

SNR

**BOWMAN SURVEYING
38 N. 4TH STREET, RM. 103
ZANESVILLE, OHIO
PH./FAX (740) 454-0496**

**SURVEY DESCRIPTION
FOR
Beth Pipp**

All of Auditors Parcel

No parcel number. combined to 47-14-03-04-000 previously but not transferred.
(0.30 Acres)

Situated in Section 2, T-15, R-14, Newton Township, Muskingum County, Ohio. Being the lands of G. & N. Hiles conveyed in Deed Book 488 page 42 of the Muskingum County deed records and being described as follows:

Commencing at a set rebar in the Southwest corner of lot 83 of Broadvue Acres Subdivision Re-Plat (P.B. 11, Pg. 34); Thence, S.42°57'51"E. a distance of 319.41 feet along the South side of lot 84 to a point in the right of way of Maysville Pike (U.S. 22) located on the old centerline of Maysville Pike, passing a found iron pin on the Southeast corner of lot 84 at 275.80'; Thence, S.46°57'03"W. a distance of 131.91 feet along the old centerline of Maysville Pike to a point on the Southeast corner of the lands, now or formerly, owned by G. & N. Hiles (488/042) and BEING THE POINT OF BEGINNING;

Thence, N.43°09'41"W. a distance of **193.20 feet** along the lands, now or formerly, owned by B. Pipp, Trustee (1735/673 & 1796/595) to a point, passing a set rebar at 45.00 and 163.20 feet;

Thence, S.46°06'48"W. a distance of **66.85 feet** along said Pipp lands to a found iron on the Northern line of the lands, now or formerly, owned by B. Lowe, Trust, (1619/461);

Thence, S.43°10'47"E. a distance of **192.22 feet** along said Lowe lands to a Point in the right of way of Maysville Pike (U.S. 22) located on the old centerline of Maysville Pike, passing a found iron pin at 147.99';

Thence, N.46°57'08"E. a distance of **66.78 feet** along the old centerline of Maysville Pike to the point of beginning.

The above described parcel contains **0.30 acres**, more or less, subject to all legal easements and right of ways. All set rebars are 5/8" x 30" rebars with plastic I.D. caps. North is based upon an assumed meridian.

Description was prepared from an actual survey by Bowman Surveying, Stephen M. Bowman, P.S.#7135. June 7, 2006.

APPROVED FOR CLOSURE

ASB 6/13/06

EXEMPT FROM
PLANNING COMMISSION

ASB 6/13/06

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SURVEY PLAT FOR BETH PIPP

SITUATED IN SECTION 2, T-16, R-14, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

NORTH IS BASED UPON
AN ASSUMED MERIDIAN

SCALE 1" = 100'



BROADVIEW ACRES
RE-PLAT

(P.B. 11, Pg. 34)

APPROVED FOR CLOSURE

AUDITORS PARCELS

BETH PIPP

PARCEL 1

47-14-03-03-000 (ALL)

47-14-03-07-000 (ALL)

47-14-03-07-001 (ALL)

PARCEL 2

47-14-03-04-000 (ALL)

G. & N. HILES

NO PARCEL #

S. WYMER
(673/213)

B. PIPP, TRUSTEE
(1735/673)
(1796/595)
PARCEL 2
1.47 ACRES

B. PIPP
(1560/613)
(1145/541)
PARCEL 1
0.83 ACRES

S. JENKINS
(1000/271)

LOT 85

EXEMPT FROM
PLANNING COMMISSION

LEGEND

- IRON PIN FOUND
- ⊕ 3/4" X 30" REBAR SET
W/ I.D. CAP
- POINT

BARBARA ANN LOWE TRUST
(1619/461)

G. & N.
HILES
(488/042)
0.30 ACRES

I CERTIFY THIS DRAWING WAS PREPARED
FROM AN ACTUAL FIELD SURVEY I CONDUCTED

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STEPHEN M. BOWMAN, P.S. #7135

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JOB: M-06205

DATE: 06/07/06