

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 51-51-64-01-16-000 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 16 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 SOUTHEAST CORNER OF THE SAID LOT 16;

THENCE WITH THE SOUTH LINE OF THE SAID LOT 16, NORTH 43 DEGREES 38 MINUTES 32 SECONDS WEST 62.63 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, NORTH 43 DEGREES 38 MINUTES 32 SECONDS WEST 27.38 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 03 DEGREES 16 MINUTES 57 SECONDS EAST 136.44 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 16;

THENCE WITH THE SAID LOT LINE, SOUTH 67 DEGREES 24 MINUTES 54 SECONDS EAST 21.19 FEET TO A POINT;

THENCE LEAVING THE SAID LOT LINE AND WITH THE EAST LINE OF THE ABOVE SAID LIDTHIZER TRACT, SOUTH 03 DEGREES 16 MINUTES 57 SECONDS WEST 148.14 FEET TO THE *PLACE OF BEGINNING*.

CONTAINING 0.065 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 J. HOLDS
REGISTERED SURVEYOR 6923



APPROVED FOR CLOSURE

[Signature] 2/18/2008

EXEMPT FROM
PLANNING COMMISSION

[Signature] 2/18/2008
FOR CORRECTION 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. 167
DEED VOL. 975, PG. 207
PREVIOUS SURVEY OF 20.00 AC.
68.563 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 COLLECTION ONLY



LEGEND

- EXISTING IRON PIN
- ANGLE POINTS

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

LDT 15

C. & A. JAMESON
VOL. 2113, PAGE 743

LOT 16

C. O. LIDTHIZER
VOL. 1051, PAGE 402
0.065 ± ACRES

J. & M. ROBERTSON
VOL. 1550, PAGE 963
LOT 17

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

20' SANITARY SEWER EASEMENT
LOT LINE

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

C. O. LIDTHIZER
VOL. 639, PAGE 182
LOT 9

C. O. LIDTHIZER
VOL. 1051, PAGE 402

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

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

C. O. LIDTHIZER
VOL. 639, PAGE 182
LOT 8

SOUTHEAST CORNER
LOT 16

SCALE 1"=40'

0 20 40 80

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

**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 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:\WP\FOLDERS\5112\BFSUB.dwg