

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrohio.com

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

B AND H PROPERTIES

AUDITORS PARCEL NUMBERS

62-62-74-01-02-003 (ALL – 0.821 ACRES), 62-62-73-04-30-000 (PART-0.851 ACRES)
62-62-73-03-24-000 (ALL-0.149 ACRES), 62-62-73-03-25-000 (ALL – 0.149 ACRES)

BEING A PART OF LOT 14 OF MERIAM HEIGHTS SUBDIVISION (PLAT BOOK 5, PAGE 77); LOTS 44 AND 43 OF H.G. SLACK'S SUBDIVISION OF MERIAM HEIGHTS SUBDIVISION (PLAT BOOK 7, PAGE 6); VACATED PORTIONS OF VAN SANT STREET RECORD IN O.R. VOLUME 2534, PAGE 81 AND IN O.R. VOLUME 2550, PAGE 532; AND THE PARCEL CONVEYED TO B AND 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 AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE NORTHWEST CORNER OF LOT 44 OF H.G. SLACK'S SUBDIVISION OF MERIAM HEIGHTS SUBDIVISION (PLAT BOOK 7, PAGE 6) OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE WITH THE NORTH LINE OF LOT 44 AND LOT 43 (SOUTH LINE OF AN ALLEY), SOUTH 87 DEGREES 00 MINUTES 31 SECONDS EAST 78.75 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE EAST LINE OF LOT 43 EXTENDED (WEST LINE OF LOT 42 AS CONVEYED TO THOMAS L. AND DEBORAH K. BASH IN DEED VOLUME 786, PAGE 333), SOUTH 03 DEGREES 02 MINUTES 04 SECONDS WEST 164.73 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE CENTER OF VAN SANT STREET (50 FEET WIDE – VACATED), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 139.84 FEET;

THENCE WITH THE CENTER OF THE VACATED PORTION OF VAN SANT STREET (O.R. VOLUME 2550, PAGE 532), SOUTH 86 DEGREES 58 MINUTES 14 SECONDS EAST 59.22 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE EXTENDED EAST LINE OF LOT 14 OF MERIAM HEIGHTS SUBDIVISION (WEST LINE OF LOT 13 AS CONVEYED TO DAVID LEROY SR. AND PENNY R. McFEE IN O.R. VOLUME 1530, PAGE 962), SOUTH 03 DEGREES 03 MINUTES 20 SECONDS WEST 124.74 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 24.33 FEET;

THENCE TRAVERSING THROUGH THE ABOVE SAID B AND H PROPERTIES PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 76 DEGREES 49 MINUTES 31 SECONDS WEST 57.24 FEET TO AN IRON PIN SET;
2. SOUTH 12 DEGREES 25 MINUTES 40 SECONDS EAST 82.41 FEET TO AN IRON PIN SET;
3. SOUTH 29 DEGREES 24 MINUTES 42 SECONDS WEST 26.69 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
4. SOUTH 04 DEGREES 58 MINUTES 52 SECONDS WEST 116.25 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) ON THE NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 22 (MAYSVILLE PIKE);

THENCE WITH THE SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES:

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1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 554.00 FEET (CHORD BEARING SOUTH 73 DEGREES 58 MINUTES 47 SECONDS WEST 13.65 FEET, DELTA ANGEL OF 1 DEGREE 24 MINUTES 42 SECONDS) AN ARC DISTANCE OF 13.65 FEET TO A POINT;
2. SOUTH 73 DEGREES 00 MINUTES 05 SECONDS WEST 77.20 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
3. SOUTH 72 DEGREES 37 MINUTES 52 SECONDS WEST 16.15 FEET TO A POINT IN THE CENTER OF SHAWNEE RUN;

THENCE LEAVING THE SAID RIGHT-OF-WAY AND WITH THE CENTER OF THE SAID RUN THE FOLLOWING FIVE COURSES AND DISTANCES:

1. NORTH 09 DEGREES 33 MINUTES 46 SECONDS WEST 92.89 FEET TO A POINT, SAID POINT BEING SOUTH 82 DEGREES 00 MINUTES 28 SECONDS WEST 10.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
2. NORTH 08 DEGREES 00 MINUTES 27 SECONDS WEST 165.90 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
3. NORTH 11 DEGREES 33 MINUTES 47 SECONDS WEST 153.66 FEET TO A POINT, SAID POINT BEING SOUTH 67 DEGREES 06 MINUTES 09 SECONDS WEST 10.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
4. NORTH 22 DEGREES 41 MINUTES 26 SECONDS WEST 101.59 FEET TO A POINT, SAID POINT BEING SOUTH 87 DEGREES 14 MINUTES 57 SECONDS WEST 10.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
5. NORTH 15 DEGREES 16 MINUTES 04 SECONDS EAST 19.86 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL CONVEYED TO JOE McCLELLAND INC. BY DEED VOLUME 1153, PAGE 556.

THENCE LEAVING THE SAID RUN AND WITH THE SOUTH LINE OF THE SAID JOE McCLELLAND INC. PARCEL, SOUTH 77 DEGREES 54 MINUTES 03 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH WITH CAP) AT 12.00 FEET, A TOTAL DISTANCE OF 145.22 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) ON THE WEST LINE OF LOT 44;

THENCE WITH THE SAID WEST LINE, NORTH 03 DEGREES 07 MINUTES 27 SECONDS EAST 45.14 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 1.970 ACRES TOTAL, OF WHICH 0.821 ACRES IS IN PARCEL NUMBER 62-62-74-01-02-003, 0.851 ACRES IS IN PARCEL NUMBER 62-62-73-04-30-000, 0.149 ACRES IS IN PARCEL NUMBER 62-62-73-03-24-000, AND 0.149 ACRES IS IN PARCEL NUMBER 62-62-73-03-25-000. SUBJECT TO ALL APPLICABLE EASEMENTS.

ALSO THE RIGHT TO USE THE FOLLOWING NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT

BEING A PART OF LOT 14 OF MERIAM HEIGHTS SUBDIVISION (PLAT BOOK 5, PAGE 77), 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 AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (3/4 INCH PIPE) AT THE NORTHWEST CORNER OF LOT 14 OF MERIAM HEIGHTS SUBDIVISION (PLAT BOOK 5, PAGE 77);

THENCE WITH THE NORTH LINE OF LOT 14 (SOUTH LINE OF VAN SANT STREET, 50 FEET WIDE – VACATED), SOUTH 87 DEGREES 00 MINUTES 12 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 78.14 FEET, A TOTAL DISTANCE OF 137.34 FEET TO A POINT;

THENCE WITH THE EAST LINE OF LOT 14 (WEST LINE OF LOT 13), SOUTH 03 DEGREES 03 MINUTES 20 SECONDS WEST 99.91 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE TRAVERSING INTO LOT 14 THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 76 DEGREES 49 MINUTES 31 SECONDS WEST 57.24 FEET TO AN IRON PIN SET;
2. SOUTH 12 DEGREES 25 MINUTES 40 SECONDS EAST 82.41 FEET TO AN IRON PIN SET;
3. SOUTH 29 DEGREES 24 MINUTES 42 SECONDS WEST 26.69 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);
4. SOUTH 04 DEGREES 58 MINUTES 52 SECONDS WEST 42.36 FEET TO AN EXISTING IRON PIN, SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THIS EASEMENT;

THENCE CONTINUING INTO LOT 14, SOUTH 35 DEGREES 27 MINUTES 58 SECONDS EAST 76.51 FEET TO AN EXISTING IRON PIN (2 INCH PIPE) ON THE NORTH RIGHT OF WAY LINE OF U.S. ROUTE 22 (MAYSVILLE PIKE);

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THENCE WITH THE SAID RIGHT OF WAY LINE AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 554.00 FEET AND A DELTA ANGLE OF 5 DEGREES 23 MINUTES 06 SECONDS (CHORD BEARING SOUTH 77 DEGREES 27 MINUTES 30 SECONDS WEST 52.05 FEET) AN ARC LENGTH OF 52.06 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID RIGHT OF WAY LINE AND TRAVERSING INTO LOT 14, NORTH 04 DEGREES 58 MINUTES 52 SECONDS EAST 73.89 FEET TO THE **PLACE OF BEGINNING**.

ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30 INCH LONG REBAR WITH IDENTIFICATION CAPS-BASELINE PS6923-PS8536.

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

I, MICHAEL D. NICHOLS, PS6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 12TH DAY OF NOVEMBER, 2018, FROM A FIELD SURVEY COMPLETED BY ME ON THE 12TH DAY OF NOVEMBER, 2018.

OFFICE COPY

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR #6923



DESCRIPTION

APPROVED

By:

[Signature] 11/20/2018

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

[Signature]
11/27/18

Date

Fee Paid

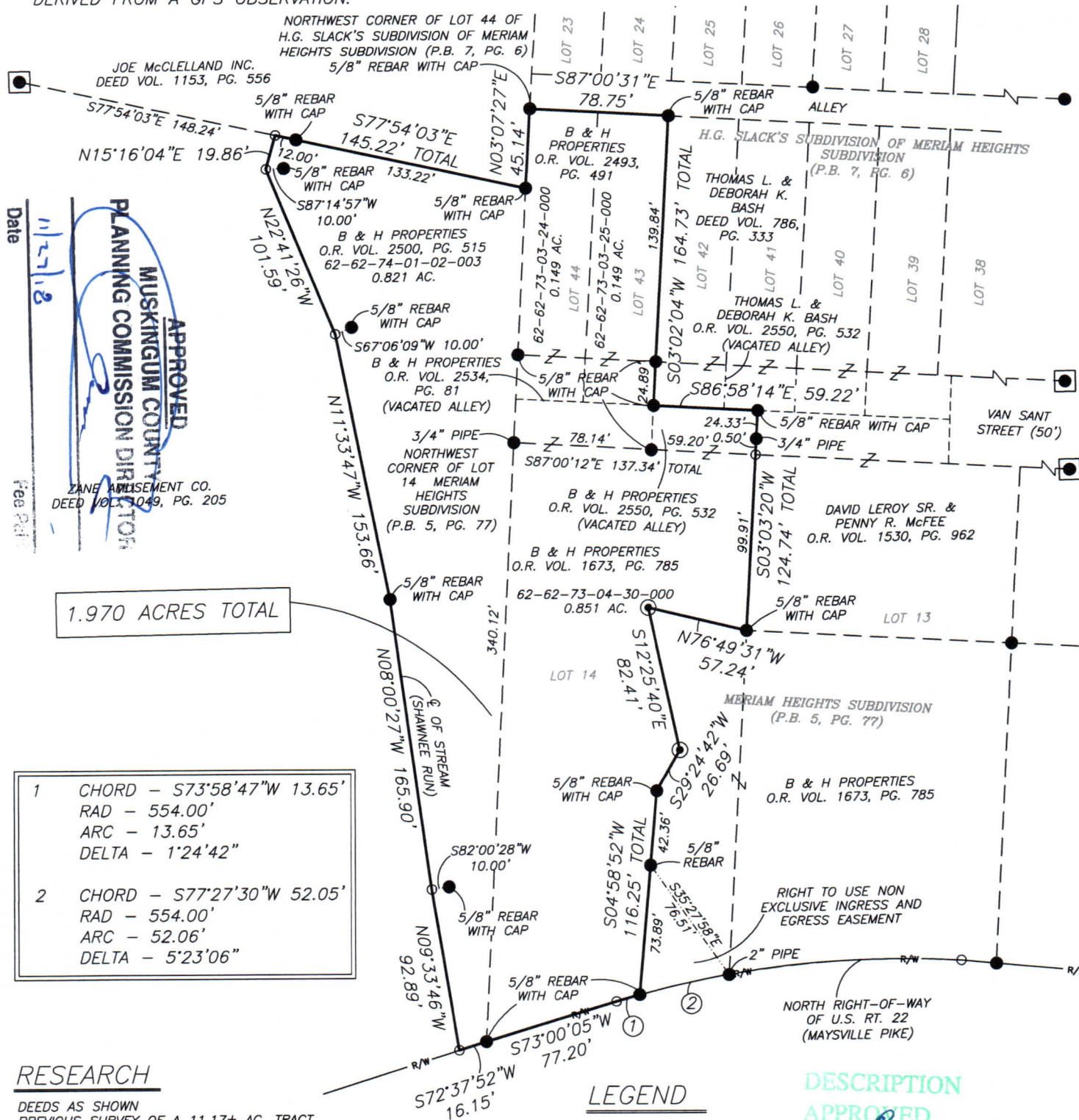
SURVEY FOR B & H PROPERTIES

AUDITORS PARCEL NUMBERS

62-62-74-01-02-003 (ALL-0.821 AC.), 62-62-73-04-30-000 (PART-0.851 AC.)
62-62-73-03-24-000 (ALL-0.149 AC.), 62-62-73-03-25-000 (ALL-0.149 AC.)

BEING A PART OF LOT 14 OF MERIAM HEIGHTS SUBDIVISION (PLAT BOOK 5, PAGE 77); LOTS 44 AND 43 OF H.G. SLACK'S SUBDIVISION OF MERIAM HEIGHTS SUBDIVISION (PLAT BOOK 7, PAGE 6); 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

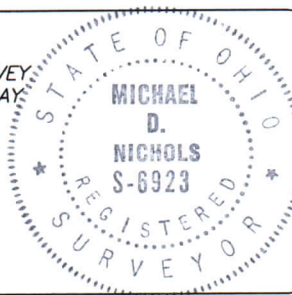
DESCRIPTION
APPROVED

By: *Ref 4/28/2018*

SCALE 1"=80'
0 40 80 160

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 NOVEMBER, 2018, FROM A FIELD SURVEY
COMPLETED THE 12th DAY OF NOVEMBER, 2018.

OFFICE COPY
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@roho.com

DRAWN BY: JWL

DATE: 11-12-18

SCALE: 1"=80'

CHECKED BY: MDN

JOB NO: 6142

DRAWING NO:
Z:\6142\61426.dwg