

Biedenbach Engineering, Inc.

Civil Engineering and Land Surveying

3975 East Pike
Zanesville, OH 43701

51-62-01-7-0
6240 BRANCH FLAT
PD

Telephone (740) 453-4850
Fax (740) 450-1000
E-mail bledenbach@ee.net

C. O. LIGHTHIZER
AUDITORS PARCEL NUMBER 51-51-63-01-36-000 (PART)
BRANCH FLAT TRACT 4

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). SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

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 SAID NORTH LINE, NORTH 15 DEGREES 09 MINUTES 58 SECONDS WEST 501.21 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF BRANCH FLAT ROAD (PLAT FILE 1, SLIDE 146B), PASSING IRON PINS SET AT 176.22 FEET, 253.69 FEET AND PASSING AN EXISTING IRON PIN AT 313.69 FEET;

THENCE WITH THE SOUTH LINE OF SAID ROAD, NORTH 77 DEGREES 05 MINUTES 30 SECONDS EAST 76.96 FEET TO AN IRON PIN SET;

THENCE CONTINUING WITH THE SOUTH LINE OF SAID ROAD AND A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING NORTH 73 DEGREES 47 MINUTES 06 SECONDS EAST 23.07 FEET) AND HAVING AN ARC LENGTH OF 23.09 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SOUTH LINE OF SAID ROAD, SOUTH 20 DEGREES 55 MINUTES 44 SECONDS EAST 542.95 FEET TO THE PLACE OF BEGINNING, PASSING IRON PINS SET AT 100.00 FEET AND 274.00 FEET.

CONTAINING 1.506 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 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 25TH DAY OF JULY 2001.

OFFICE COPY
NOT RECORDED
MICHAEL L. LIGHTEZ
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY MLL
8-8-2001

SURVEY OF TRACT 4 OF BRANCH FLAT

AUDITORS PARCEL NUMBER

51-51-63-01-36-000 (PART)

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

CB-N.73°47'06"E.
CL=23.07'
ARC=23.09'
RAD=200.00'

BRANCH FLAT ROAD (50')
PLAT FILE 1, SLIDE 146B

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

TRACT 5
VOL. 639, PG. 182

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

TRACT 4
VOL. 639, PG. 182
1.506 ± ACRES

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

BEARINGS ARE BASED ON THE PREVIOUS
SURVEY OF BRANCH ROAD

DESCRIPTION APPROVED
FOR ADDITIONAL TRANSFER
BY *[Signature]*

8-8-2001

LEGEND

- IRON PIN FOUND
- ⊙ IRON PIN SET
(5/8" REDAR 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) 453-4850

DRAWN BY:
AJS

DATE:
07-26-01

SCALE:
1"=100'

CHECKED BY:
MDN

JOB NO:
4077

DRAWING NO:
D:\3899\BF_04

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 26th DAY OF JULY, 2001

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

OFFICE COPY
NOT RECORDABLE