

# 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 51-51-30-03-78-000 *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 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 5;

THENCE WITH THE NORTH LINE OF THE SAID LOT 5, SOUTH 89 DEGREES 18 MINUTES 14 SECONDS WEST 24.68 FEET TO A POINT, SAID POINT BEING THE *PLACE OF BEGINNING* OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING THE SAID LOT LINE, SOUTH 89 DEGREES 18 MINUTES 14 SECONDS WEST 30.00 FEET TO A POINT;

THENCE LEAVING THE SAID LOT LINE AND WITH THE WEST LINE OF THE ABOVE SAID LIDTHIZER TRACT (1.097 ACRE TRACT 2), NORTH 00 DEGREES 39 MINUTES 00 SECONDS WEST 324.20 FEET TO A POINT IN THE CENTER OF U.S. ROUTE 40 (EAST PIKE);

THENCE WITH THE SAID CENTERLINE WITH A CURVE TO THE LEFT A RADIUS OF 2291.83 FEET, CHORD DISTANCE NORTH 89 DEGREES 53 MINUTES 12 SECONDS EAST 30.00 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE EAST LINE OF THE ABOVE SAID LIDTHIZER TRACT, SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST 323.89 FEET TO THE *PLACE OF BEGINNING*.

CONTAINING 0.223 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 W. BUCHOLS  
REGISTERED SURVEYOR 6923

APPROVED FOR CLOSURE  
*[Signature]* 3/18/2008

EXEMPT FROM  
PLANNING COMMISSION  
*[Signature]* 3/18/2008  
FOR CORRECTION ONLY



# SURVEY FOR C. O. LIGHTHIZER

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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. 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

APPROVED FOR CLOSURE

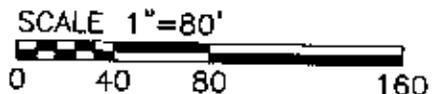
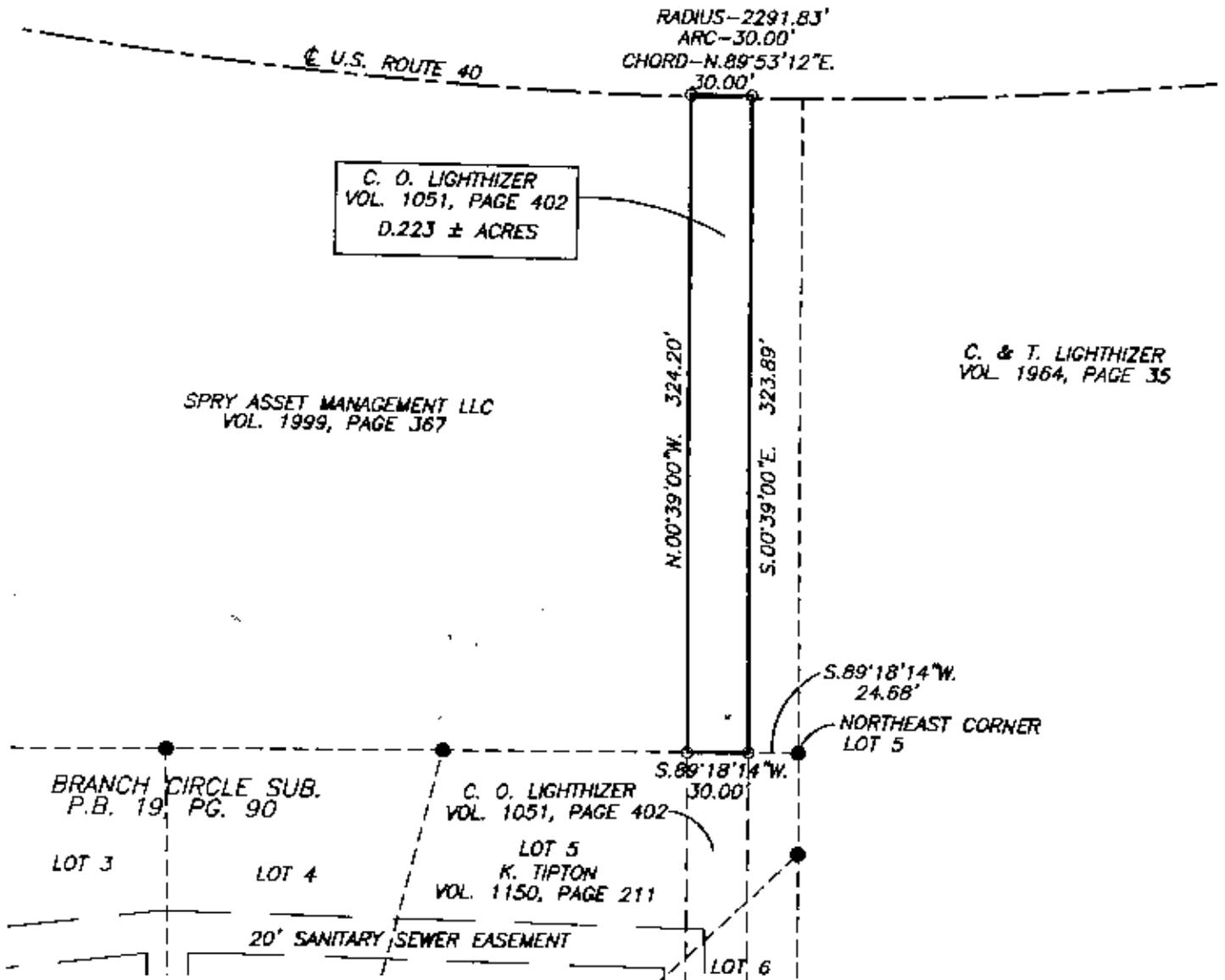
*[Signature]* 3/18/2008

EXEMPT FROM  
PLANNING COMMISSION

*[Signature]* 3/18/2008  
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 26th DAY OF FEBRUARY, 2008 FROM EXISTING PLATS AND DEEDS.

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



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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DRAWN BY: JWL	DATE: 02-26-08	SCALE: 1"=80'
CHECKED BY: MDW	JOB NO: 5112	DRAWING NO: 02-0000085112L2P2R.dwg