

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

APPROVED FOR CLOSURE

SURVEY DESCRIPTION
FOR
Beth Pipp
Parcel 2

EXEMPT FROM
PLANNING COMMISSION

All of Auditors Parcel
47-14-03-04-000, (1.47 Acres)

Situated in Section 2, T-15, R-14, Newton Township, Muskingum County, Ohio. Being the lands of Beth Pipp, Trustee conveyed in Deed Book 1735 page 673, and Book 1796 page 595 of the Muskingum County deed records and being described as follows:

Beginning 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);

Thence, **N.43°09'41"W.** a distance of **193.20 feet** along said Hiles lands 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 Hiles lands to a found iron on the Northern line of the lands, now or formerly, owned by B. Lowe, Trust, (1619/461);

Thence, **N.43°08'13"W.** a distance of **106.98 feet** along said Lowe lands to a found iron on the Southeast corner of the lands, now or formerly, owned by S. Wymer (673/213);

Thence, **N.06°15'05"E.** a distance of **263.80 feet** along said Wymer lands to a found iron on the Southwest corner of lot 82 of Broadvue Acres, Re-Plat, (P.B. 11, Pg. 34);

Thence, **S.42°57'51"E.** a distance of **151.81 feet** along the South lines of lot 82 and 83 to the point of beginning.

The above described parcel contains **1.47 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.

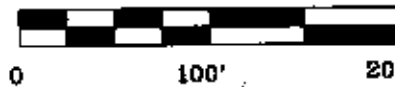
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SURVEY PLAT FOR BETH PIPP

SITUATED IN SECTION 2, T-15, R-14, NEWTON TOWNSHIP, MUSKINGUM COUNTY, OHIO.

NORTH IS BASED UPON
AN ASSUMED MERIDIAN

SCALE 1" = 100'



BROADVUE ACRES
RE-PLAT
(P.B. 11, Pg. 34)

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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)

N06°15'05"E 263.80'

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
- ⊕ 1/4" X 80" REBAR SET
W/ I.D. CAP
- POINT

BARBARA ANN LOWE TRUST
(1619/461)

N43°08'13"W
106.98'

S43°10'47"E
192.22'

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

OLD C/L MAYSVILLE PIKE

MAYSVILLE PIKE (U.S. 22)

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



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JOB: M-06205

DATE: 06/07/05