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Surveying and Mapping

Telephone (614) 453-4850
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AUDITORS PARCEL NUMBER 51-51-63-01-36-000 (PART)
BRANCH FLAT TRACT 3

BEING A PART 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 THE CENTER OF QUARTER TOWNSHIP 3; THENCE EAST 1732.50 FEET (BY DEED) TO AN EXISTING IRON PIN (3/4 INCH PIPE); THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST 163.04 FEET (BY DEED) TO AN EXISTING IRON PIN (3/4 INCH PIPE); THENCE NORTH 88 DEGREES 41 MINUTES 02 SECONDS EAST 1319.16 FEET (BY DEED) TO AN EXISTING IRON PIN (3/4 INCH PIPE); THENCE SOUTH 89 DEGREES 54 MINUTES 00 SECONDS EAST 670.15 FEET (BY DEED) TO AN EXISTING IRON PIN (3/4 INCH PIPE), SAID IRON PIN BEING AT THE SOUTHWEST CORNER OF A 7.698 MORE OR LESS ACRE TRACT CONVEYED TO R. AND R. NEWTON BY DEED RECORDED IN VOLUME 1095, PAGE 67 OF THE MUSKINGUM COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT NORTH 01 DEGREES 31 MINUTES 29 SECONDS WEST 558.36 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE); THENCE NORTH 75 DEGREES 33 MINUTES 11 SECONDS WEST 494.18 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE WESTERN MOST CORNER OF SAID TRACT; THENCE CONTINUING WITH THE WEST LINE OF SAID TRACT NORTH 04 DEGREES 32 MINUTES 26 SECONDS EAST 138.40 FEET TO AN EXISTING IRON PIN (3/4 INCH REBAR); THENCE WITH THE NORTHERLY LINE OF A 2.248 MORE OR LESS ACRE TRACT CONVEYED TO R. AND R. NEWTON BY DEED RECORDED IN VOLUME 1095, PAGE 67 OF THE MUSKINGUM COUNTY DEED RECORDS, NORTH 52 DEGREES 34 MINUTES 14 SECONDS EAST 602.73 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE WEST LINE OF BRANCH ROAD; THENCE WITH THE SAID LINE OF BRANCH ROAD NORTH 10 DEGREES 52 MINUTES 22 SECONDS EAST 703.23 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 650.78 FEET; THENCE LEAVING THE SAID WEST LINE AND WITH THE NORTH LINE OF A 20.00 ACRE TRACT, SOUTH 89 DEGREES 54 MINUTES 33 SECONDS WEST 160.00 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID NORTH LINE, NORTH 15 DEGREES 09 MINUTES 58 SECONDS WEST 313.68 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED, PASSING AN IRON PIN SET AT 176.21 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 55 SECONDS WEST 125.00 FEET TO AN IRON PIN SET; THENCE NORTH 17 DEGREES 26 MINUTES 43 SECONDS WEST 162.99 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF BRANCH FLAT ROAD (PLAT FILE 1, SLIDE 146 B); THENCE WITH THE SAID SOUTH LINE, NORTH 77 DEGREES 05 MINUTES 30 SECONDS EAST 128.00 FEET TO AN IRON PIN SET; SOUTH 15 DEGREES 09 MINUTES 58 SECONDS EAST 187.52 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.500 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF BRANCH ROAD.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 4th DAY OF JUNE, 1999.

**OFFICE COPY
NOT RECORDABLE**
W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *WJB*
6-9-99

SURVEY OF TRACT 3 OF BRANCH FLAT

AUDITORS PARCEL NUMBER
51-51-63-01-36-000 (PART)

C. O. LIGHTHIZER
VOL. 639, PG. 182

TRACT 6
C. O. LIGHTHIZER
VOL. 639, PG. 182

TRACT 5
VOL. 639, PG. 182

TRACT 4
VOL. 639, PG. 182

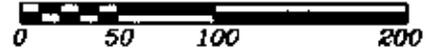
TRACT 2
VOL. 639, PG. 182

TRACT 3
VOL. 639, PG. 182
0.500 ± ACRES

BRANCH FLAT ROAD (80')
PLAT FILE 1, SLIDE 146B



SCALE 1"=100'



BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF BRANCH ROAD

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ⊠ EXISTING STONE

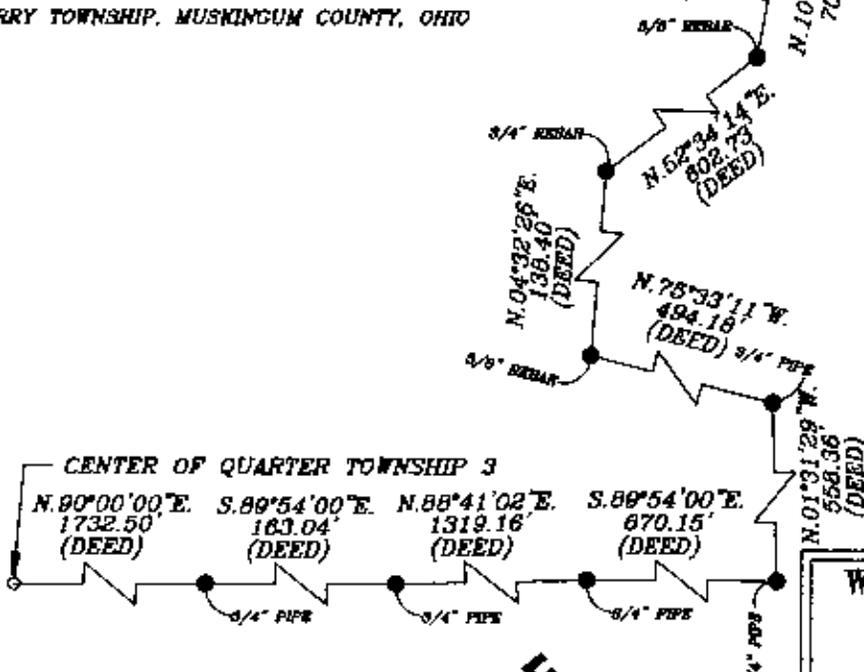
DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER BY AJS

6-9-99

RESEARCH

VOL. 639, PG. 182
VOL. 925, PG. 187
VOL. 975, PG. 207
PREVIOUS SURVEY OF 20.000 ± ACRES
PREVIOUS SURVEY OF 88.563 ± ACRES
PREVIOUS SURVEY OF BRANCH ROAD
MUSKINGUM COUNTY TAX MAP

BEING A PART OF THE EAST HALF OF QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, PERRY TOWNSHIP, MUSKINGUM COUNTY, OHIO



CENTER OF QUARTER TOWNSHIP 3
 N. 90°00'00" E. 1732.50' (DEED)
 S. 89°54'00" E. 163.04' (DEED)
 N. 88°41'02" E. 1319.16' (DEED)
 S. 89°54'00" E. 670.15' (DEED)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY TO BE CORRECT AS REPRESENTED BY ME, THIS 04th DAY OF JUNE, 1999

W.J. BIEDENBACH
REGISTERED SURVEYOR #5718

W.J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY: AJS	DATE: REV. 6-04-99
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 4077	DRAWING NO: D:\3899\BF_03

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