

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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

JASON LEACHMAN
REGISTERED SURVEYOR 8536

MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

8/27/13
Date

Fee Paid

OFFICE COPY
NOT RECORDABLE



DESCRIPTION
APPROVED
By: [Signature] 8/25/2013

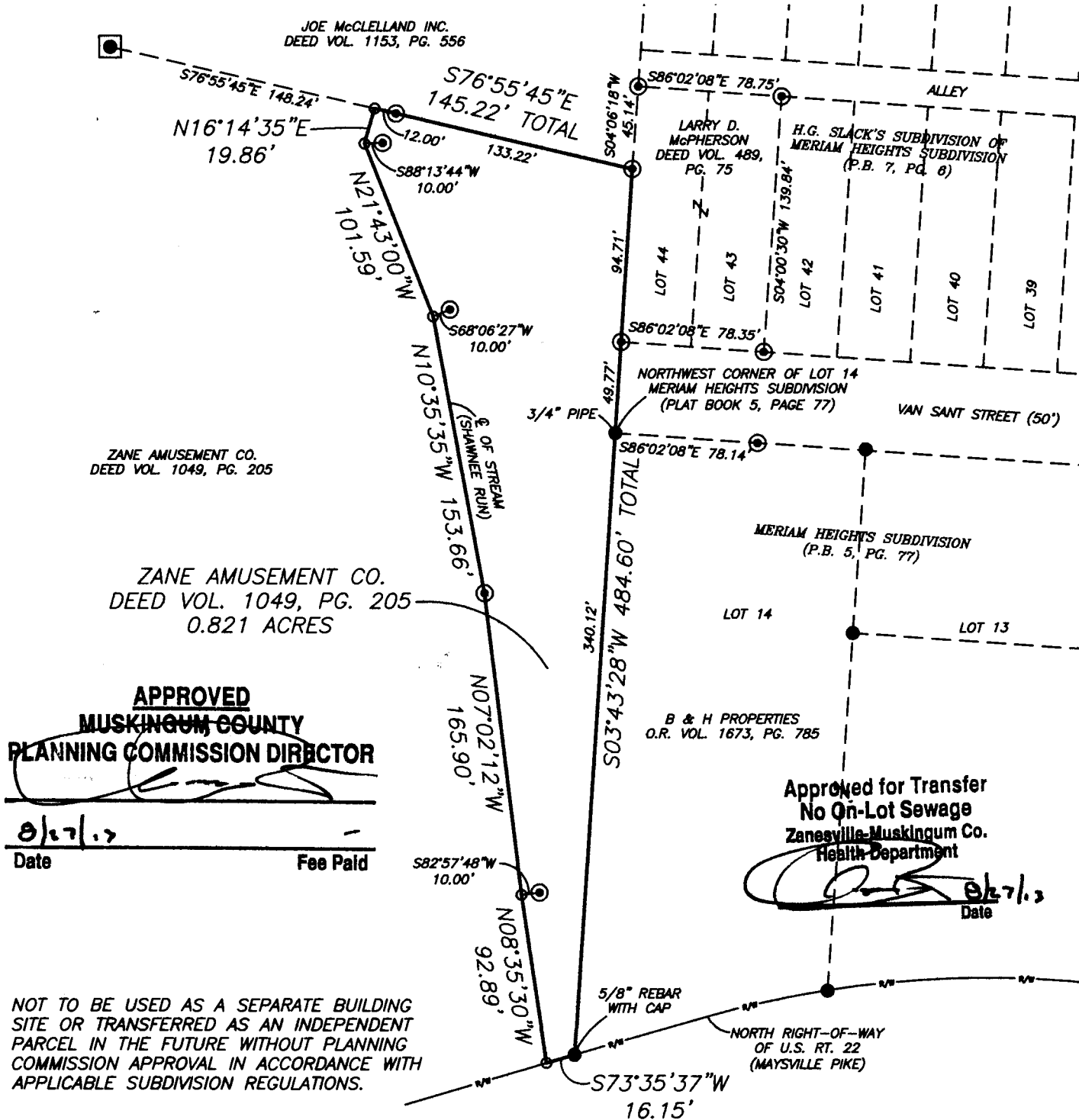
SURVEY FOR B & H PROPERTIES

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 1, 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.



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

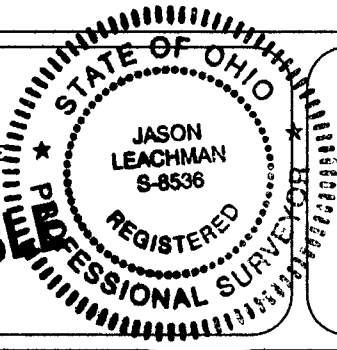
By: [Signature] 08/28/13

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

JASON LEACHMAN
REGISTERED SURVEYOR #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.

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, fax: 740-450-1000, email: BE@trahio.com

DRAWN BY: JWL

DATE: 07-30-13

SCALE: 1"=80'

CHECKED BY: MDN

JOB NO: 5656

DRAWING NO:
Z:\5656\5656.dwg