

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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Zanesville, OH 43701

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

## B & H PROPERTIES

AUDITORS PARCEL NUMBER 62-62-74-01-02-001 (PART) TO BE COMBINED WITH  
AUDITORS PARCEL NUMBER 62-62-73-04-30-000

BEING A PART OF THE TRACT CONVEYED TO ZANE AMUSEMENT CO. IN DEED VOLUME 1049, PAGE 205 OF THE MUSKINGUM COUNTY DEED RECORDS, 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 (3/4 INCH PIPE) AT THE NORTHWEST CORNER OF LOT 14 OF MERIAM HEIGHTS SUBDIVISION (PLAT BOOK 5, PAGE 77);

**THENCE** WITH THE WEST LINE OF THE SAID LOT 14, SOUTH 03 DEGREES 43 MINUTES 28 SECONDS WEST 340.12 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE NORTH RIGHT OF WAY LINE OF U.S. ROUTE 22 (MAYSVILLE PIKE);

**THENCE** LEAVING THE WEST LINE AND WITH THE SAID RIGHT OF WAY LINE, SOUTH 73 DEGREES 35 MINUTES 37 SECONDS WEST 16.15 FEET TO A POINT IN THE CENTER OF SHAWNEE RUN;

**THENCE** WITH THE APPROXIMATE CENTER OF SAID SHAWNEE RUN THE NEXT FIVE COURSES AND DISTANCES:

1. NORTH 08 DEGREES 35 MINUTES 30 SECONDS WEST 92.89 FEET TO A POINT, SAID POINT BEING SOUTH 82 DEGREES 57 MINUTES 48 SECONDS WEST 10.00 FEET FROM AN IRON PIN SET;
2. NORTH 07 DEGREES 02 MINUTES 12 SECONDS WEST 165.90 FEET TO AN IRON PIN SET;
3. NORTH 10 DEGREES 35 MINUTES 35 SECONDS WEST 153.66 FEET TO A POINT, SAID POINT BEING SOUTH 68 DEGREES 06 MINUTES 27 SECONDS WEST 10.00 FEET FROM AN IRON PIN SET;
4. NORTH 21 DEGREES 43 MINUTES 00 SECONDS WEST 101.59 FEET TO A POINT, SAID POINT BEING SOUTH 88 DEGREES 13 MINUTES 44 SECONDS WEST 10.00 FEET FROM AN IRON PIN SET;
5. NORTH 16 DEGREES 14 MINUTES 35 SECONDS EAST 19.86 FEET TO A POINT, SAID POINT BEING SOUTH 76 DEGREES 55 MINUTES 45 SECONDS EAST 148.24 FEET FROM AN EXISTING IRON PIN (AXLE);

**THENCE** LEAVING THE SAID STREAM AND WITH THE SOUTH LINE OF A TRACT CONVEYED TO JOE McCLELLAND INC. (DEED VOLUME 1153, PAGE 556), SOUTH 76 DEGREES 55 MINUTES 45 SECONDS EAST 145.22 FEET TO AN IRON PIN SET ON THE WEST LINE OF LOT 44 OF H.G. SLACK'S SUBDIVISION OF MERIAM HEIGHTS SUBDIVISION (PLAT BOOK 7, PAGE 6), PASSING AN IRON PIN SET AT 12.00 FEET;

**THENCE** WITH THE SAID WEST LINE OF LT 44, SOUTH 03 DEGREES 43 MINUTES 28 SECONDS WEST, PASSING AN IRON PIN SET AT 94.71 FEET, A TOTAL DISTANCE OF 144.48 FEET TO THE **PLACE OF BEGINNING**.

**CONTAINING** 0.821 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS. NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AN INDEPENDENT PARCEL WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

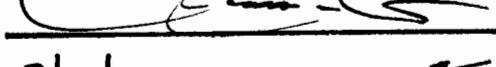
ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

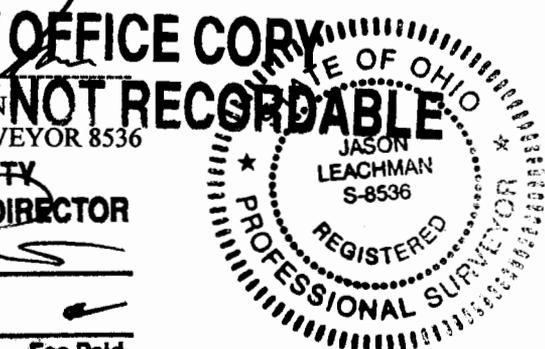
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 11.17 MORE OR LESS ACRES AS COMPLETED BY T. H. LINN PS 7113.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 30<sup>TH</sup> DAY OF JULY 2013, FROM A FIELD SURVEY COMPLETED THE 26<sup>TH</sup> DAY OF JULY 2013.

  
JASON LEACHMAN  
REGISTERED SURVEYOR 8536

MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

  
Date: 8/27/13 Fee Paid



DESCRIPTION APPROVED  
By:  8/27/13

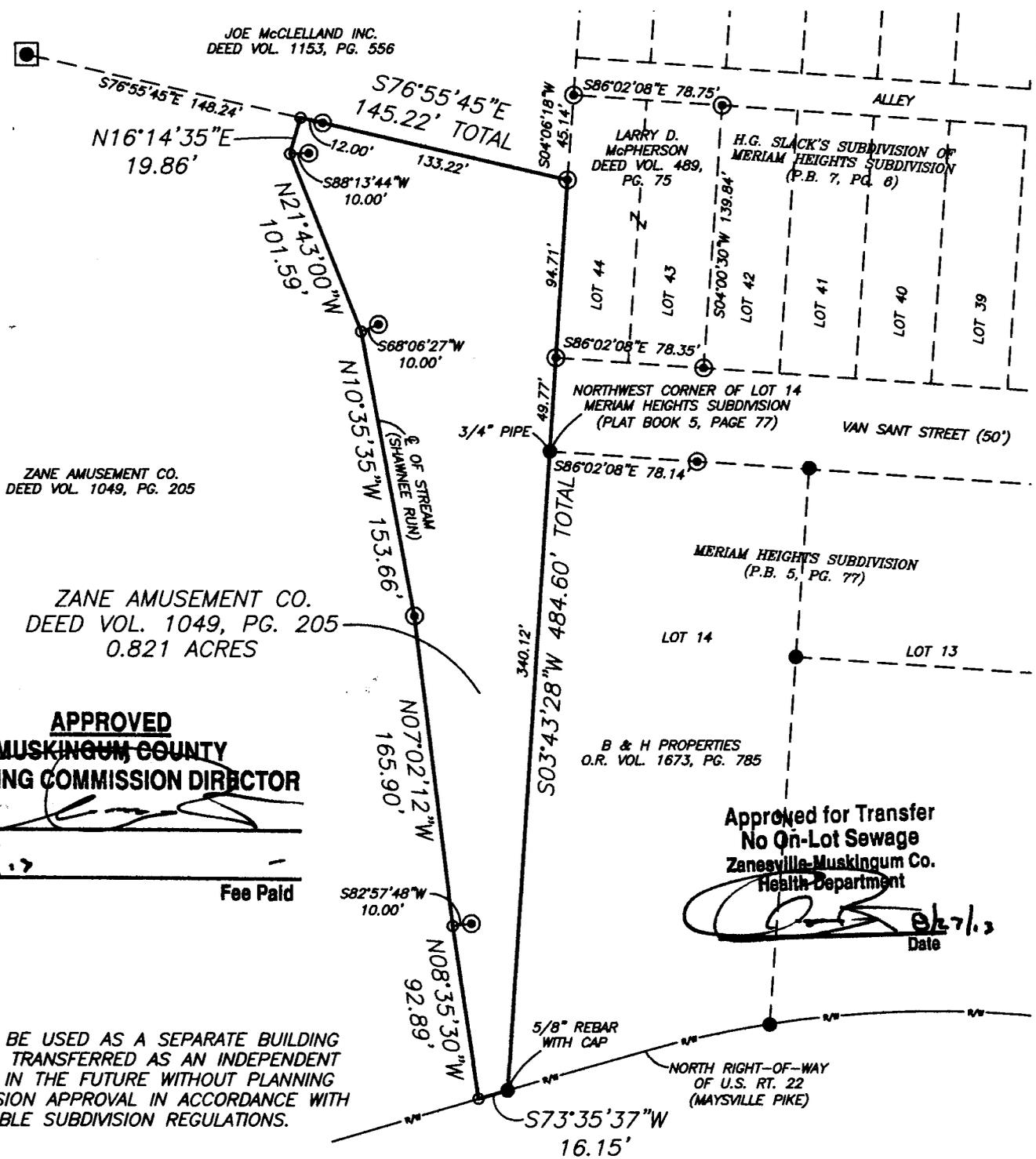
# SURVEY FOR B & H PROPERTIES

AUDITORS PARCEL NUMBER  
62-62-74-01-02-001 (PART)

TO BE COMBINED WITH 62-62-73-04-30-000

BEING A PART OF THE TRACT CONVEYED TO ZANE AMUSEMENT CO. IN DEED VOLUME 1049, PAGE 205 OF THE MUSKINGUM COUNTY DEED RECORDS SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 15, RANGE 14, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 11.17 MORE OR LESS ACRES COMPLETED MARCH 15, 1991 BY T.H. LINN PS7113.



JOE McCLELLAND INC.  
DEED VOL. 1153, PG. 556

ZANE AMUSEMENT CO.  
DEED VOL. 1049, PG. 205

ZANE AMUSEMENT CO.  
DEED VOL. 1049, PG. 205  
0.821 ACRES

B & H PROPERTIES  
O.R. VOL. 1673, PG. 785

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

Date: 8/27/13 Fee Paid: -

Approved for Transfer  
No On-Lot Sewage  
Zanesville-Muskingum Co.  
Health Department

Date: 8/27/13

NOT TO BE USED AS A SEPARATE BUILDING SITE OR TRANSFERRED AS AN INDEPENDENT PARCEL IN THE FUTURE WITHOUT PLANNING COMMISSION APPROVAL IN ACCORDANCE WITH APPLICABLE SUBDIVISION REGULATIONS.

**RESEARCH**

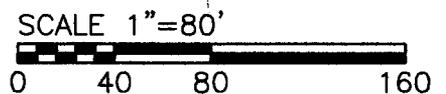
- DEEDS AS SHOWN
- PREVIOUS SURVEY OF A 11.17± AC. TRACT COMPLETED MARCH 15, 1991 BY T.H. LINN PS7113
- PREVIOUS SURVEY OF A 1.632± AC. TRACT COMPLETED JUNE 19, 2002 BY M.D. NICHOLS PS6923
- PREVIOUS SURVEY OF A 1.901± AC. TRACT COMPLETED FEB. 19, 1999 BY W.J. BIEDENBACH PS5718 PLAT BOOK 7, PAGE 6

**LEGEND**

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

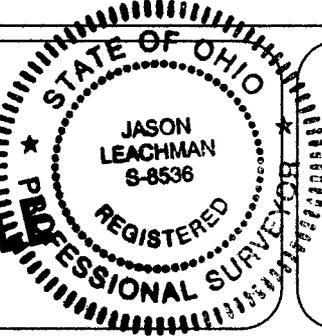
**DESCRIPTION APPROVED**

By: *[Signature]*



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 30th DAY OF JULY, 2013, FROM A FIELD SURVEY COMPLETED THE 26th DAY OF JULY, 2013.

*[Signature]*  
JASON LEACHMAN  
REGISTERED SURVEYOR S-8536



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.

**BASILINE SURVEYING, INC.**  
3010 EAST PIKE, ZANESVILLE, OHIO 43701  
phone: 740-453-4850, fax: 740-450-1000, email: BEI@rahio.com

DRAWN BY: JWL	DATE: 07-30-13	SCALE: 1"=80'
CHECKED BY: MDN	JOB NO: 5656	DRAWING NO: Z:\5656\5656.dwg