

Lot Split
DESCRIPTION FOR A 9.572 ACRE TRACT

Situated in the State of Ohio, County of Muskingum, Township of Perry, and being a part of Quarter Township 3, Township 1 North, Range 6 West, United States Military Lands, and being part of the 194.672 (deed) acre tract, (Part of Parcel Number 51-70-03-13-000) as conveyed to Zanesville Muskingum County Port Authority in Official Record 2794, Page 24, all references being to those of record in the Recorder's Office, Muskingum County, Ohio said 9.572 acre tract being more particularly bounded and described as follows:

Commencing at an iron pin found marking the west corner of the said 194.672 (deed) acre tract, (Parcel Number 51-70-03-13-000) as conveyed to Zanesville Muskingum County Port Authority, Official Record 2794, Page 24, the southeast corner of a 20.445 acre tract (Parcel Number 51-60-03-24-000) as conveyed to R. Terry Dutro and Carolyn Sue Dutro, Official Record 3134, Pg 251, and the northern line of a 98.12 acre tract (Parcel Number 51-70-03-14-000) as conveyed to Cynthia K. Merry, Official Record 2985, Pg199 also being the **Point of Beginning** for a 9.572 acre tract;

Thence, following the easterly lines of said 20.445 acre tract and a 10.5 acre tract (Parcel Number 51-60-03-05-000) as conveyed to Raymond Anthony Mayle & Abigail Jo Mayle Trustees, Official Record 3206, Pg 365, **North 39° 32' 13" East, 1315.66** to an iron pin previously set at the northwest corner of a 11.908 acre tract (Parcel Number 51-70-03-13-003) as conveyed to 305 Prosperity Parkway LLC, Official Record 3221, Pg 672, passing a 1" pipe found at 892.73 feet making the northeast corner of said 20.445 acre tract and passing a 5/8" iron pin found at 1138.93;

Thence following the lines of the said 11.908 acre tract the following three (3) courses and distances:

- 1) **South 2° 18' 40" West, 771.54 feet** to an iron pin previously set;
- 2) **South 87° 40' 48" East, 87.00 feet** to an iron pin previously set;
- 3) **South 2° 18' 40" West, 175.00 feet** to an iron pin previously set at the Southwest corner of said 11.908 acre tract;

Thence, with what represents a new line across said 194.672 (deed) tract the following two (2) courses and distances:

- 1) **North 87° 40' 48" West, 240.96 feet** to an iron pin set;
- 2) **South 2° 12' 56" West, 102.33 feet**, to an iron pin found at the northeast corner of a 98.12 acre tract (Parcel Number 51-70-03-14-000) as conveyed to Cynthia K. Merry, Official Record 2985, Page 199;

Thence, following the northerly line of said 98.12 acre tract, **North 87° 34' 41" West, 642.13 feet**, to the **Point of Beginning** and containing **9.572 acres**, more or less, according to a survey made by Verdantas in May of 2025.

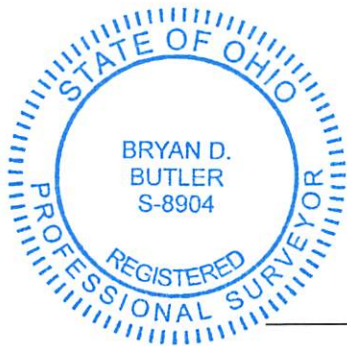
Not to be used as a separate building site or transferred as an independent parcel in the future without planning commission approval in accordance with applicable subdivision regulations.

The bearings in the above description are based on the Ohio State Plane Coordinates System, South Zone, NAD83.

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All iron pins previously set are 5/8-inch diameter rebar by 30-inch length with red identification caps marked "VERDANTAS 7830". All iron pins set are 5/8-inch diameter rebar by 30-inch length with red identification caps marked "VERDANTAS".

Subject to all valid and existing easements, restrictions, and conditions of record.



May 20, 2025

OFFICE COPY
NOT RECORDABLE
Bryan D. Butler, P.S.
Surveyor No. 8904

DESCRIPTION
APPROVED
By: D.M. Barnhard
6-6-2025

LOT SPLIT

Situated in the State of Ohio, County of Muskingum, Township of Perry,
being a part of Quarter Township 3, Township 1 North, Range 6 West,
United States Military Lands



THE BASIS OF BEARINGS IS THE
OHIO STATE PLANE COORDINATES
SYSTEM, SOUTH ZONE, NAD83.

R. TERRY DUTRO & CAROLYN SUE DUTRO
PARCEL NO. 51-60-03-24-000
OFFICIAL RECORD 3134, PG 251
T.D. = 20.445 AC.

RAYMOND ANTHONY MAYLE & ABIGAIL
JO MAYLE TRUSTEES
PARCEL NO. 51-60-03-05-000
OFFICIAL RECORD 3206, PG 365
T.D. = 10.5 AC.

DESCRIPTION
APPROVED

By: D.M. Barnhard
6-6-2025

305 PROSPERITY PARKWAY LLC
PARCEL NO. 51-70-03-13-003
OFFICIAL RECORD 3221, PG 672
T.D. = 11.908 AC.

9.572 ACRES

ZANESVILLE MUSKINGUM COUNTY
PORT AUTHORITY
PARCEL NO. 51-70-03-13-000
OFFICIAL RECORD 2794, PG 24
T.D. = 194.672 AC.

POINT OF
COMMENCEMENT &
POINT OF BEGINNING

CYNTHIA K. MERRY
PARCEL NO. 51-70-03-14-000
OFFICIAL RECORD 2985, PG 199
T.D. = 98.12 AC.

PROSPERITY
PARKWAY
DR 3122, PG 141

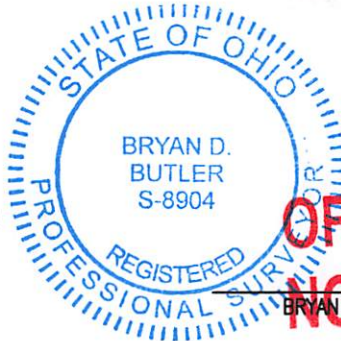
LEGEND

- ① I.P.F. 5/8" CAPPED IRON PIN FOUND
- ⊙ P.F. 1" IRON PIPE FOUND
- I.P.S. IRON PIN SET (VERDANTAS)
- ⊙ P.S. IRON PIN PREVIOUSLY SET (VERDANTAS 7830)

- — — — — PROPERTY LINE
- - - - - ADJOINER
- — — — — SECTION LINE
- - - - - CENTERLINE OF ROAD

ALL IRON PINS SET ARE 5/8" IN DIAMETER REBAR
BY 30" IN LENGTH WITH RED IDENTIFICATION CAPS
MARKED "VERDANTAS".

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. PARCEL TO BE COMBINED TO
AUDITOR'S PARCEL NUMBER 51-70-03-13-003.



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NOT RECORDABLE

DRAWN: CRS	CHECKED: BDB	JOB NUMBER: 24872
REVISIONS	DATE	DATE: 5/20/25
		SHEET: 1 OF 1

 **verdantas**
PEOPLE FOCUSED FUTURE
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NEWARK, OH 43055-3939 FAX 614.360.0023