

### DESCRIPTION FOR A 10.148 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 a 194.672 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 10.148 acre tract being more particularly bounded and described as follows:

**Commencing** at an iron pin found marking the west corner of a 194.672 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 Caroline 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 Merry, Official Record 2985, Pg199

Thence, **North 39° 32' 13" East, 1315.66** along the east line of said 20.445 acre R. Terry Dutro and Caroline Sue Dutro tract and the west line of said 194.672 acre tract, passing a 1" pipe found at 892.73 feet making the northeast corner of 20.445 acre Caroline Sue Dutro tract and south corner of a 10.5 acre tract (Parcel Number 51-60-03-05-000) as conveyed to Raymond and Abigail Dutro, Official Record 2980, Pg 115 and passing a 5/8" iron pin found at 1138.93 feet to an iron pin set to the **Point of Beginning** for a 10.152 acre tract;

Thence, **North 39° 32' 13" East, 94.36 feet** along the east line of said 10.5 acre tract to a 5/8" iron pin set;

Thence, **South 87° 41' 53" East, 467.14 feet** along what represents a new line across said 194.672 acre tract to a 5/8" iron pin set;

Thence, **South 2° 15' 43" West, 846.83 feet**, along the west right-of-way line of Prosperity Parkway to a 5/8" iron pin set;

Thence, **North 87° 40' 48" West, 524.95 feet**, with what represents a new line across said 194.672 acre tract to a 5/8" iron pin set;

Thence, **North 2° 18' 40" East, 771.54 feet**, with what represents a new line across said 194.672 acre tract, to the **Point of Beginning** and containing 10.148 acres, more or less, according to a survey made by Verdantas in July 2023.

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

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

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

July 25, 2023

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



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**NOT RECORDABLE**

**DESCRIPTION**  
**APPROVED**  
**By:** Mc 14/19/23

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