

# SITUATED IN

The State of Ohio, County of Muskingum, Township of Perry, Qtr. Twp. 3, T1, R6 and being part of Lot 32 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.

## REFERENCES

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

## 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.

## LEGEND

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

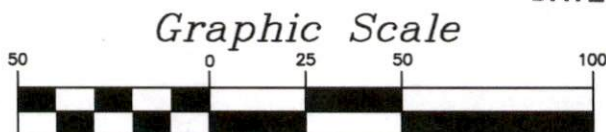
DESCRIPTION  
APPROVED  
By: J.H. Barnhard  
5-24-2024

LOT 33  
SPRING VALLEY SUB. PH II  
PLAT BOOK 18, PAGE 17.

Part of: 51-63-09-32-000  
PENELOPE SUE & DWAYNE SCOTT KOLVA  
OR 2996-162  
±0.597 Ac.

PENELOPE SUE & DWAYNE SCOTT KOLVA  
OR 2996-162

PINE VALLEY DRIVE  
(50')



( IN FEET )  
1 inch = 50 ft.

OFFICE COPY  
NOT RECORDABLE  
5/16/24

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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