

SITUATED IN

The State of Ohio, County of Muskingum, Township of Perry, Qtr. Twp. 3, T1, R6 and being part of Lot 42 of Spring Valley Subdivision, Phase II as recorded in PB 18, Page 17.

SPLIT TO ADJOIN

BASIS OF BEARING

Bearings are based on State Plane Grid Coordinates, NAD83, Ohio South, per GPS Observation.

ADJOINER STATEMENT

Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

REFERENCES

* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
http://recorder.
muskingumcounty.org

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Date

Fee Paid

LOT 41

GARY R. HARGRAVES, JR.
OR 2433-745

N 75°37'21" E 224.32' 5/8" @130.91'
ORIGINAL LOT LINE

Part of: 51-63-09-42-000
GARY R. HARGRAVES, JR.
OR 2433-745

±0.329 Ac.

S 75°37'24" W 234.56' @93.47'
N 75°37'24" E 234.56' @141.09'

Part of: 51-63-09-42-000
GARY R. HARGRAVES, JR.
OR 2433-745

±0.344 Ac.

S 75°37'22" W 244.77' 5/8" @86.93'
ORIGINAL LOT LINE

GARY R. HARGRAVES, JR.
OR 2433-745

LOT 43

PINE VALLEY DRIVE (50')

SPRING VALLEY LOT 42 SUB. PH II

LEGEND

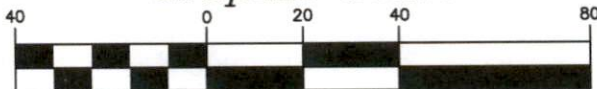
- Unmarked Point
- Iron Pin Found
- ⊗ Roof Bolt Found
- △ PK Nail Set
- ☒ Stone Found
- Z- Property Hook
- Iron Pin Set

DESCRIPTION

APPROVED

By: *[Signature]* 7/11/22

Graphic Scale



(IN FEET)

1 inch = 40 ft.

OFFICE COPY
NOT RECORDABLE

Brian Kelly McPeck
Reg. Surveyor No. 8517

This plat was prepared by McPeck Land Surveying, LLC 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 all or any easements of record, nor encroachments unless otherwise intended.



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SURVEYING

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