

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com

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

B & H PROPERTIES

AUDITORS PARCEL NUMBERS

62-62-73-04-30-000 (PART) – 0.169 ACRES

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

BEING A PART OF LOT 13 AND 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 MERIAM HEIGHTS SUBDIVISION (PLAT BOOK 5, PAGE 77);

THENCE WITH THE SOUTH LINE OF VAN SANT STREET, SOUTH 86 DEGREES 02 MINUTES 08 SECONDS EAST 137.34 FEET TO A POINT, SAID POINT BEING SOUTH 04 DEGREES 01 MINUTES 36 SECONDS WEST 0.50 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE LEAVING THE SOUTH LINE OF SAID STREET AND WITH THE EAST LINE OF THE ABOVE SAID LOT 14, SOUTH 04 DEGREES 01 MINUTES 36 SECONDS WEST 99.91 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR), SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE SOUTH 86 DEGREES 01 MINUTES 21 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 (PLAT BOOK 7, PAGE 42);

THENCE WITH THE WEST LINE OF LOT 26 AND THE WEST LINE OF LOT 27, SOUTH 03 DEGREES 50 MINUTES 23 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 LINE, NORTH 83 DEGREES 45 MINUTES 40 SECONDS WEST 20.00 FEET TO A POINT;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 554.00 FEET AND A DELTA ANGLE OF 19 DEGREES 02 MINUTES 38 SECONDS (CHORD BEARING SOUTH 85 DEGREES 10 MINUTES 06 SECONDS WEST 183.29 FEET) AN ARC LENGTH OF 184.14 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (2 INCH PIPE) AT AN ARC LENGTH OF 132.08 FEET;

THENCE LEAVING THE SAID RIGHT OF WAY LINE AND TRAVERSING INTO LOT 14, NORTH 05 DEGREES 55 MINUTES 50 SECONDS EAST 116.25 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 73.89 FEET;

THENCE CONTINUING THROUGH SAID LOT 14, NORTH 30 DEGREES 25 MINUTES 05 SECONDS EAST 104.08 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.810 ACRES, OF WHICH 0.169 MORE OR LESS ACRES IS IN LOT 14 OF MERIAM HEIGHTS SUBDIVISION AND 0.641 MORE OR LESS ACRES IS IN LOT 13 OF MERIAM HEIGHTS SUBDIVISION. SUBJECT TO ALL APPLICABLE EASEMENTS

ALSO SUBJECT TO THE FOLLOWING NON EXCLUSIVE INGRESS AND EGRESS EASEMENT

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

1. SOUTH 30 DEGREES 25 MINUTES 05 SECONDS WEST 104.08 FEET TO AN IRON PIN SET;
2. SOUTH 05 DEGREES 55 MINUTES 50 SECONDS WEST 42.36 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THIS EASEMENT;

THENCE CONTINUING INTO LOT 14, SOUTH 34 DEGREES 31 MINUTES 00 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 78 DEGREES 24 MINUTES 28 SECONDS WEST 52.05 FEET) AN ARC LENGTH OF 52.06 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID RIGHT OF WAY LINE AND TRAVERSING INTO LOT 14, NORTH 05 DEGREES 55 MINUTES 50 SECONDS EAST 73.89 FEET TO THE **PLACE OF BEGINNING**.

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 30TH DAY OF JULY 2013, FROM A FIELD SURVEY COMPLETED THE 26TH DAY OF JULY 2013.

OFFICE COPY
NOT RECORDABLE

DESCRIPTION

APPROVED

By:

[Signature] 10/9/2013



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
[Signature]
Date 10/9/13
Fee Paid

