

# Biedenbach Surveying, Inc.

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Zanesville, OH 43701

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E-mail BEI@rohio.com

## PATRICIA LIDTHIZER

AUDITORS PARCEL NUMBER 51-51-80-18-11-000 (PART - 32.400 ACRES)  
AUDITORS PARCEL NUMBER 51-51-80-18-09-001 (ALL - 1.191 ACRES)  
TO BE COMBINED WITH 51-51-80-18-11-002

BEING A PART OF THE TRACT CONVEYED TO CHARLES AND PATRICIA LIDTHIZER BY DEED VOLUME 588, PAGE 195 AND ALL OF THE TRACT CONVEYED TO CHARLES O. LIDTHIZER BY DEED VOLUME 1052, PAGE 516 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:

**BEGINNING AT AN IRON PIN SET AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER;**

**THENCE WITH THE EAST LINE OF THE SAID SOUTHEAST QUARTER, SOUTH 00 DEGREES 47 MINUTES 25 SECONDS EAST 840.46 FEET TO AN IRON PIN SET;**

**THENCE LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH THE SAID CHARLES AND PATRICIA LIDTHIZER TRACT THE FOLLOWING FOUR COURSES AND DISTANCES;**

1. NORTH 77 DEGREES 29 MINUTES 49 SECONDS WEST 400.50 FEET TO AN IRON PIN SET;
2. SOUTH 03 DEGREES 34 MINUTES 02 SECONDS EAST 156.50 FEET TO AN IRON PIN SET;
3. SOUTH 18 DEGREES 38 MINUTES 02 SECONDS EAST 502.36 FEET TO AN IRON PIN SET;
4. SOUTH 41 DEGREES 16 MINUTES 50 SECONDS EAST 261.14 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING SOUTH 61 DEGREES 35 MINUTES 05 SECONDS WEST 66.24 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), ON THE ABOVE SAID EAST LINE OF THE SOUTHEAST QUARTER;

**THENCE WITH THE NORTH LINE OF A TRACT CONVEYED TO C. BRANDFASS (VOLUME 981, PAGE 516), SOUTH 61 DEGREES 35 MINUTES 05 SECONDS WEST 376.21 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 124.51 FEET;**

**THENCE LEAVING THE SAID NORTH LINE OF THE BRANDFASS TRACT AND WITH THE NORTH LINE OF A TRACT CONVEYED TO R.J. LIDTHIZER (O.R. VOLUME 2241, PAGE 76 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS) THE FOLLOWING TWO COURSES AND DISTANCES:**

1. NORTH 45 DEGREES 29 MINUTES 45 SECONDS WEST 197.24 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP),
2. NORTH 73 DEGREES 51 MINUTES 32 SECONDS WEST 483.20 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE NORTHWEST CORNER OF THE SAID R.J. LIDTHIZER TRACT AT 451.69 FEET;

**THENCE TRAVERSING THROUGH THE ABOVE SAID CHARLES AND PATRICIA LIDTHIZER TRACT, NORTH 10 DEGREES 36 MINUTES 16 SECONDS WEST 596.72 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), PASSING AN IRON PIN SET AT 125.85 FEET;**

**THENCE WITH THE SOUTH AND EAST LINES OF A TRACT CONVEYED TO J.D. MATTOX (O.R. VOLUME 1966, PAGE 72) THE FOLLOWING FIVE COURSES AND DISTANCES:**

1. NORTH 54 DEGREES 25 MINUTES 22 SECONDS EAST 205.36 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
2. NORTH 06 DEGREES 12 MINUTES 29 SECONDS WEST 64.36 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
3. NORTH 39 DEGREES 10 MINUTES 21 SECONDS WEST 17.44 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
4. NORTH 65 DEGREES 46 MINUTES 36 SECONDS WEST 25.59 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
5. NORTH 17 DEGREES 58 MINUTES 48 SECONDS WEST 374.08 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

**THENCE LEAVING THE EAST LINE OF THE SAID J.D. MATTOX TRACT AND WITH THE EAST LINE OF A TRACT CONVEYED TO R.R. AND B.J. BUNKER (O.R. VOLUME 1606, PAGE 296), ALSO BEING THE WEST LINE OF THE ABOVE SAID CHARLES LIDTHIZER TRACT (VOLUME 1052, PAGE 516), NORTH 16 DEGREES 41 MINUTES 13 SECONDS WEST 343.68 FEET TO AN EXISTING IRON PIN (1/2 INCH ROD) ON THE NORTH LINE OF THE ABOVE SAID SOUTHEAST QUARTER;**

**THENCE WITH THE SAID NORTH LINE AND THE SOUTH LINE OF A TRACT CONVEYED TO M.I. PATTON, TRUSTEE (O.R. VOLUME 2074, PAGE 8), NORTH 89 DEGREES 32 MINUTES 00 SECONDS EAST 1170.89 FEET TO THE PLACE OF BEGINNING, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 205.19;**

**CONTAINING 33.591 TOTAL ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.**

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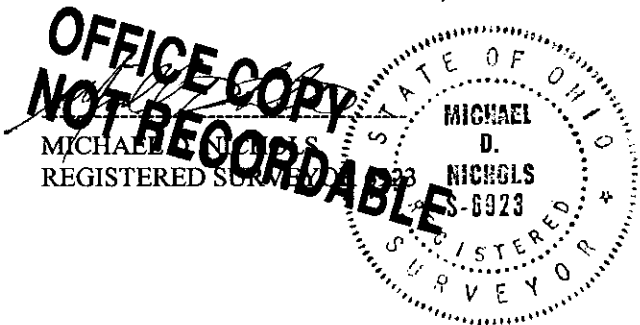
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THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF AN 18.375 MORE OR LESS ACRES TRACT COMPLETED SEPTEMBER 27, 1983 BY W.J. BIEDENBACH PS 5718.

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.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 8th DAY OF APRIL 2010.



DESCRIPTION  
APPROVED  
By: *[Signature]* 4/27/2010

# SURVEY FOR PATRICIA LIGHTHIZER

AUDITORS PARCEL NUMBER

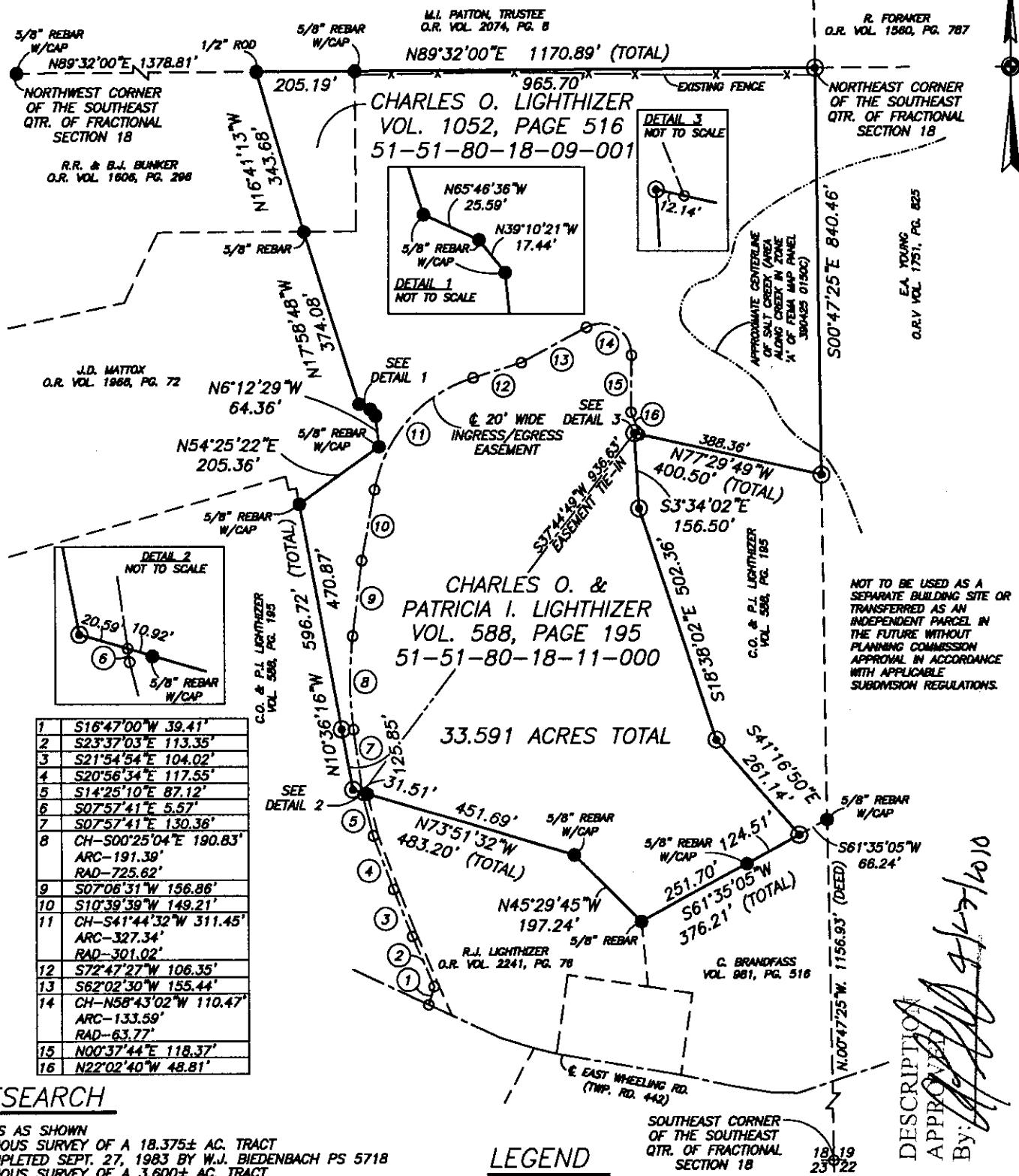
51-51-80-18-11-000 (PART - 32.400 AC.)

51-51-80-18-09-001 (ALL - 1.191 AC.)

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BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF AN 18.375± ACRES TRACT COMPLETED SEPT. 27, 1983 BY W.J. BIEDENBACH PS 5718.



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, *[Signature]* OF APRIL, 2010.

**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 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.

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 3010 EAST PINE, ZANESVILLE, OHIO 43701  
 phone: 740-453-4850, fax: 740-430-1000, email: BEI@rohio.com

DRAWN BY: JWJ	DATE: 04-08-10	SCALE: 1"=300'
CHECKED BY: MDN	JOB NO: 5432	DRAWING NO: Z:\5432\5432.dwg