



Penelope Sue & Dwayne Scott Kolva  
OR 2996-162  
Part of: 51-63-09-32-000  
+/- 0.597 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Perry, Quarter Township 3, T1, R6 and being part of Lot 32 of Spring Valley Subdivision, Phase II as recorded in Plat Book 18, Page 17, also being part of the lands now owned by Penelope Sue & Dwayne Scott Kolva as recorded in OR 2996-162 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at a pipe found (1") at the most northern point of said Lot 32, also being the northeast corner of Lot 33, thence with the east line of said Lot 32, S 02°44'06" W a distance of 262.41 feet to an iron pin set, passing an iron pin found (biedenbach) at 44.99 feet;

thence going through said Lot 32, N 87°19'01" W a distance of 198.28 feet to iron pin set on the common line of said Lots 32 & 33;

thence with said common line, N 39°47'27" E a distance of 329.04 feet to the place of beginning, containing a total of 0.597 acres more or less, subject to all legal highways and easements of record.

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

All bearings described herein are based on the Ohio State Plane Grid Coordinates, NAD83, Ohio South per GPS Observation.

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 0.597 acre tract is based on a field survey made by McPeek Land Surveying, LLC on May 15<sup>th</sup>, 2024.

OFFICE COPY  
NOT RECORDABLE



5/16/24  
Date

APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

5/24/24  
DATE

DESCRIPTION  
APPROVED

By: D.M. Barnard  
5-24-2024