

# Biedenbach Surveying, Inc

3010 East Pike  
Zanesville, OH 43701

Telephone (740) 453-4850  
Fax (740) 450-1000

**C.O. LIDTHIZER**  
AUDITORS PARCEL NUMBER  
51-51-63-01-72-000 (PART)  
HAS BEEN COMBINED WITH 51-51-64-01-14-000  
(FORMERLY KNOWN AS 51-51-63-01-36-008) *COM*

BEING A PART OF THE TRACTS CONVEYED TO C. O. LIDTHIZER BY DEED VOLUME 1051, PAGE 402 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 14 OF BRANCH CIRCLE SUBDIVISION (PLAT BOOK 19, PAGE 90) OF THE EAST HALF OF QUARTER TOWNSHIP 3, 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) AT THE NORTHEAST CORNER OF THE SAID LOT 14;

THENCE WITH THE NORTH LINE OF THE SAID LOT 14 (SOUTH LINE OF BRANCH CIRCLE ROAD), NORTH 84 DEGREES 40 MINUTES 50 SECONDS WEST 29.59 FEET TO A POINT, SAID POINT BEING THE *PLACE OF BEGINNING* OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID LOT LINE AND WITH THE EAST LINE OF THE ABOVE SAID LIDTHIZER TRACT (1.097 ACRE TRACT 2), SOUTH 01 DEGREES 04 MINUTES 06 SECONDS EAST 90.07 FEET TO A POINT ON THE SOUTH LINE OF LOT 14;

THENCE WITH THE SAID LOT LINE, SOUTH 89 DEGREES 18 MINUTES 14 SECONDS WEST 20.00 FEET TO A POINT;

THENCE LEAVING THE SAID LOT LINE AND WITH THE WEST LINE OF THE ABOVE SAID LIDTHIZER TRACT, NORTH 01 DEGREES 04 MINUTES 06 SECONDS WEST 92.18 FEET TO A POINT ON THE ABOVE SAID NORTH LINE OF LOT 14;

THENCE WITH THE SAID LOT LINE, SOUTH 84 DEGREES 40 MINUTES 50 SECONDS EAST 20.13 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.042 MORE OR LESS ACRES, AND BEING SUBJECT TO ALL APPLICABLE EASEMENTS.

THE BEARINGS ARE BASED ON THE PREVIOUS PLAT OF BRANCH FLAT SUBDIVISION (PLAT BOOK 19, PAGE 1).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE DESCRIPTION AND BEARINGS TO BE CORRECT AS PREPARED BY ME, THIS 26<sup>th</sup> DAY OF FEBRUARY, 2008.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL J. BIEDENBACH  
REGISTERED SURVEYOR

APPROVED FOR CLOSURE

*[Signature]* 3/18/08

EXEMPT FROM  
PLANNING COMMISSION

*[Signature]* 3/18/08  
FOR CORRECTION ONLY



# SURVEY FOR C. O. LIGHTHIZER

AUDITORS PARCEL NUMBER  
51-51-63-01-72-000 (PART)  
HAS BEEN COMBINED WITH 51-51-64-01-14-000  
(PREVIOUSLY KNOWN AS 51-51-63-D1-36-008)

BEING A PART OF THE TRACTS CONVEYED TO C. O. LIGHTHIZER BY DEED VOLUME 1051, PAGE 402 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 14 OF BRANCH CIRCLE SUBDIVISION (PLAT BOOK 19, PAGE 90) OF THE EAST HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 6, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PLAT OF BRANCH FLAT SUBDIVISION (PLAT BOOK 19, PAGE 1)

## RESEARCH

DEED VOL. 639, PG. 182  
DEED VOL. 925, PG. 187  
DEED VOL. 975, PG. 207  
PREVIOUS SURVEY OF 20.00 AC.  
88.563 ACRES, AND BRANCH ROAD  
COMPLETED BY W. J. BIEDENBACH, PS 5718  
MUSKINGUM COUNTY GIS MAPS

## EXEMPT FROM PLANNING COMMISSION

*[Signature]*  
FOR CORRECTION ONLY

## LEGEND

- EXISTING IRON PIN
- ANGLE POINTS



APPROVED FOR CLOSURE

S. & P. NUNLEY  
VOL. 1149, PAGE 363

LOT 14

C. O. LIGHTHIZER  
VOL. 1051, PAGE 402

VOL. 639, PAGE 182

BRANCH CIRCLE ROAD  
P. F. 1, PG. 148

N.84°40'50"W.  
29.59' NORTHEAST CORNER  
LOT 14

C. O. LIGHTHIZER  
VOL. 1051, PAGE 402  
0.042 ± ACRES

S. & P. NUNLEY  
VOL. 1149, PAGE 363

LOT 14

C. O. LIGHTHIZER  
VOL. 639, PAGE 182  
LOT 7

BRANCH CIRCLE ROAD  
P. F. 1, PG. 148

LOT LINE  
20' WATERLINE EASEMENT

N.01°04'06"W.  
92.18'

S.01°04'06"E.  
90.07'

S.89°18'14"W.  
20.00'

20' SANITARY SEWER EASEMENT  
20' BRANCH CIRCLE ROAD  
EASEMENT TO  
LIGHTHIZER & C. O.

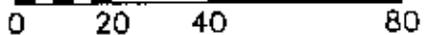
BRANCH FLAT SUB.  
P.B. 19, PG. 1

BRANCH CIRCLE SUB.  
P.B. 19, PG. 90

C. & A. JAMESON  
VOL. 2127, PAGE 905

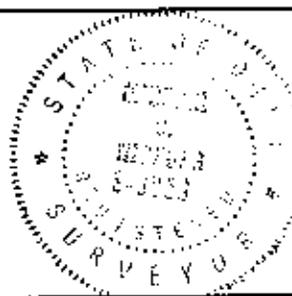
LOT 16

SCALE 1"=40'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT TO BE CORRECT AS PREPARED BY ME, THIS 28th DAY OF FEBRUARY, 2008 FROM EXISTING PLATS AND DEEDS.

**OFFICE COPY**  
**NOT FOR RECORD**  
*[Signature]*  
MICHAEL R. 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.**

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phone: 740-453-4850, fax: 740-450-1000, email: biedenbach@es.net

DRAWN BY: MDN

DATE: 02-26-08

SCALE: 1"=40'

CHECKED BY: MDN

JOB NO: 5112

DRAWING NO: 02-26-08/5112/PS/MDN