



LEGEND

- PIN FOUND △ POINT UNMARKED
⊗ AXLE ⚙ COTTON GIN SPIKE SET
● PIPE FOUND ↗ LANDHOOK
○ CONCRETE MONUMENT FOUND

Situated in the State of Ohio, County of Muskingum, Township of Newton:

Being part of Section 2, Township 15, Range 14, of the Congress Lands East of the Scioto River, further being all of the Kevin Van Horn Trustee property recorded in **Official Record Volume 3099, Page 124 and Official Record Volume 3099, Page 127**, and all of the Beth A Pipp Trustee property recorded in **Official Record Volume 1796, Page 595**, of said county's deed records, further being all of the Muskingum County Auditor's Parcel Numbers 47-14-03-04-000 and 47-14-03-11-000:

SURVEYOR'S NOTES AND REFERENCES:

Muskingum County Tax Maps and Orthophotos of the area. Surveys completed by L Perter Dinan PLS #5451 dated 3/28/1998 and 7/8/1991, and by Stephen M Bowman PLS #7135 Job M-06205 dated 06/07/2006).

Note #1- Mine Bolt found out of position bears S 86°54'59" E 1.13' from previously established Section Corner.

Note #2- Old centerline of Maysville Pike (US Route 22) established by Bowman Survey.

LIFE ESTATE CALLS		
LINE	BEARING	DISTANCE
L1	N 43°50'43" E	103.00'
L2	S 46°09'17" E	81.13'
L3	S 43°50'43" W	50.00'
Passing Easement 10' Pin 36.21'		
LINE	BEARING	DISTANCE
L4	S 79°56'49" W	22.28'
L5	S 43°50'43" W	35.00'
L6	N 46°09'17" W	68.00'
Passing Axle 16.00'		
EASEMENT CALLS		
LINE	BEARING	DISTANCE
E1	N 43°50'43" E	10.00'
E2	S 46°09'17" E	120.50'
E3	S 27°16'16" E	43.65'
E4	S 19°29'19" E	92.28'
E5	S 43°58'36" W	22.35'
E6	N 19°29'19" W	100.90'
E7	N 27°16'16" W	38.96'
E8	N 46°09'17" W	36.05'
E9	N 43°50'43" E	10.00'
E10	N 46°09'17" W	81.13'

Broadvue Acres Replat PB 11, Page 34.

Lot 80
William H Harper
OR Vol. 1767,
Page 876.

Lot 81
William H Harper
OR Vol. 1767,
Page 876.

Lot 82
William H Harper
OR Vol. 1782,
Page 275.

Lot 83
William H Harper
OR Vol. 1782,
Page 275.



Steven C Wymel
Lynn Roxanne Wymel
DB Vol. 673, Page 213

William H Harper
DB Vol. 1078, Page 217.

Barbara Ann Lowe
OR Vol. 1619, Page 461.

Barbara Ann Lowe
OR Vol. 1619, Page 461.

1.46 Acres
Beth A Pipp Trustee
OR Vol. 1796, Page 595.
Parcel Number
47-14-03-04-000

Capped Bowman

0.30 Acres
Kevin Van Horn Trustee
OR Vol. 3099, Page 124 &
OR Vol. 3099, Page 127.
Parcel Number 47-14-03-11-000

John M Pipp
OR Vol. 2750, Page 896.

Approx RW
0.20 Acres

House of Grace
OR Vol. 2544, Page 24.

Campbell Developers LLC
OR Vol. 2873, Page 826.

Edwin J Siemon
& Rita M Siemon
OR Vol. 1127, Page 58.

Reduced copy, not to scale, Large
copy available in the Muskingum
County Engineer's Map Dept.

This plat was prepared by C.R. Harkness Surveying & Mapping Inc. in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the parcel surveyed and does not show any apparent easements nor easements of record, unless otherwise indicated.

NOT RECORDED

Charles R. Harkness PLS #6885

SURVEY FOR:
Beth A Pipp Trustee

Member
HARKNESS SURVEYING & MAPPING, INC. Member
8205 OLD TOWN ROAD
ROSEVILLE, OHIO 43777
PHONE/FAX (740) 849-0122



SURVEYED: Dec 2021

DRAWN: Dec 2021

Job Number
Job#2720

Drawing/Sheet
Plat #01

DESCRIPTION

APPROVED

By: *[Signature]* 9-23-2022