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Land Surveying and Construction Layout

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B AND H PROPERTIES

AUDITORS PARCEL NUMBERS

62-62-74-01-02-003 (ALL – 0.821 ACRES), 62-62-73-04-30-000 (ALL-1.069 ACRES)
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 CONVEYED TO B & H PROPERTIES AS RECORD IN O.R. VOLUME 2534, PAGE 81 AND IN O.R. VOLUME 2550, PAGE 532; AND THE PARCEL CONVEYED TO B AND 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 AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT THE NORTHWEST CORNER OF LOT 44 OF H.G. SLACK'S SUBDIVISION OF MERIAM HEIGHTS SUBDIVISION (PLAT BOOK 7, PAGE 6) OF THE MUSKINGUM COUNTY PLAT RECORDS;

THENCE WITH THE WEST LINE OF LOT 44, SOUTH 03 DEGREES 07 MINUTES 27 SECONDS WEST 45.14 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP), SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE WEST LINE OF SAID LOT 44, SOUTH 02 DEGREES 45 MINUTES 18 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) AT 94.72 FEET, A TOTAL DISTANCE OF 119.94 FEET TO A POINT AT THE CENTER OF VAN SANT STREET (50 FEET WIDE – VACATED);

THENCE WITH THE CENTER OF THE VACATED PORTION OF VAN SANT STREET (O.R. VOLUME 2534, PAGE 81), SOUTH 87 DEGREES 14 MINUTES 47 SECONDS EAST 78.24 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE CONTINUING WITH THE CENTER OF SAID VACATED STREET (O.R. VOLUME 2550, PAGE 532), SOUTH 86 DEGREES 58 MINUTES 14 SECONDS EAST 59.22 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE WITH THE EXTENDED EAST LINE OF LOT 14 OF MERIAM HEIGHTS SUBDIVISION (WEST LINE OF LOT 13 AS CONVEYED TO DAVID LEROY SR. AND PENNY R. McFEE IN O.R. VOLUME 1530, PAGE 962), SOUTH 03 DEGREES 03 MINUTES 20 SECONDS WEST 124.74 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE) AT 24.33 FEET;

THENCE TRAVERSING THROUGH THE ABOVE SAID LOT 13, SOUTH 86 DEGREES 59 MINUTES 33 SECONDS EAST 150.38 FEET TO AN EXISTING IRON PIN (3/4 INCH PIPE);

THENCE WITH THE EAST LINE OF SAID LOT 13, 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 LINE THE FOLLOWING FOUR 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 83 DEGREES 29 MINUTES 28 SECONDS WEST 196.75 FEET, DELTA ANGLE OF 20 DEGREE 27 MINUTES 24 SECONDS) AN ARC DISTANCE OF 197.80 FEET TO A POINT;