

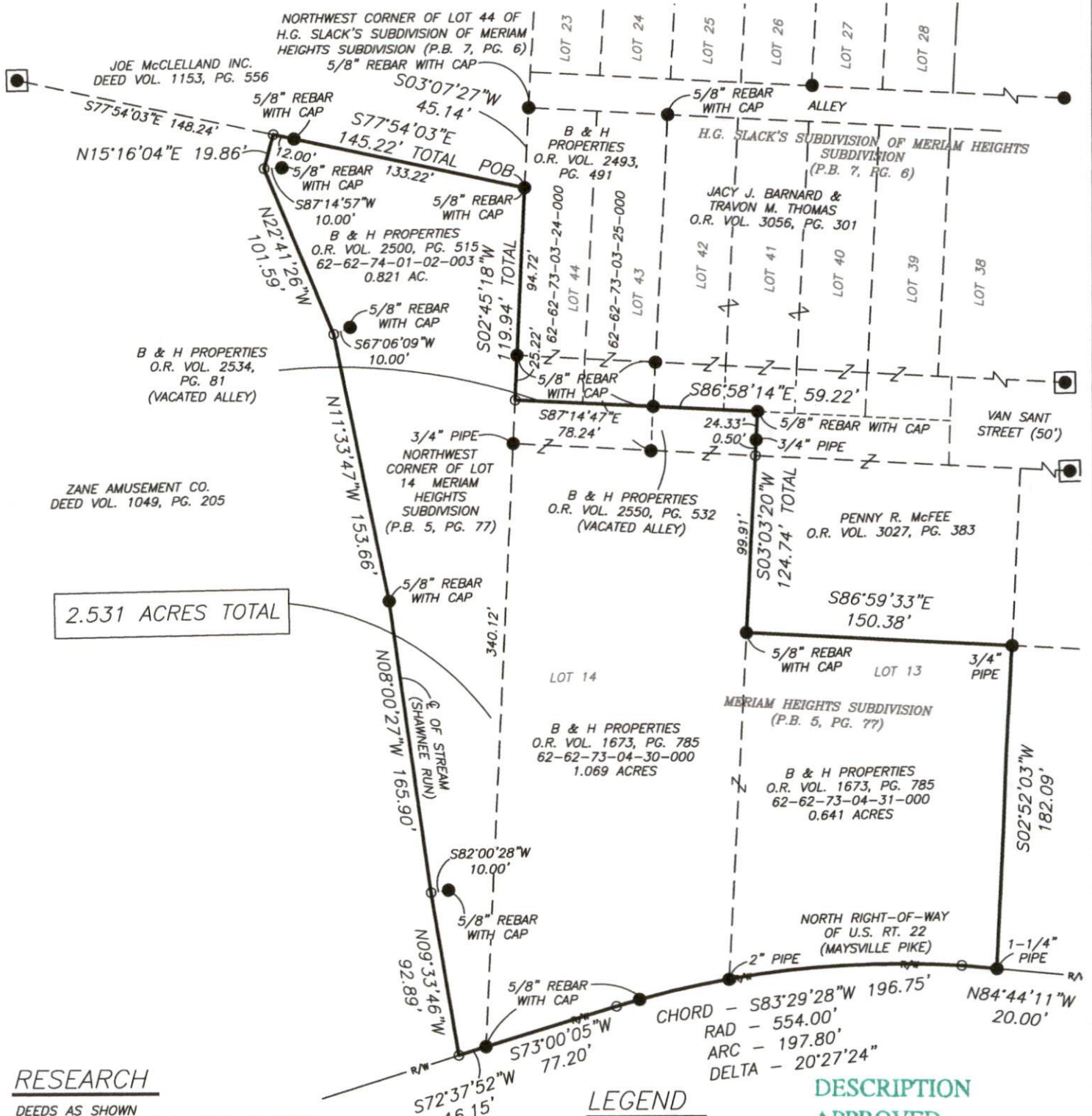
SURVEY FOR B & H PROPERTIES

AUDITORS PARCEL NUMBERS

62-62-74-01-02-003 (ALL-0.821 AC.), 62-62-73-04-30-000 (ALL-1.069 AC.)
62-62-73-04-31-000 (ALL-0.641 ACRES)

BEING A PART OF LOT 13 AND ALL OF LOT 14 OF MERIAM HEIGHTS SUBDIVISION (PLAT BOOK 5, PAGE 77);
VACATED PORTIONS OF VAN SANT STREET AS RECORDED IN O.R. VOLUME 2534, PAGE 81 AND O.R. VOLUME
2550, PAGE 532; AND THE PARCEL CONVEYED TO B & H PROPERTIES IN O.R. VOLUME 2500, PAGE 515.
SITUATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS
EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID,
DERIVED FROM A GPS OBSERVATION.



RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 11.17± AC. TRACT
COMPLETED MARCH 15, 1991 BY T.H. LINN PS7113
PREVIOUS SURVEY OF A 1.632± AC. TRACT
COMPLETED JUNE 19, 2002 BY M.D. NICHOLS PS6923
PREVIOUS SURVEY OF A 1.901± AC. TRACT
COMPLETED FEB. 19, 1999 BY W.J. BIEDENBACH PS5718
PLAT BOOK 7, PAGE 6
PREVIOUS SURVEYS OF A 0.810 AC., 0.089 AC., 0.822 AC., & 0.821
ACRE TRACTS COMPLETED JULY 30, 2013 BY J. LEACHMAN PS8536

LEGEND

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

DESCRIPTION

APPROVED

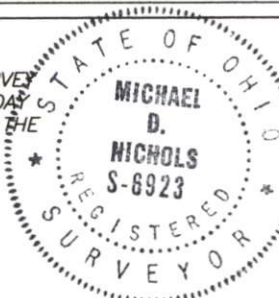
By: DWB 5/17/2022

SCALE 1"=80'



I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY
TO BE CORRECT AS PREPARED BY ME, THIS 12th DAY
OF MAY, 2022, FROM A FIELD SURVEY COMPLETED THE
12th DAY OF NOVEMBER, 2018.

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, PREPARED IN
ACCORDANCE WITH CHAPTER 4733-37 OF THE
ADMINISTRATIVE CODE, 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.

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: BEI@rroho.com

DRAWN BY: JWL

DATE: 5-12-22

SCALE: 1"=80'

CHECKED BY: MDN

JOB NO: 6142

DRAWING NO:
Z:\6142\61426.dwg