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Gary R. Hargraves, Jr.
OR 2433-745
Part of: 51-63-09-42-000
+/- 0.344 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 (biedenbach) at the southeast corner of said Lot 42, thence with the south line of said Lot 42, S 75°37'22" W a distance of 244.77 feet to an iron pin found (biedenbach) at the southwest corner of said lot, passing an iron pin found (5/8") at 86.93 feet;

thence with the west line of said Lot 42, N 13°40'15" W a distance of 62.50 feet to an iron pin set, passing an iron pin found (5/8") at 9.48 feet;

thence going through said Lot 42, N 75°37'24" E a distance of 234.56 feet to an iron pin set on the east line of said lot, being the west line of Pine Valley Drive (50'), passing an iron pin set at 141.09 feet;

thence with the west line of said Pine Valley Drive, S 22°58'50" E a distance of 63.21 feet to the principal place of beginning, containing a total of 0.344 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 0.344 acre tract is based on a field survey made by McPeek Land Surveying, LLC on June 30th, 2023.

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

DESCRIPTION

APPROVED

By: Mc 7/10/23

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
Date 7/11/23 Fee Paid