

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: [bei@rrohio.com](mailto:bei@rrohio.com)

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

## B AND H PROPERTIES

AUDITORS PARCEL NUMBER

62-62-73-04-31-000 (ALL – 0.641 ACRES)

62-62-73-04-30-000 (PART – 0.218 ACRES)

BEING A PART OF LOT 13 AND 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), SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

**THENCE** LEAVING THE SAID LOT LINE AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO DAVID LEROY Sr. AND PENNY R. McFEE IN O.R. VOLUME 1530, PAGE 962, SOUTH 86 DEGREES 59 MINUTES 33 SECONDS EAST 150.38 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE) ON THE WEST LINE OF LOT 26 OF M.E. RICHARDS SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 42:

**THENCE** WITH THE WEST LINE OF LOT 26 AND 27 (WEST LINE OF A PARCEL CONVEYED TO JOHN R. CRAVEN AND EDNA M. GEE IN O.R. VOLUME 2813, PAGE 208 AND THE WEST LINE OF A PARCEL CONVEYED TO ZANESVILLE OUTDOOR ADV. INC. IN DEED VOLUME 440, PAGE 173 OF THE MUSKINGUM COUNTY DEED RECORDS), SOUTH 02 DEGREES 52 MINUTES 03 SECONDS WEST 182.09 FEET TO AN EXISTING IRON PIN (1 1/4 INCH PIPE) ON THE NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 22 (MAYSVILLE PIKE);

**THENCE** WITH THE SAID NORTH RIGHT-OF-WAY OF U.S. ROUTE 22 THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 84 DEGREES 44 MINUTES 11 SECONDS WEST 20.00 FEET TO A POINT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 554.00 FEET (CHORD BEARING SOUTH 84 DEGREES 11 MINUTES 02 SECONDS WEST 183.29 FEET, DELTA ANGLE OF 19 DEGREES 02 MINUTES 38 SECONDS) AN ARC DISTANCE OF 184.14 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (2 INCH PIPE) AT AN ARC DISTANCE OF 132.08 FEET;

**THENCE** LEAVING THE SAID RIGHT-OF-WAY LINE AND TRAVERSING THROUGH THE ABOVE SAID B AND H PROPERTIES PARCEL THE FOLLOWING FOUR COURSES AND DISTANCES:

1. NORTH 04 DEGREES 58 MINUTES 52 SECONDS EAST 116.25 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 73.89 FEET;
2. NORTH 29 DEGREES 24 MINUTES 42 SECONDS EAST 26.69 FEET TO AN IRON PIN SET;
3. NORTH 12 DEGREES 25 MINUTES 40 SECONDS WEST 82.41 FEET TO AN IRON PIN SET;
4. SOUTH 76 DEGREES 49 MINUTES 31 SECONDS EAST 57.24 FEET TO THE **PLACE OF BEGINNING**.



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**CONTAINING 0.859 ACRES TOTAL, OF WHICH 0.641 ACRES IS IN PARCEL NUMBER 62-62-73-04-31-000 AND 0.218 ACRES IS IN PARCEL NUMBER 62-62-73-04-30-000. SUBJECT TO ALL APPLICABLE EASEMENTS**

## **ALSO SUBJECT TO 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);

**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**  
**NOT RECORDABLE**  
MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR #6923



**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**  
  
11/27/18  
Date Fee Paid

DESCRIPTION  
APPROVED  
By: 11/28/2018



# SURVEY FOR B & H PROPERTIES

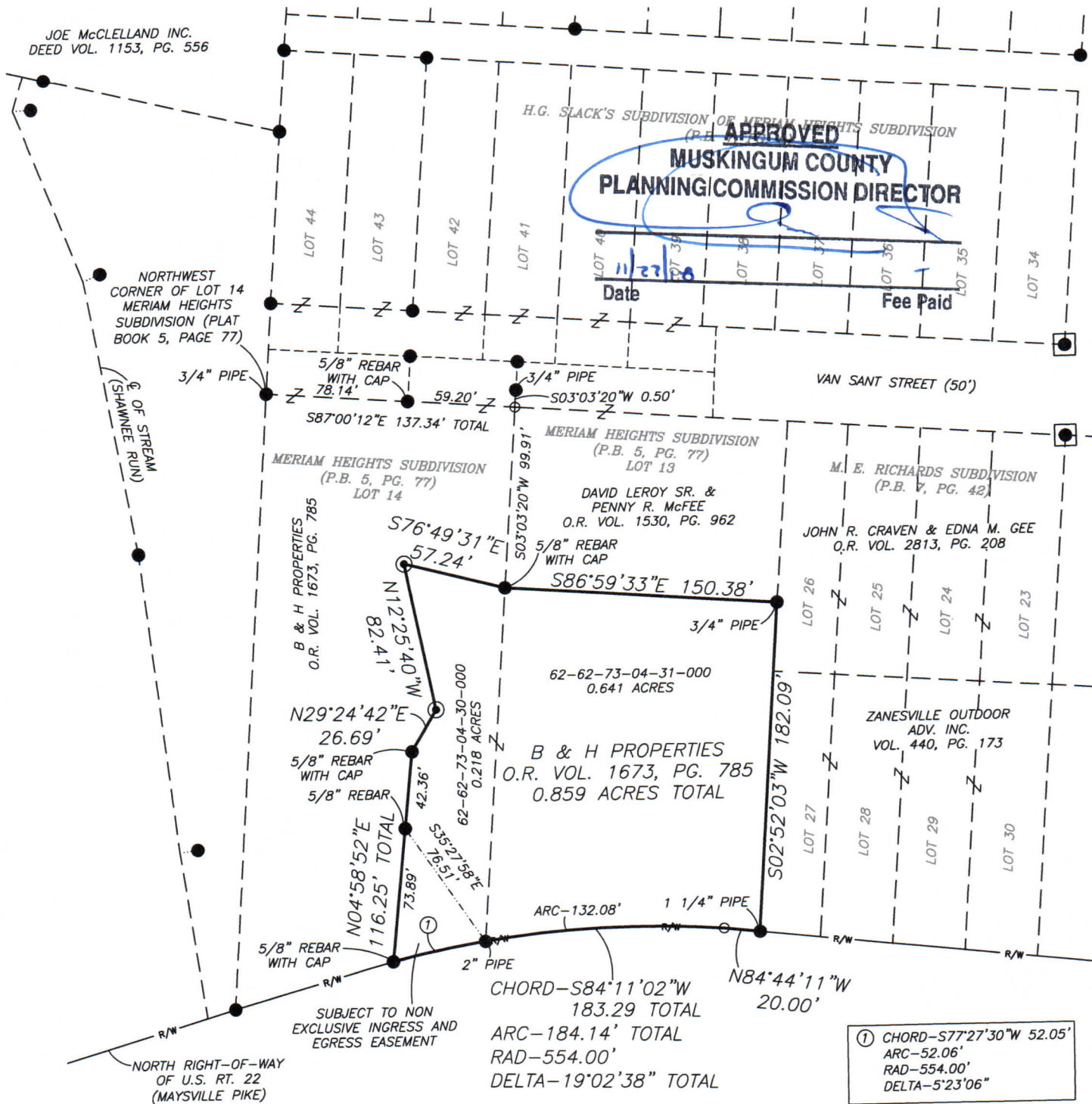
AUDITORS PARCEL NUMBER

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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

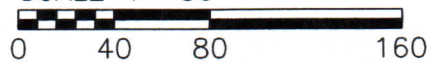
- EXISTING IRON PIN
- ⊙ IRON PIN SET  
(5/8" REBAR W/CAP)
- ANGLE POINTS
- AXLE FOUND

## DESCRIPTION

APPROVED

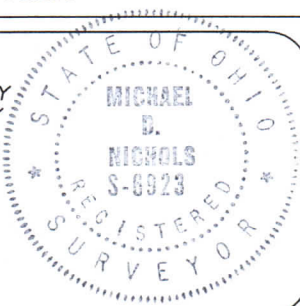
By: *[Signature]*

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

**OFFICE COPY**  
**NOT REQUITABLE**  
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\6142.dwg