



Charles J. Myers, III Trustee of the Myers Family Revocable Trust

Part of: 73-45-11-02-000 (+/-1.535 Ac.) OR 2644-525

Part of: 73-15-07-06-000 (+2.082 Ac.) OR 2923-350

Tract One

Total

+/-3.617 Ac.

Situated in the State of Ohio, County of Muskingum, Township of Wayne, Northeast Quarter of Section 11, T12N, R 13W, and Southwest Quarter of Section 7, T13N, R12W, more fully described as follows.

Beginning for reference at a point at the northeast corner of said northeast quarter of Section 11, thence with the east line of said section, S 02°26'24" W a distance of 30.00 feet to a 2" square rod, being the northeast corner of the lands now owned by Leonard R. Durst (OR 2215-870), the principal place of beginning;

thence going into the southwest quarter of said Section 7, S 87°34'40" E a distance of 11.40 feet to a point in the center of Millers Lane (CR-193);

thence with the center of said Millers Lane the following thirteen (13) courses:

1. S 00°54'26" W a distance of 89.62 feet to a point;
2. S 00°31'19" E a distance of 84.41 feet to a point;
3. S 06°22'08" E a distance of 84.93 feet to a point;
4. S 12°39'31" E a distance of 73.70 feet to a point;
5. S 17°07'46" E a distance of 90.74 feet to a point;
6. S 20°04'02" E a distance of 89.66 feet to a point;
7. S 18°15'42" E a distance of 80.38 feet to a point;
8. S 11°40'31" E a distance of 53.20 feet to a point;
9. S 08°28'16" E a distance of 45.68 feet to a point;
10. S 03°06'51" E a distance of 74.32 feet to a point;
11. S 01°41'54" E a distance of 71.36 feet to a point;
12. S 02°57'39" E a distance of 67.00 feet to a point;
13. S 03°27'48" W a distance of 45.45 feet to a point;

thence leaving the center of said road and going through said Myers, III Trustee's lands, the following three (3) courses:

1. N 87°33'25" W a distance of 153.43 feet to an iron pin set, passing an iron pin set at 18.00 feet;
2. N 40°22'06" W a distance of 462.10 feet to an iron pin set;
3. N 34°17'24" E a distance of 108.31 feet to an axle found on the southwest corner of said Durst's lands;

thence with the south line of said Durst's lands, S 86°46'34" E a distance of 227.37 feet to a point on the east line of said Section 11, passing an axle found at 221.08 feet;

thence with the east line of said section, N 02°26'24" E a distance of 498.31 feet to the place of beginning, containing 3.617 acres more or less, subject to all legal highways and easements of record.

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 3.617 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on August 5th, 2025.

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Brian Kelly McPeek, PS 8517



8/13/25
Date

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION

APPROVED

By: D.A. Barnhard

8-20-2025

8/13/25
DATE

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

Myers Survey Splits

DATE

SITUATED IN

The State of Ohio, County of Muskingum, Township of Wayne, Northeast Quarter of Section 11, T12N, R13W, and Southwest Quarter of Section 7, T13N, R12W.

BASIS OF BEARING

Bearings are based on State Plane Grid Coordinates, NAD83, Ohio South, per GPS Observation.

REFERENCES

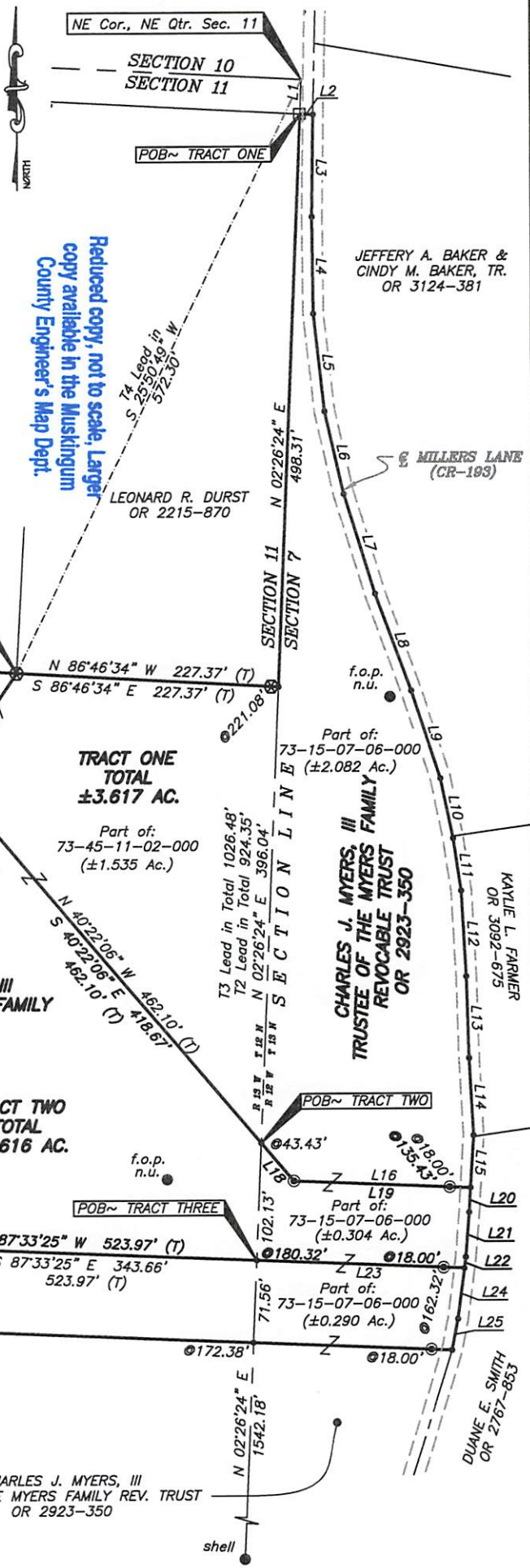
* As Noted on Plat
www.muskingumcountyauditor.org
www.mceo.org
http://recorder.muskingumcounty.org

LEGEND

- Unmarked Point
- Iron Pin Found
- ⊗ Axle Found
- ⊙ Iron Pin Set
- f.o.p. Found Out Of Place
- n.u. Not Used
- Z- Property Hook
- Existing Fenceline
- 2" Square Rod Found

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°26'24" W	30.00'
L2	S 87°34'40" E	11.40'
L3	S 00°54'26" W	89.62'
L4	S 00°31'19" E	84.41'
L5	S 06°22'08" E	84.93'
L6	S 12°39'31" E	73.70'
L7	S 17°07'46" E	90.74'
L8	S 20°04'02" E	89.66'
L9	S 18°15'42" E	80.38'
L10	S 11°40'31" E	53.20'
L11	S 08°28'16" E	45.68'
L12	S 03°06'51" E	74.32'
L13	S 01°41'54" E	71.36'
L14	S 02°57'39" E	67.00'
L15	S 03°27'48" W	45.45'
L16	N 87°33'25" W	153.43' (T)
L17	N 34°17'24" E	108.31'
L18	S 40°22'06" E	43.43'
L19	S 87°33'25" E	153.43' (T)
L20	S 03°27'48" W	21.39'
L21	S 04°30'24" W	39.15'
L22	S 07°19'35" W	9.79'
L23	S 87°33'25" E	180.32' (T)
L24	S 07°19'35" W	44.48'
L25	S 11°05'18" W	27.55'
L26	N 82°15'41" E	175.58'
L27	S 34°17'24" W	108.31'
L28	S 82°15'41" W	175.58'



CHARLES J. MYERS, III
TR. OF THE MYERS FAMILY REV. TRUST
DR 1126-115

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.

TRACT THREE
TOTAL
±3.857 AC.

Part of:
73-45-11-02-000
(±3.567 Ac.)

Part of:
73-45-11-02-000
*TRACT FOUR
±1.556 AC.

Part of:
73-45-11-02-000
(±3.312 Ac.)

CHARLES J. MYERS, III
TRUSTEE OF THE MYERS FAMILY
REVOCABLE TRUST
OR 2644-525

TRACT TWO
TOTAL
±3.616 AC.

TRACT ONE
TOTAL
±3.617 AC.

Part of:
73-45-11-02-000
(±1.535 Ac.)

Part of:
73-15-07-06-000
(±2.082 Ac.)

CHARLES J. MYERS, III
TRUSTEE OF THE MYERS FAMILY
REVOCABLE TRUST
OR 2923-350

Part of:
73-15-07-06-000
(±0.304 Ac.)

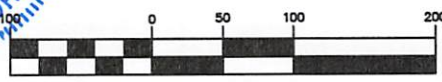
Part of:
73-15-07-06-000
(±0.290 Ac.)

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OR 2644-525

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OR 2923-350



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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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.