

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 & H PROPERTIES AUDITORS PARCEL NUMBERS 62-62-73-04-30-000 (PART)

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:

BEGINNING 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);

THENCE TRAVERSING INTO SAID LOT 14, SOUTH 30 DEGREES 25 MINUTES 05 SECONDS WEST 104.08 FEET TO AN IRON PIN SET;

THENCE CONTINUING THROUGH THE SAID LOT 14, SOUTH 05 DEGREES 55 MINUTES 50 SECONDS WEST 116.25 FEET TO AN IRON PIN SET ON THE NORTH RIGHT OF WAY LINE OF U. S. ROUTE 22 (MAYSVILLE PIKE), PASSING AN IRON PIN SET AT 42.36 FEET;

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 01 DEGREES 24 MINUTES 42 SECONDS (CHORD BEARING SOUTH 74 DEGREES 56 MINUTES 22 SECONDS WEST 13.65 FEET) AN ARC LENGTH OF 13.65 FEET TO A POINT;

THENCE CONTINUING WITH THE SAID RIGHT OF WAY LINE, SOUTH 73 DEGREES 58 MINUTES 28 SECONDS WEST 77.20 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE LEAVING THE SAID RIGHT OF WAY LINE AND WITH THE WEST LINE OF THE SAID LOT 14, NORTH 03 DEGREES 43 MINUTES 28 SECONDS EAST 340.12 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.822 ACRES, 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:

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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;

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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
REGISTERED SURVEYOR 8536



DESCRIPTION
APPROVED

[Signature]
10/9/13

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

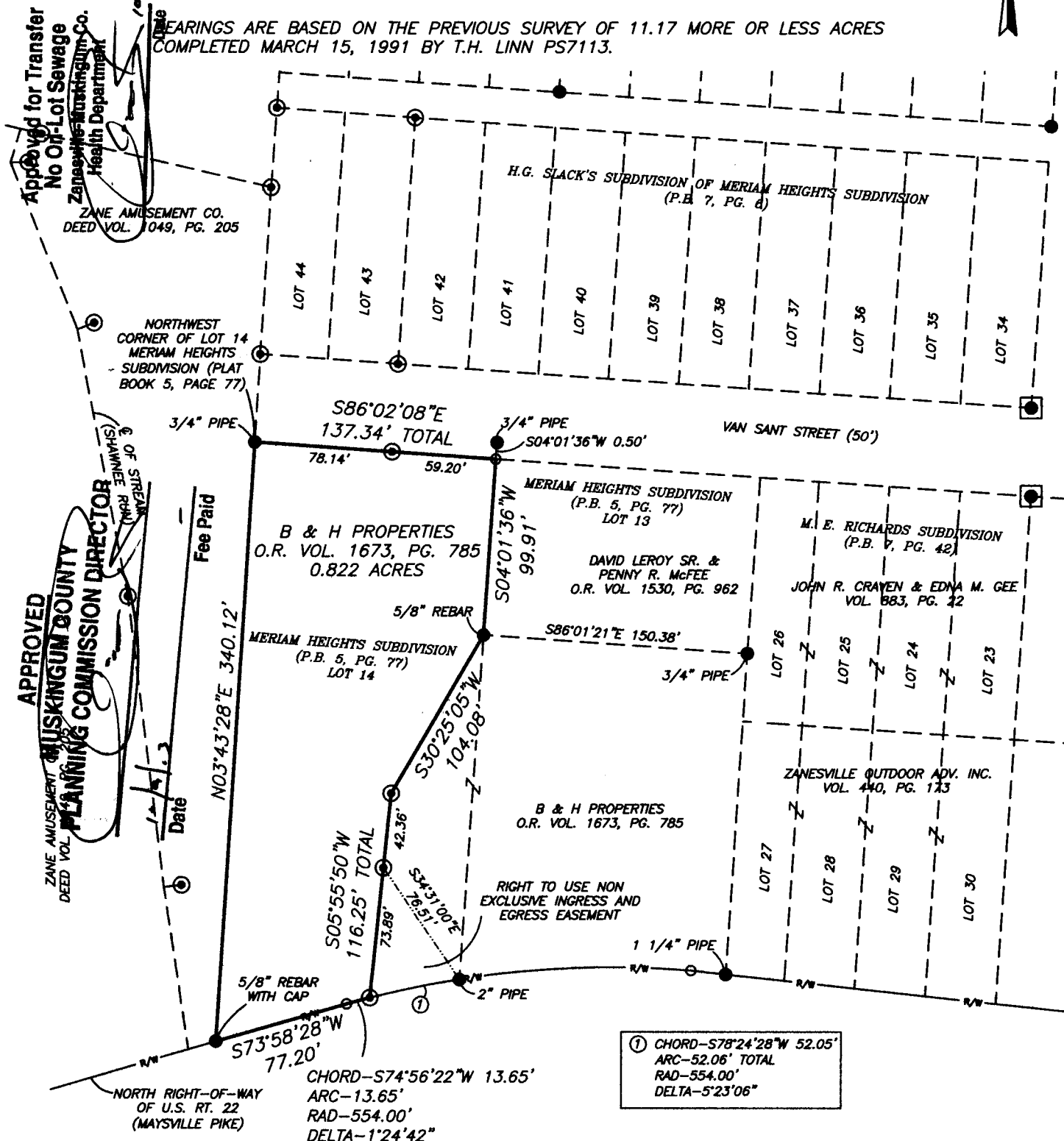
[Signature]
10/9/13
Date
Fee Paid

SURVEY FOR B & H PROPERTIES

AUDITORS PARCEL NUMBER
62-62-73-04-30-000 (PART - 0.822 ACRES)

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COUNTY, OHIO.

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



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 1.9D1± AC. TRACT
COMPLETED FEB. 19, 1999 BY W.J. BIEDENBACH PS5718
PLAT BOOK 7, PAGE 6

LEGEND

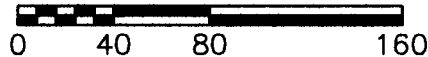
- EXISTING IRON PIN
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ANGLE POINTS
- ⊠ AXLE FOUND

DESCRIPTION

APPROVED

By: *[Signature]*

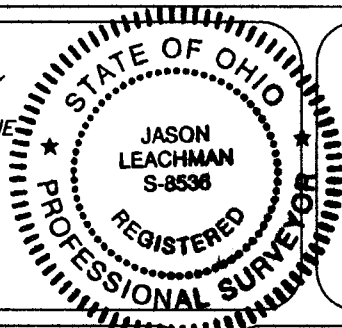
SCALE 1"=80'



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

OFFICE COPY

NOT RECORDABLE



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.

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phone: 740-453-4850, fax: 740-450-1000, email: BEI@rohio.com

DRAWN BY: JWJ

DATE: 07-30-13

SCALE: 1"=80'

CHECKED BY: MDN

JOB NO: 5656

DRAWING NO:
Z:\5656\5656.dwg