



www.mcpeeklandsurveying.com  
email: brian@mcpeeklandsurveying.com  
340 Robin Hood Ln., \* Zanesville, Oh 43701 \* 740.704.6073

Gary R. Hargraves, Jr.  
OR 2433-745  
Part of: 51-63-09-42-000  
+/- 0.329 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Perry, Quarter Township 3, T1, R6 and being part of Lot 42 of Spring Valley Subdivision, Phase II as recorded in Plat Book 18, Page 17, also being part of the lands now owned by Gary R. Hargraves, Jr as recorded in OR 2433-745 of the Muskingum County Recorder's Office and more particularly described as follows.

Beginning at an iron pin found (5/8") at the northeast corner of said Lot 42, thence with the west line of Pine Valley Drive (50'), S 22°58'50" E a distance of 63.22 feet to an iron pin set;  
thence leaving the west line of said Pine Valley Drive and going through said Lot 42, S 75°37'24" W 234.56 feet to an iron pin set on the west line of said Lot 42, passing an iron pin set at 93.47 feet;  
thence with the west line of said Lot 42, N 13°40'15" W a distance of 62.50 feet to a point, said point being the northwest corner of said Lot 42;  
thence with the north line of said Lot 42, N 75°37'21" E a distance of 224.32 feet to the principal place of beginning, passing an iron pin set at 15.74 feet and an iron pin found (5/8") at 130.91 feet, containing a total of 0.329 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 0.329 acre tract is based on a field survey made by McPeek Land Surveying, LLC on June 30<sup>th</sup>, 2023.

**OFFICE COPY**  
**NOT RECORDABLE**  
Brian Kelly McPeek, PS 8517 Date 7/7/23

DESCRIPTION

APPROVED

By: [Signature] 7/11/2023

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

Date

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