

**Biedenbach Engineering, Inc.**

3010 East Pike  
Zanesville, OH 43701

Civil Engineering and Land Surveying

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**C. O. LIDTHIZER  
BRANCH FLAT TRACT 10  
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 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, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 650.78 FEET A TOTAL DISTANCE OF 703.23 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);**

**THENCE NORTH 20 DEGREES 55 MINUTES 44 SECONDS WEST 542.95 FEET TO AN EXISTING IRON PIN ON THE SOUTH LINE OF BRANCH FLAT ROAD (PLAT FILE 1, SLIDE 146B);**

**THENCE CROSSING BRANCH FLAT ROAD, NORTH 38 DEGREES 14 MINUTES 10 SECONDS WEST 53.84 FEET TO AN IRON PIN SET ON THE NORTH LINE OF BRANCH FLAT ROAD, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE WITH THE NORTH LINE OF SAID ROAD, SOUTH 77 DEGREES 05 MINUTES 30 SECONDS WEST 48.34 FEET TO AN IRON PIN SET;**

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THENCE LEAVING THE NORTH LINE OF SAID ROAD, NORTH 00 DEGREES 41 MINUTES 45 SECONDS WEST 398.72 FEET TO AN IRON PIN SET;

THENCE NORTH 89 DEGREES 18 MINUTES 14 SECONDS EAST 100.00 FEET TO AN IRON PIN SET;

THENCE SOUTH 04 DEGREES 39 MINUTES 51 SECONDS EAST 346.34 FEET TO AN IRON PIN SET ON THE NORTH LINE OF BRANCH FLAT ROAD;

THENCE WITH THE NORTH LINE OF SAID ROAD AND A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET (CHORD BEARING SOUTH 60 DEGREES 02 MINUTES 45 SECONDS WEST 87.94 FEET) AND HAVING AN ARC LENGTH OF 89.25 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.987 MORE OR LESS ACRES, SUBJECT TO A 10 FOOT WIDE SANITARY SEWER EASEMENT ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT (NORTH LINE OF BRANCH FLAT ROAD), AND BEING SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS7923-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 27<sup>TH</sup> DAY OF MAY 2004.

**OFFICE COPY  
NOT RECORDABLE**

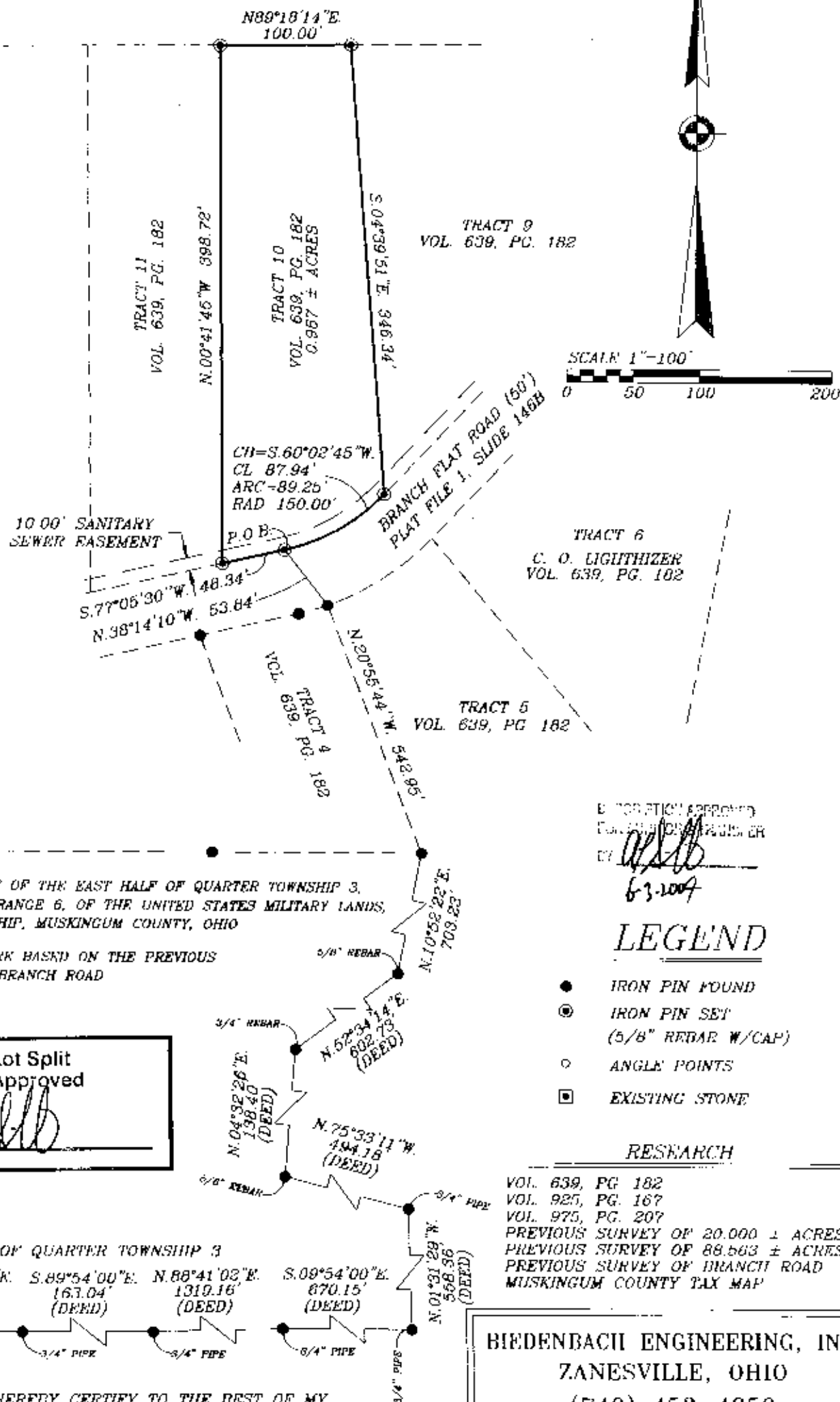
\_\_\_\_\_  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6735

DESCRIPTION APPROVED  
FOR RECORDING

*[Signature]*  
6-3-2004

# SURVEY OF TRACT 10 OF BRANCH FLAT

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



SCALE 1"=100'  
0 50 100 200

BY *[Signature]*  
6-3-2007

## LEGEND

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

## RESEARCH

VOL. 639, PG. 182  
VOL. 925, 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

BIEDENBACH ENGINEERING, INC.  
ZANESVILLE, OHIO  
(740) 453-1850

DRAWN BY: AJS	DATE: 05-27-04
SCALE: 1"=100'	CHECKED BY: MDN
JOB NO: 1077	DRAWING NO: D:\3699\BF_04

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

Lot Split  
Approved  
By *[Signature]*

I HEREDY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 27th DAY OF MAY 2004.

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923