

H/CRUMP

BRANCH FLAT-LOT 13
C. O. LIGHTHIZER

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

51-63-01-84
6193 BRANCH FLAT PL

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 WITH THE NORTH LINE OF A 20 ACRE TRACT CONVEYED TO S. AND G. JACKSON BY DEED RECORDED IN VOLUME 1083, PAGE 433 OF THE MUSKINGUM COUNTY DEED RECORDS, SOUTH 89 DEGREES 54 MINUTES 33 SECONDS WEST 578.68 FEET TO AN IRON PIN SET; THENCE CONTINUING WITH THE SAID NORTH LINE, SOUTH 89 DEGREES 54 MINUTES 33 SECONDS WEST 490.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR); THENCE WITH THE EAST LINE OF A TRACT CONVEYED TO R. AND B. RICE AS RECORDED IN DEED VOLUME 925, PAGE 167 OF THE MUSKINGUM COUNTY DEED RECORDS; THE NEXT FIVE COURSES AND DISTANCES:

- 1) NORTH 04 DEGREES 42 MINUTES 14 SECONDS WEST 11.04 FEET TO AN EXISTING IRON PIN,
- 2) NORTH 17 DEGREES 32 MINUTES 39 SECONDS WEST 167.22 FEET TO AN EXISTING IRON PIN (3/4 INCH REBAR),
- 3) NORTH 16 DEGREES 26 MINUTES 01 SECONDS WEST 263.34 FEET TO AN EXISTING IRON PIN (3/4 INCH REBAR),
- 4) NORTH 45 DEGREES 11 MINUTES 04 SECONDS WEST 187.91 FEET TO AN EXISTING IRON PIN (1/2 INCH PIPE),
5. NORTH 40 DEGREES 15 MINUTES 16 SECONDS WEST 138.40 FEET TO AN IRON PIN SET, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING WITH THE SAID EAST LINE OF THE RICE TRACT THE NEXT FOUR COURSES AND DISTANCES:
 1. NORTH 40 DEGREES 15 MINUTES 16 SECONDS WEST 40.90 FEET TO AN EXISTING IRON PIN (3/4 INCH REBAR),
 2. NORTH 45 DEGREES 26 MINUTES 59 SECONDS EAST 341.63 FEET TO AN EXISTING IRON PIN (3/4 INCH REBAR),
 3. NORTH 04 DEGREES 24 MINUTES 39 SECONDS EAST 101.87 FEET TO AN EXISTING IRON PIN (3/4 INCH REBAR),
 4. NORTH 05 DEGREES 10 MINUTES 29 SECONDS WEST 238.26 FEET TO AN IRON PIN SET; THENCE LEAVING THE SAID EAST LINE AND TRAVERSING THROUGH THE TRACT

CONVEYED TO C. O. LIGHTHIZER BY DEED RECORDED IN VOLUME 639, PAGE 182 OF
THE SAID COUNTY RECORDS, THE NEXT TEN COURSES AND DISTANCES:

page 1 of 3

1. NORTH 89 DEGREES 18 MINUTES 22 SECONDS EAST 169.71 FEET TO AN IRON PIN SET;
2. NORTH 05 DEGREES 24 MINUTES 00 SECONDS WEST 134.15 FEET TO AN IRON PIN SET;
3. SOUTH 89 DEGREES 08 MINUTES 19 SECONDS EAST 364.43 FEET TO AN IRON PIN SET;
4. SOUTH 00 DEGREES 41 MINUTES 46 SECONDS EAST 46.91 FEET TO AN IRON PIN SET;
5. SOUTH 89 DEGREES 18 MINUTES 14 SECONDS WEST 40.00 FEET TO AN IRON PIN SET;
6. SOUTH 00 DEGREES 41 MINUTES 46 SECONDS EAST 420.00 FEET TO AN IRON PIN SET;
7. SOUTH 33 DEGREES 23 MINUTES 03 SECONDS EAST 517.02 FEET TO AN IRON PIN SET
ON THE NORTH LINE OF BRANCH FLAT ROAD;
8. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (CHORD BEARING
NORTH 85 DEGREES 13 MINUTES 28 SECONDS WEST 67.32 FEET) AN ARC DISTANCE OF
72.6 FEET TO AN IRON PIN SET;
9. LEAVING THE SAID ROAD, NORTH 43 DEGREES 54 MINUTES 48 SECONDS WEST 155.28
FEET TO AN IRON PIN SET;
10. NORTH 87 DEGREES 00 MINUTES 52 SECONDS WEST 801.30 FEET TO THE PLACE OF
BEGINNING.

CONTAINING 9.697 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).

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF BRANCH ROAD AND THE PREVIOUS
SURVEY OF 83.563 MORE OR LESS ACRES (VOLUME 975, PAGE 207).

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND
DESCRIPTION TO BE CORRECT AS PREPARED BY ME THIS 2ND DAY OF APRIL 1997.

W. J. BIEDENBACH
REGISTERED SURVEYOR 5718



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY WJB
6-2-97

And. Par #4
51-51-6301-36-000 (part)

SURVEY OF LOT 13 OF BRANCH FLAT

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

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

BEARINGS ARE BASED ON THE PREVIOUS
SURVEY OF BRANCH ROAD

LEGEND

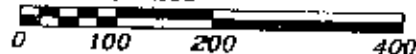
- IRON PIN FOUND
- ⊙ IRON PIN SET
- (5/8" REBAR W/CAP)
- ANGLE POINTS
- EXISTING STONE

RESEARCH

VOL. 639, PG. 182
VOL. 825, PG. 167
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



SCALE 1"=200'



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

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY *WJB*
6-2-97

EASEMENT DETAIL (A)
NOT TO SCALE
LOT 13
9.697 ± ACRES
C. O. LIGHTHIZER
VOL. 639, PG. 182

NUMBER	BEARING	DISTANCE
20	N.54°25'26"W	123.64'
21	N.04°24'38"W	258.68'
22	N.23°41'08"E	68.65'
23	S.89°08'19"E	21.70'
24	S.23°41'08"W	72.10'
25	S.04°24'38"E	73.31'
26	N.90°00'00"E	91.41'
27	S.00°41'46"E	20.00'
28	S.90°00'00"W	80.11'
29	S.04°24'38"E	150.97'
30	S.54°25'26"E	99.63'
31	S.00°41'46"E	24.81'

EASEMENT DETAIL (B)
NOT TO SCALE

NUMBER	BEARING	DISTANCE
1	N.52°04'35"W	188.00'
2	N.87°00'52"E	278.91'
3	N.53°47'18"W	305.24'
4	N.03°04'18"E	205.27'
5	N.15°40'30"E	263.34'
6	N.89°18'22"E	18.83'
7	N.05°24'00"W	17.83'
8	S.48°21'35"E	12.00'
9	S.15°48'05"W	272.36'
10	S.03°04'18"W	191.62'
11	S.53°47'18"E	288.44'
12	S.87°00'52"E	288.16'
13	S.51°54'09"E	200.42'
14	S.17°23'05"E	18.00'

NUMBER	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
15	N.70°38'25"W	48.48'	48.34'	50.00'

W.J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(614) 453-4850

DRAWN BY:
AJS

DATE:
04-02-97

SCALE:
1"=200'

CHECKED BY:
WJB

JOB NO.
4077

DRAWING NO.
D-3899-BF-13

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE SURVEY TO BE CORRECT AS PREPARED BY ME
THIS 2nd DAY OF APRIL 1997

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

