

Biedenbach Surveying, Inc

3010 East Pike
Zanesville, OH 43701

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

C.O. LIDTHIZER
AUDITORS PARCEL NUMBER
51-51-63-01-35-000 (PART)
HAS BEEN COMBINED WITH 51-51-63-01-73-000 *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 1 OF BRANCH FLAT SUBDIVISION (PLAT BOOK 19, PAGE 1) 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 NORTHWEST CORNER OF THE SAID LOT 1;

THENCE WITH THE NORTH LINE OF LOT 1, SOUTH 87 DEGREES 00 MINUTES 52 SECONDS EAST 288.54 FEET TO A POINT, SAID POINT BEING THE *PLACE OF BEGINNING* OF THE TRACT HEREBIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID LOT LINE, SOUTH 87 DEGREES 00 MINUTES 51 SECONDS EAST 319.18 FEET TO A POINT;

THENCE LEAVING THE SAID LOT LINE AND WITH THE PERIMETER OF THE ABOVE SAID LIDTHIZER TRACT (2.218 ACRE TRACT 1) THE NEXT 4 COURSES AND DISTANCES:

1. SOUTH 38 DEGREES 51 MINUTES 45 SECONDS EAST 47.88 FEET TO A POINT;
2. SOUTH 54 DEGREES 50 MINUTES 59 SECONDS WEST 240.00 FEET TO A POINT;
3. NORTH 47 DEGREES 09 MINUTES 00 SECONDS WEST 90.00 FEET TO A POINT;
4. NORTH 33 DEGREES 29 MINUTES 13 SECONDS WEST 156.92 FEET TO THE *PLACE OF BEGINNING*.

CONTAINING 0.844 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 SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 26th DAY OF FEBRUARY, 2008.

OFFICE COPY

NOT RECORDABLE

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923

APPROVED FOR CLOSURE
[Signature] 3/9/2008

EXEMPT FROM
PLANNING COMMISSION

[Signature] 3/9/2008
For corrective use
only

SURVEY FOR C. O. LIDTHIZER

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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

APPROVED FOR CLOSURE

M.D.N. 3/4/2008

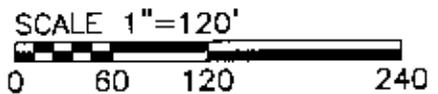
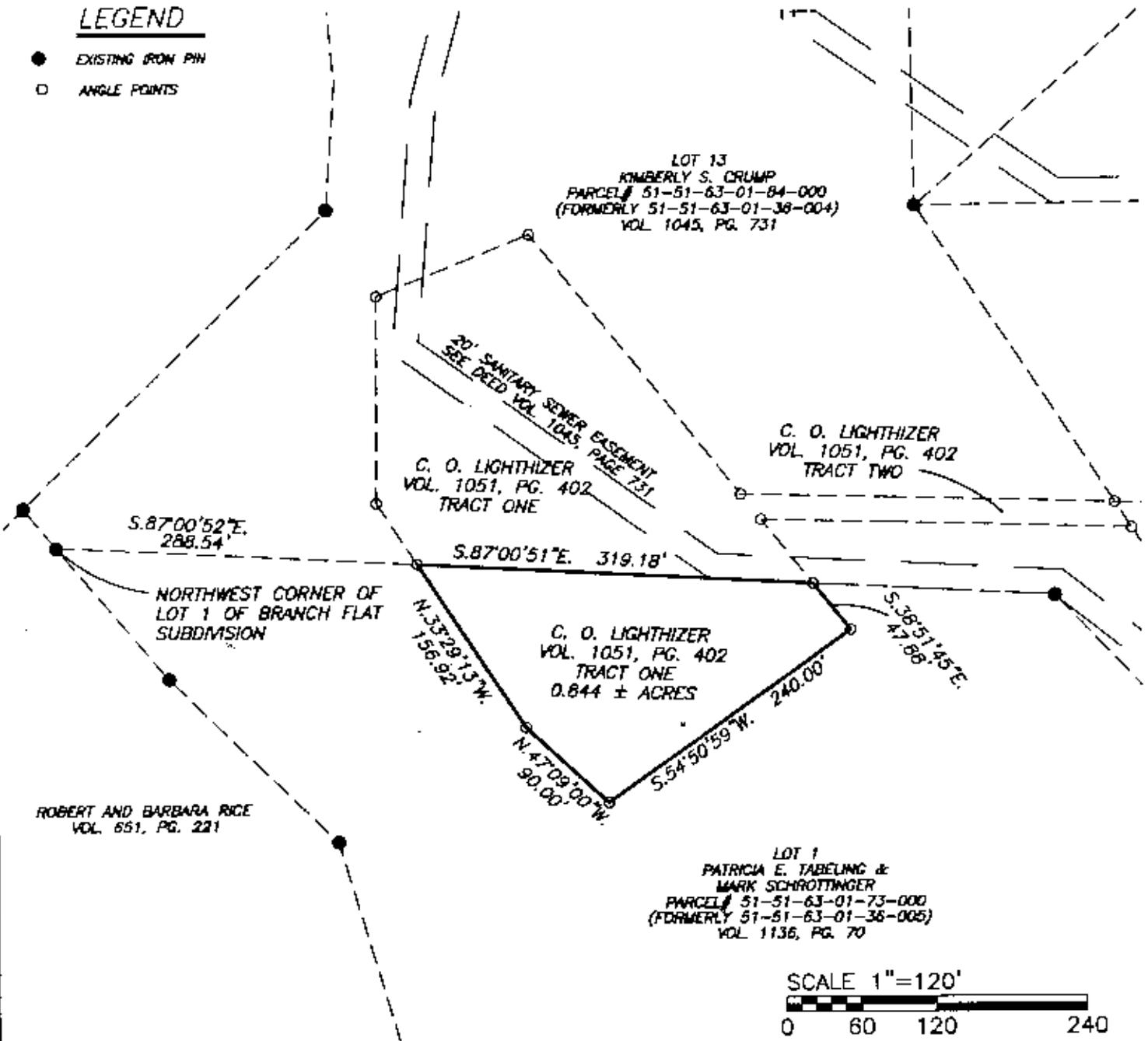
EXEMPT FROM
PLANNING COMMISSION

M.D.N. 3/4/2008

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LEGEND

- EXISTING IRON PIN
- ANGLE POINTS



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT TO BE CORRECT AS PREPARED BY ME, THIS 26th DAY OF FEBRUARY, 2008. I AM NOT PROVIDING THIS PLAT TO ANY OTHER PARTY.

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.

BIEDENBACH SURVEYING, INC.

3010 EAST PINE, ZANESVILLE, OHIO 43701
phone: 740-453-4890, fax: 740-450-1000, email: biedenbach@es.net

DRAWN BY: MDN	DATE: 02-26-08	SCALE: 1"=120'	
CHECKED BY: MDN	JOB NO: 5112	DRAWING NO:	