

# Biedenbach Surveying, Inc

3010 East Pike  
Zanesville, OH 43701

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

**C.O. LIGHTHIZER**  
AUDITORS PARCEL NUMBER  
51-51-63-01-72-000 (PART)  
HAS BEEN COMBINED WITH 51-51-63-01-82-000 *COM*

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 10 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 SOUTHWEST CORNER OF THE SAID LOT 10;

THENCE WITH THE WEST LINE OF THE SAID LOT 10, NORTH 14 DEGREES 46 MINUTES 30 SECONDS WEST 158.26 FEET TO A POINT, SAID POINT BEING THE *PLACE OF BEGINNING* OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID LOT LINE, NORTH 14 DEGREES 46 MINUTES 30 SECONDS WEST 20.11 FEET TO A POINT;

THENCE LEAVING THE SAID LOT LINE AND WITH THE NORTH LINE OF THE ABOVE SAID LIGHTHIZER TRACT (1.097 ACRE TRACT 2) THE NEXT 2 COURSES AND DISTANCES:

1. NORTH 81 DEGREES 14 MINUTES 58 SECONDS EAST 98.40 FEET TO A POINT;
2. NORTH 46 DEGREES 18 MINUTES 15 SECONDS EAST 22.54 FEET TO A POINT ON THE EAST LINE OF SAID LOT 10;

THENCE WITH THE SAID LOT LINE, SOUTH 20 DEGREES 26 MINUTES 00 SECONDS EAST 21.77 FEET TO A POINT;

THENCE LEAVING THE SAID LOT LINE AND WITH THE SOUTH LINE OF THE ABOVE SAID LIGHTHIZER TRACT THE NEXT TWO COURSES AND DISTANCES:

1. SOUTH 46 DEGREES 18 MINUTES 15 SECONDS WEST 20.24 FEET TO A POINT;
2. SOUTH 81 DEGREES 14 MINUTES 58 SECONDS WEST 102.58 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.056 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 26<sup>th</sup> DAY OF FEBRUARY, 2008.

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

APPROVED FOR CLOSURE

*[Signature]*  
3/18/2009

EXEMPT FROM  
PLANNING COMMISSION

*[Signature]*  
3/18/2008  
FOR CORRECTION ONLY



# SURVEY FOR C. O. LIDTHIZER

AUDITORS PARCEL NUMBER  
51-51-63-01-72-000 (PART)  
HAS BEEN COMBINED WITH 51-51-63-01-82-000

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 10 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.

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. 167  
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

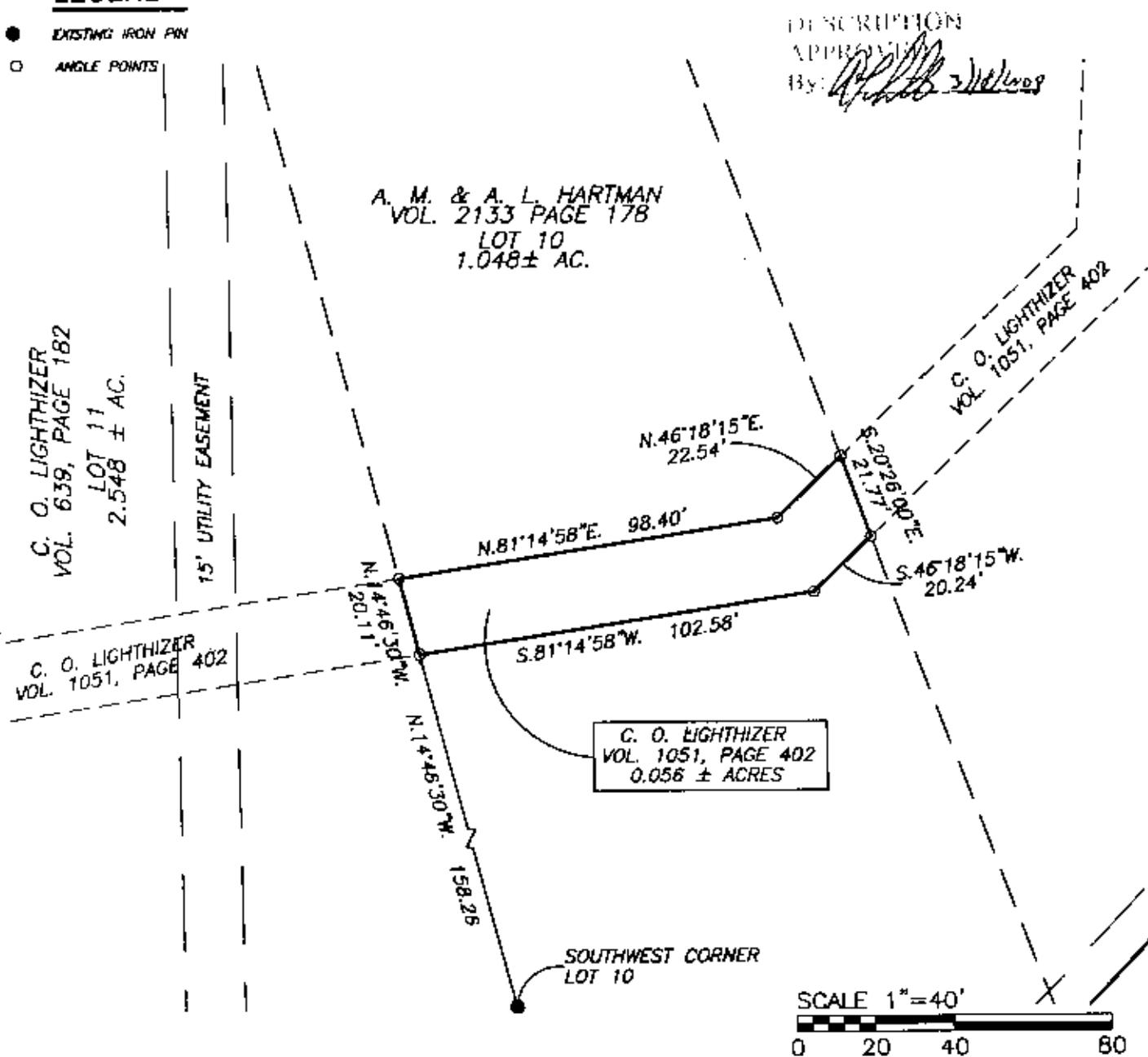
EXEMPT FROM  
PLANNING COMMISSION

*[Signature]*  
4/14/08  
FOR CORRECTION ONLY



## LEGEND

- EXISTING IRON PIN
- ANGLE POINTS

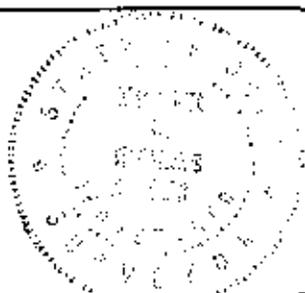


I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT TO BE CORRECT AS PREPARED BY ME, THIS 28th DAY OF FEBRUARY, 2008 FROM EXISTING PLATS AND RECORDS.

**OFFICE COPY**

**NOT RELEASABLE**

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 PIKE, ZANESVILLE, OHIO 43701  
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:  
C:\JOBFILES\5112\022608.dwg