

**DESCRIPTION OF SURVEY FOR JOB#2720
THE BETH A PIPP TRUSTEE & KEVIN VAN HORN TRUSTEE PROPERTIES**

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**, and more particularly described as follows;

Commencing at the unmarked common corner for Sections 2, 3, 10, and 11 of Newton Township and of said Township and Range;

- TIE-1 THENCE North 03 degrees 13 minutes 55 seconds East 233.65 feet** along the common line for Sections 2 and 3 to an iron pin (found) at the place of beginning for the property herein intended to be described, further being a common corner for said Beth A Pipp Trustee property, for the Barbara Ann Lowe property recorded in Official Record Volume 1619, Page 461, and for the Steven C Wymer and Lynn Roxanne Wymer property recorded in Deed Book Volume 673, Page 213, passing an iron pin (found) at 20.40 feet;
- #1- THENCE North 03 degrees 13 minutes 55 seconds East 263.84 feet** continuing along said Section line and being a common line for said Beth A Pipp Trustee and Wymer properties to an iron pin (found) at a corner of Lots 81 and 82 of Broadvue Acres Replat recorded in Plat Book 11, Page 34;
- #2- THENCE South 45 degrees 57 minutes 30 seconds East 471.26 feet** into Section 2 and along said Beth A Pipp Trustee property, Lots 82 and 83 of said Broadvue Acres Replat, and the John M Pipp property recorded in Official Record Volume 2750, Page 896 to an unmarked point in the old centerline of Maysville Pike (US Route 22), passing an iron pin (found) at the common corner for said Lot 83 and John Pipp property at 151.78 feet, an iron pipe (found) at 427.65 feet;
- #3- THENCE South 43 degrees 58 minutes 36 seconds West 198.67 feet** along said old centerline and common line for said Beth A Pipp Trustee and said Kevin Van Horn Trustee properties, and for the House of Grace property recorded in Official Record Volume 2544, Page 24, and for the Campbell Developers LLC property recorded in Official Record Volume 2873, Page 826 to an unmarked corner of said Lowe property;
- #4- THENCE North 46 degrees 09 minutes 17 seconds West 299.05 feet** leaving said road and along said Kevin Van Horn Trustee and Beth A Pipp Trustee properties, and and said Lowes property to the place of beginning, passing a concrete monument (found) at 38.89 feet, an iron pin (found) at 45.25 feet, a cotton gin spike (set) at 176.13 feet, an axle (found) at 192.13 feet being a common corner for said Van Horn Trustee and Beth A Pipp Trustee properties, and a cotton gin spike (set) at 244.13 feet, **containing 1.76 acres.**

Auditor's Parcel Number Acreage Breakdown 1.76 Acres

1.46 Acres Parcel 47-14-03-04-000
0.30 Acres Parcel 47-14-03-11-000

The bearings within this description are based on State Plane Coordinate Grid (Ohio South 1983) derived from GPS Observations.

This description was written by Charles R. Harkness Professional Land Surveyor #6885 from an actual survey completed on December 2021 in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe any apparent easements nor easements of record, unless otherwise indicated.

OFFICE COPY

NOT RECORDABLE

Charles R. Harkness PLS #6885



**DESCRIPTION
APPROVED**

By: DMB 9-23-2022