

# Biedenbach Surveying, Inc

Telephone (740) 453-4850  
Fax (740) 450-1000

**C.O. LIDTHIZER**  
AUDITORS PARCEL NUMBER  
51-51-63-01-35-000 (PART)-1.374 ± ACRES  
51-51-63-01-72-000 (PART)-0.137 ± ACRES  
HAS BEEN COMBINED WITH 51-51-63-01-84-000 *COM*

BEING A PART OF THE TRACTS CONVEYED TO C. O. LIDTHIZER BY DEED VOLUME 1051, PAGE 402 OF THE MUSKINGUM COUNTY DEED RECORDS, SITUATED IN LOT 13 OF BRANCH FLAT SUBDIVISION (PLAT BOOK 19, PAGE 1) 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 AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHWEST CORNER OF THE SAID LOT 13;

THENCE WITH THE SOUTH LINE OF LOT 13, SOUTH 87 DEGREES 00 MINUTES 52 SECONDS EAST 288.54 FEET TO A POINT, SAID POINT BEING THE *PLACE OF BEGINNING* OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID SOUTH LINE AND WITH THE PERIMETER OF THE ABOVE SAID LIDTHIZER TRACT (2.218 ACRE TRACT 1) THE NEXT 4 COURSES AND DISTANCES:

1. NORTH 33 DEGREES 29 MINUTES 13 SECONDS WEST 58.53 FEET TO A POINT;
2. NORTH 00 DEGREES 08 MINUTES 15 SECONDS EAST 167.00 FEET TO A POINT;
3. NORTH 68 DEGREES 08 MINUTES 15 SECONDS EAST 133.00 FEET TO A POINT;
4. SOUTH 38 DEGREES 51 MINUTES 45 SECONDS EAST 270.02 FEET TO A POINT;

THENCE WITH THE NORTH LINE OF THE ABOVE SAID LIDTHIZER TRACT (1.097 ACRE TRACT 2), SOUTH 88 DEGREES 40 MINUTES 20 SECONDS EAST 117.50 FEET TO A POINT;

THENCE CONTINUING WITH THE SAID NORTH LINE, SOUTH 88 DEGREES 25 MINUTES 18 SECONDS EAST 182.27 FEET TO A POINT ON THE EAST LINE OF THE ABOVE SAID LOT 13;

THENCE WITH THE SAID EAST LINE, SOUTH 33 DEGREES 23 MINUTES 03 SECONDS EAST 24.40 FEET TO A POINT;

THENCE WITH THE SOUTH LINE OF THE ABOVE SAID LIDTHIZER TRACT (1.097 ACRE TRACT 2), NORTH 88 DEGREES 25 MINUTES 18 SECONDS WEST 196.21 FEET TO A POINT;

THENCE CONTINUING WITH THE SAID SOUTH LINE, NORTH 88 DEGREES 40 MINUTES 20 SECONDS WEST 100.56 FEET TO A POINT;

THENCE WITH THE EAST LINE OF THE SAID LIDTHIZER TRACT (2.218 ACRE TRACT 1), SOUTH 38 DEGREES 51 MINUTES 45 SECONDS EAST 65.92 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 13;

THENCE WITH THE SAID SOUTH LINE, NORTH 87 DEGREES 00 MINUTES 51 SECONDS WEST 319.18 FEET TO THE *PLACE OF BEGINNING*.

CONTAINING 1.511 MORE OR LESS ACRES, AND BEING SUBJECT TO ALL APPLICABLE EASEMENTS.

THE HEARINGS ARE BASED ON THE PREVIOUS PLAT OF BRANCH FLAT SUBDIVISION (PLAT BOOK 19, PAGE 1).

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

APPROVED FOR CLOSURE

*[Signature]* 2/29/08

EXEMPT FROM  
PLANNING COMMISSION

*[Signature]* 2/29/08  
FOR CORRECTIVE USE  
ONLY

# SURVEY FOR C. O. LIDTHIZER

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BEARINGS ARE BASED ON THE PLAT OF BRANCH FLAT SUBDIVISION (PLAT BOOK 19, PAGE 1)

## RESEARCH

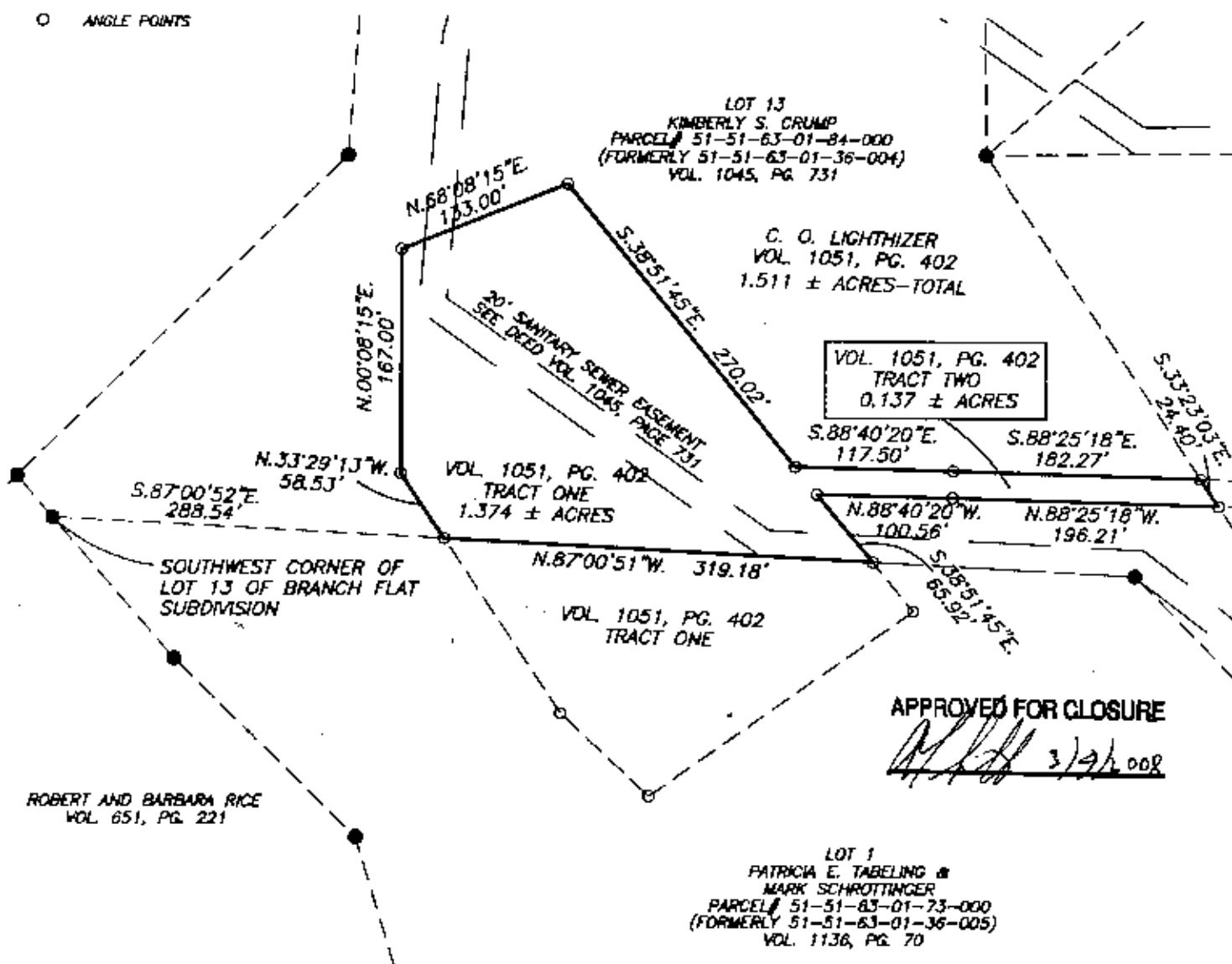
DEED VOL. 638, PG. 182  
DEED VOL. 925, PG. 167  
DEED VOL. 975, PG. 207  
PREVIOUS SURVEY OF 20.00 AC.,  
88.563 ACRES, AND BRANCH ROAD  
COMPLETED BY W. J. BIEDENBACH, PS 5718  
MUSKINGUM COUNTY GIS MAPS

EXEMPT FROM  
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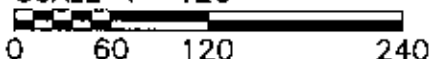
## LEGEND

- EXISTING IRON PIN
- ANGLE POINTS



APPROVED FOR CLOSURE

SCALE 1"=120'



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT TO BE CORRECT AS PREPARED BY ME, THIS 26th DAY OF MAY, 2008 FROM EXISTING PLATS AND DATA.

**OFFICE COPY  
NOT RECORDABLE**

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

**BIEDENBACH SURVEYING, INC.**

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phone: 740-453-6650, fax: 740-450-1000, email: biedenbach@ee.net

DRAWN BY: MDH

DATE: 02-26-08

SCALE: 1"=120'

CHECKED BY: MDH

JOB NO: 5112

DRAWING NO: 2\JOBFOLDERS\5112\BFSURV.dwg