SURVEY FOR B & H PROPERTIES

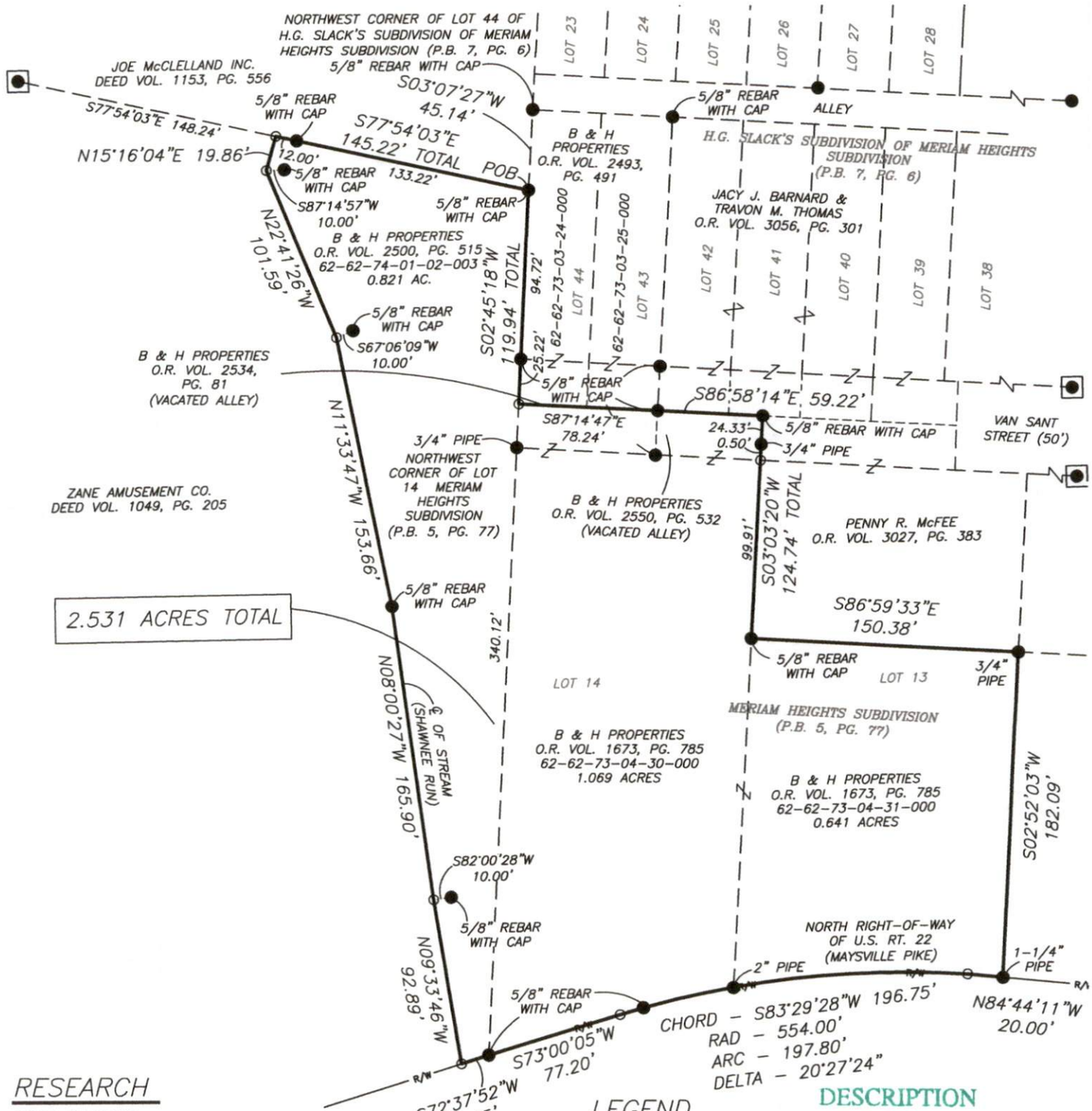
AUDITORS PARCEL NUMBERS

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: DMB 5/17/2022

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 MAY, 2022, FROM A FIELD SURVEY COMPLETED THE 12th DAY OF NOVEMBER, 2018.

OFFICE COPY
NOT RECORDABLE

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

STATE OF OHIO
MICHAEL D. NICHOLS
S-6923
REGISTERED SURVEYOR

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@rrohio.com

DRAWN BY: JWL	DATE: 5-12-22	SCALE: 1"=80'
CHECKED BY: MDN	JOB NO: 6142	DRAWING NO: Z:\6142\61426.dwg