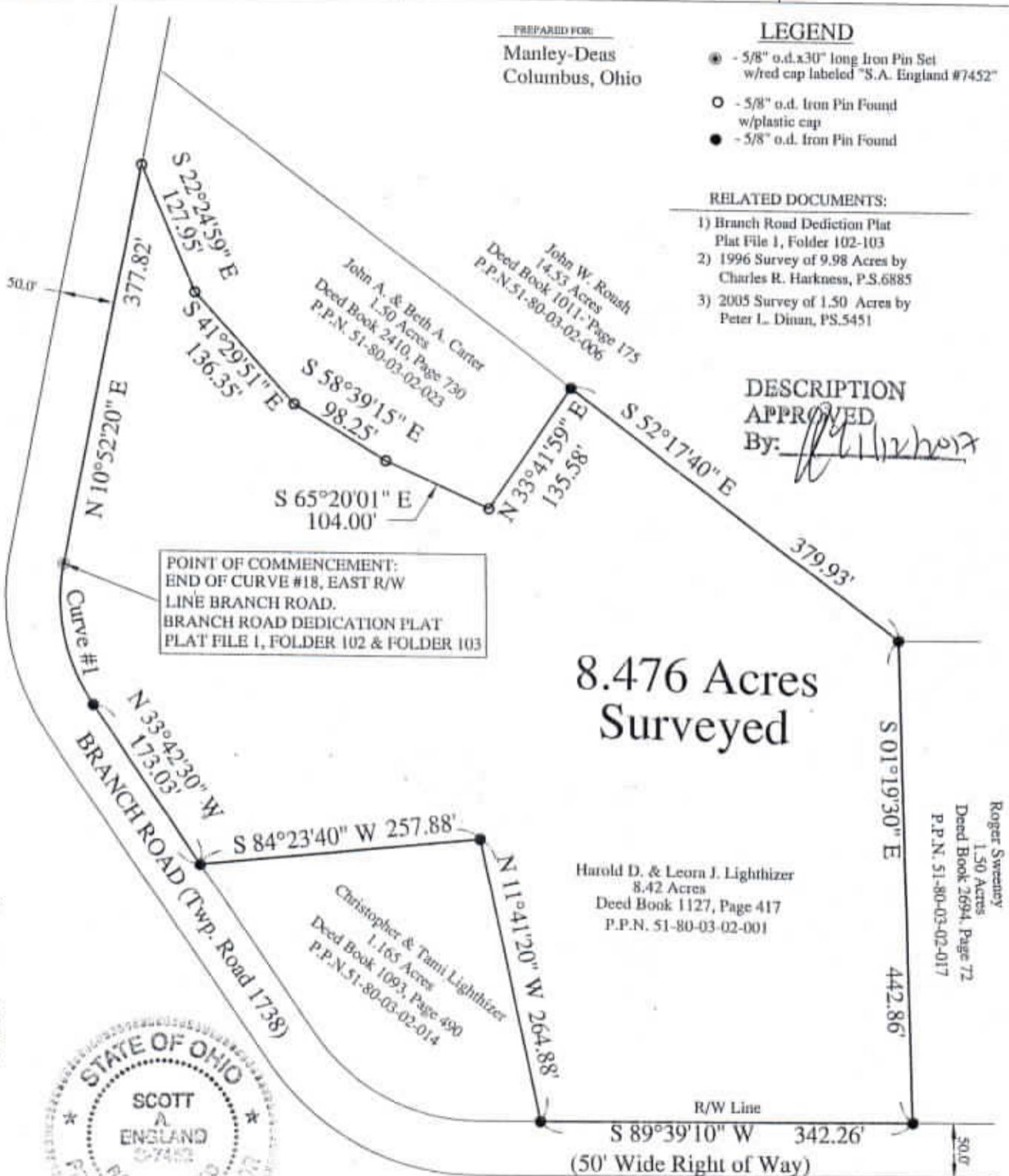
RELATED DOCUMENTS:

- 1) Branch Road Dedication Plat Plat File 1, Folder 102-103
- 2) 1996 Survey of 9.98 Acres by Charles R. Harkness, P.S.6885
- 3) 2005 Survey of 1.50 Acres by Peter L. Dinun, P.S.5451

DESCRIPTION

APPROVED

By: *[Signature]*



POINT OF COMMENCEMENT:
END OF CURVE #18, EAST R/W
LINE BRANCH ROAD.
BRANCH ROAD DEDICATION PLAT
PLAT FILE 1, FOLDER 102 & FOLDER 103

8.476 Acres Surveyed

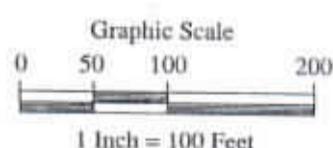
Roger Sweaney
1.50 Acres
Deed Book 2694, Page 72
P.P.N. 51-80-03-02-017

Harold D. & Leora J. Lighthizer
8.42 Acres
Deed Book 1127, Page 417
P.P.N. 51-80-03-02-001

Christopher & Tami Lighthizer
1.165 Acres
Deed Book 1093, Page 490
P.P.N. 51-80-03-02-014



PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com



I hereby certify that an actual survey of the premises was made and that this plat is correct to the best of my knowledge.

Date: 1/17/07
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452

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NOT RECORDABLE**

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132.76'

LEGEND

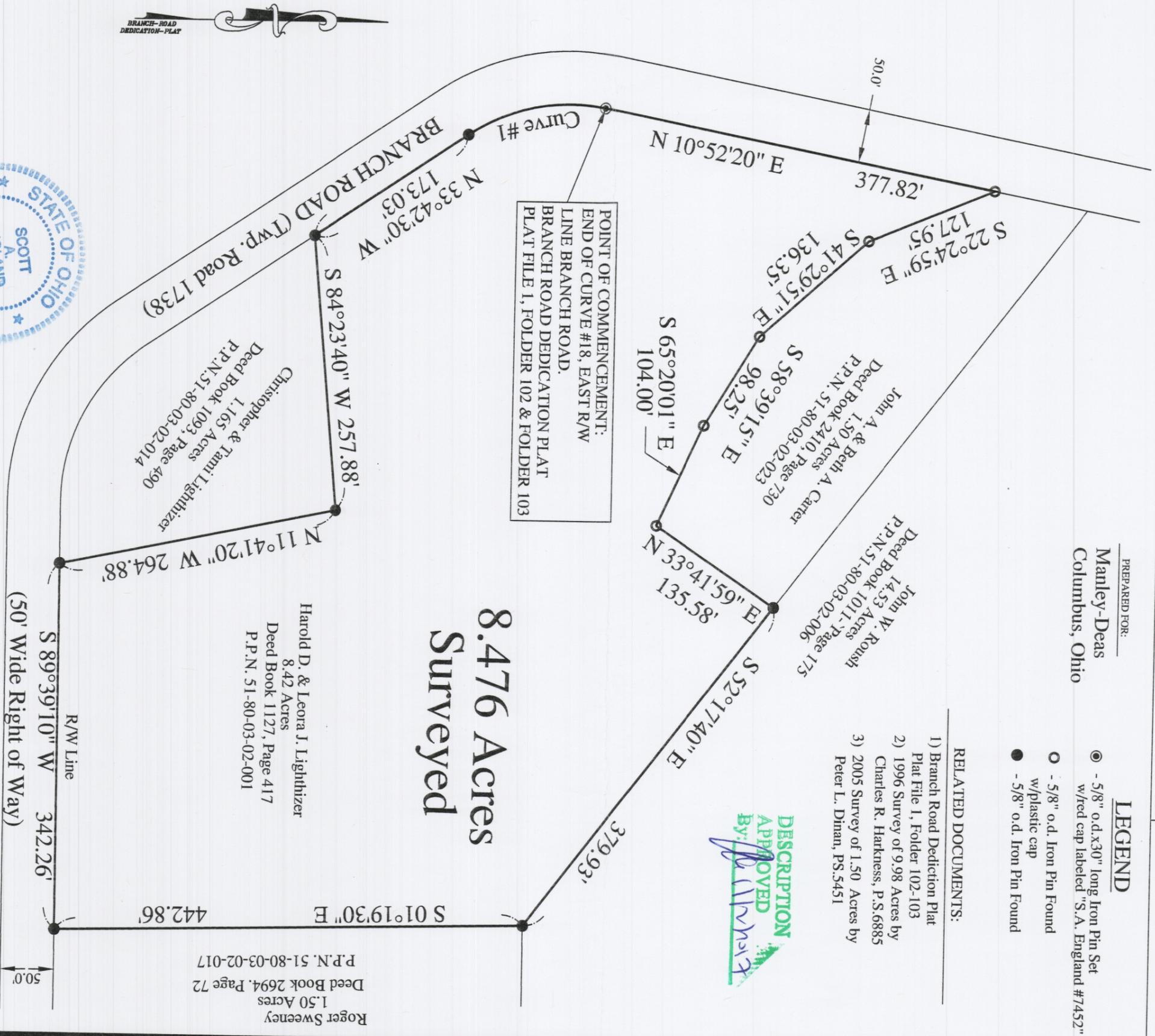
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PREPARED FOR:
Manley-Deas
Columbus, Ohio

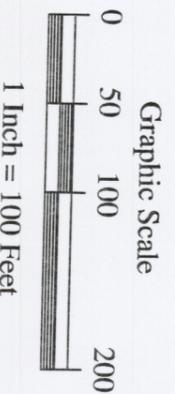
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DESCRIPTION
APPROVED
By: *[Signature]*



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P.O. Box 1770
Buckeye Lake, Ohio 43008
PHONE: 740-323-0644
email: saengland@surveyohio.com



I hereby certify that an actual survey of the premises was made premises was made, and that this plat is correct to the best of my knowledge.

Date

11/1/17

Scott A. England, P.S.
Ohio Registered Surveyor #S-7452
NOT RECORDBLE

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