

**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 7/11/23 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

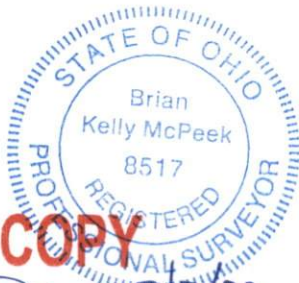
±0.344 Ac.

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

GARY R. HARGRAVES, JR.  
OR 2433-745

**LOT 43**

**DESCRIPTION**  
**APPROVED**  
By: BK 7/11/23



Brian Kelly McPeck  
Reg. Surveyor No. 8517

**OFFICE COPY**  
**NOT RECORDABLE**

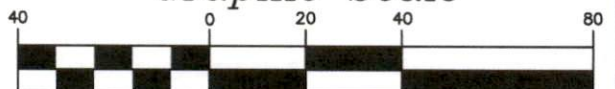
This plat was prepared by McPeck Land Surveying, LLC in accordance with Chapter 4733-37 of the Administrative Code, and is intended to be used for the legal transfer of the property described and does not intend to describe all or any easements of record, nor encroachments unless otherwise intended.

PINE VALLEY DRIVE (50')  
SPRING VALLEY SUB. PH II  
LOT 42

**LEGEND**

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

**Graphic Scale**



( IN FEET )

1 inch = 40 ft.



**MCPECK**  
**LAND**  
**SURVEYING**

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