



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

Part of: 73-45-11-02-000 (+/-3.567 Ac.) OR 2644-525

Part of: 73-15-07-06-000 (+0.290 Ac.) OR 2923-350

**Tract Three**

**Total**

**+/-3.857 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 1026.48 feet to a point, the principal place of beginning;

thence going into the southwest quarter of said Section 7 and through said Myers, III Trustee's lands S 87°33'25" E a distance of 180.32 feet to a point in the center of Millers Lane (CR-193), passing an iron pin set at 162.32 feet;

thence with the center of said Millers Lane the following two (2) courses:

1. S 07°19'35" W a distance of 44.48 feet to a point;
2. S 11°05'18" W a distance of 27.55 feet to a point;

thence leaving the center of said road and going through said Myers, III Trustee's lands, N 87°33'25" W a distance of 927.90 feet to an iron pin set on the west line of said Myers, III Trustee's parcel no.: 73-45-11-02-000, passing an iron pin set at 18.00 feet;

thence with the west line of said 73-45-11-02-000, N 02°26'35" E a distance of 396.23 feet to an iron pin set; through said Myers, III Trustee's lands the following three (3) courses:

1. N 82°15'41" E a distance of 175.58 feet to an iron pin set;
2. S 31°27'27" E a distance of 428.56 feet to an iron pin set;
3. S 87°33'25" E a distance of 343.66 feet to the place of beginning, containing 3.857 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 3.857 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on August 5<sup>th</sup>, 2025.

**OFFICE COPY**

**NOT RECORDABLE**



8/13/25

Date

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

**DESCRIPTION**

**APPROVED**

By: D.H. Barnard

8-20-2025

8/13/25

DATE



APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

Myers Survey Splits

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'     |

DATE

NE Cor., NE Qtr. Sec. 11

SECTION 10  
SECTION 11

POB~ TRACT ONE

JEFFERY A. BAKER &  
CINDY M. BAKER, TR.  
OR 3124-381

MILLERS LANE  
(CR-193)

LEONARD R. DURST  
OR 2215-870

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.

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

TRACT ONE  
TOTAL  
±3.617 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

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

TRACT TWO  
TOTAL  
±3.616 AC.

TRACT THREE  
TOTAL  
±3.857 AC.

Part of:  
73-45-11-02-000  
(±3.567 Ac.)

f.o.p.  
n.u.

Part of:  
73-45-11-02-000  
(±1.535 Ac.)

Part of:  
73-15-07-06-000  
(±0.304 Ac.)

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

CHARLES J. MYERS, III  
TR. OF THE MYERS FAMILY REV. TRUST  
OR 2644-525

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OR 2923-350

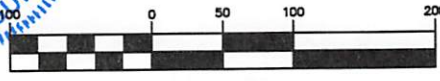
DUANE E. SMITH  
OR 2767-883

DESCRIPTION  
APPROVED  
By: D.A. Barnard  
8-20-2025

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NOT RECORDABLE



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

**MCPEEK LAND SURVEYING** LLC  
www.mcpeeklandsurveying.com  
email: brian@mcpeeklandsurveying.com  
1705 East Pike, \* Zanesville, Oh 43701 \* 740.704.6073

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.