

W. J. Biedenbach & Associates

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Surveying and Mapping

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C. O. LIDTHIZER
AUDITORS PARCEL No. 51-51-63-~~01-31~~-000
01-36

51-63-01-77

TRACT #5

6220 BRANCH FLAT RD

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), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS TRACT HEREIN INTENDED TO BE CONVEYED, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 650.78 FEET; THENCE NORTH 20 DEGREES 55 MINUTES 44 SECONDS WEST 542.95 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF BRANCH FLAT ROAD; THENCE ALONG THE SOUTH LINE OF BRANCH FLAT ROAD AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET (CHORD BEARING NORTH 56 DEGREES 44 MINUTES 21 SECONDS EAST 95.00 FEET) AN ARC DISTANCE OF 95.92 FEET TO AN IRON PIN SET; THENCE LEAVING THE BRANCH FLAT ROAD SOUTH 39 DEGREES 57 MINUTES 05 SECONDS EAST 281.14 FEET TO AN IRON PIN SET; THENCE SOUTH 10 DEGREES 52 MINUTES 22 SECONDS WEST 350.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.446 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 17th DAY OF JUNE, 1997.

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY WJB
8-10-97

SURVEY OF TRACT 5 OF BRANCH CIRCLE

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

C. O. LIGHTHIZER
VOL. 632, PG. 182

BRANCH FLAT ROAD (50')
PLAT FILE 1, SLIDE 148B

TRACT 6
C. O. LIGHTHIZER
VOL. 632, PG. 182

CB=N.56°44'21"E.
CL=95.00'
ARC=95.92'
R=200.00'

TRACT 5
VOL. 632, PG. 182
1.448 ± ACRES

TRACT 4
VOL. 632, PG. 182

C. O. LIGHTHIZER
VOL. 632, PG. 182

SCALE 1"=100'
0 50 100 200

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY WJB
8-20-97

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

HEARINGS 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. 632, PG. 182
VOL. 826, PG. 187
VOL. 976, PG. 207
PREVIOUS SURVEY OF 20.000 ± ACRES
PREVIOUS SURVEY OF 88.563 ± ACRES
PREVIOUS SURVEY OF BRANCH ROAD
MUSKINGUM COUNTY TAX MAP

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

DRAWN BY: AJS	DATE: 08-17-97
SCALE: 1"=100'	CHECKED BY: WJB
JOB NO: 4077	DRAWING NO: D:\3899\BF_05

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 17th DAY OF JUNE, 1997.

OFFICE COPY
NOT RECORDABLE
W.J. BIEDENBACH
REGISTERED SURVEYOR #6718