



ADF, LLC.  
OR 2951-463

All of : 83-26-03-06-000 (+/- 0.608 Ac.), All of : 83-25-06-02-000 (+/- 0.512 Ac.), All of : 83-26-03-07-000 (+/- 0.151 Ac.) and Part of : 83-26-03-01-000 (+/- 0.214 Ac.)  
Total +/-1.485 Acres

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Part of Lots 77, 78 and 79, all being in Charles C. Russell's Subdivision of The Safford Farm as recorded in PB 2, PG 1, Lots 64-92, being all of the lands now owned by ADF, LLC recorded in OR 2951-463 in the Muskingum County Recorder's office more fully described as follows.

Beginning for reference at an iron pin found on the southwest corner of Lot 64 in said Russell's Sub.;  
thence N 62°44'06" E a distance of 431.72 feet to an axle found, the principal place of beginning.  
thence with the west line of said ADF, LLC's lands, N 03°45'56" E a distance of 184.58 feet to a point on the south line of the lands now owned by D. & L. E. Transit, LLC (OR 2677-257);  
thence with the north line of said ADF, LLC's lands the following three (3) courses:  
1. S 67°28'11" E a distance of 315.10 feet to a point, passing an iron pin found (dadeco) at 26.35 feet;  
2. S 67°18'48" E a distance of 47.66 feet to an iron pin set;  
3. S 86°18'20" E a distance of 25.19 feet to a point;  
thence going through said ADF, LLC's lands S 01°15'16" E a distance of 120.57 feet to an iron pin found (5/8") at the northeast corner of the lands owned by ADF, LLC (OR 2990-912);  
thence with the common line of both said ADF parcels the following three (3) courses:  
1. S 82°17'59" W a distance of 33.94 feet to an iron pin set;  
2. N 86°08'21" W a distance of 40.00 feet to an iron pin set;  
3. S 00°35'02" W a distance of 149.43 feet to an iron pin set on the north line of Crown Street (33'), passing an iron pin set at 41.78 feet;  
thence with the north line of said Crown Street, N 86°28'03" W a distance of 12.00 feet to an iron pin set at the southeast corner of the lands now owned by ADF, LLC (OR 3138-716);  
thence leaving the north line of said Crown Street and going with the west line of said ADF's lands, N 00°41'04" E a distance of 111.97 feet to an iron pin set;  
thence with the southern line of said ADF's lands the following two (2) courses:  
1. N 66°36'09" W a distance of 287.94 feet to an axle found;  
2. N 86°55'29" W a distance of 25.00 feet to the place of beginning, containing 1.485 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 1.485 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 23rd, 2024.

OFFICE COPY  
NOT RECORDABLE

Brian Kelly McPeek, PS 8517

DESCRIPTION  
APPROVED

By: *[Signature]*



Date 4/22/25

APPROVED BY CITY  
PLANNING COMMISSION  
ZANESVILLE, OHIO  
*[Signature]* 4-25-25



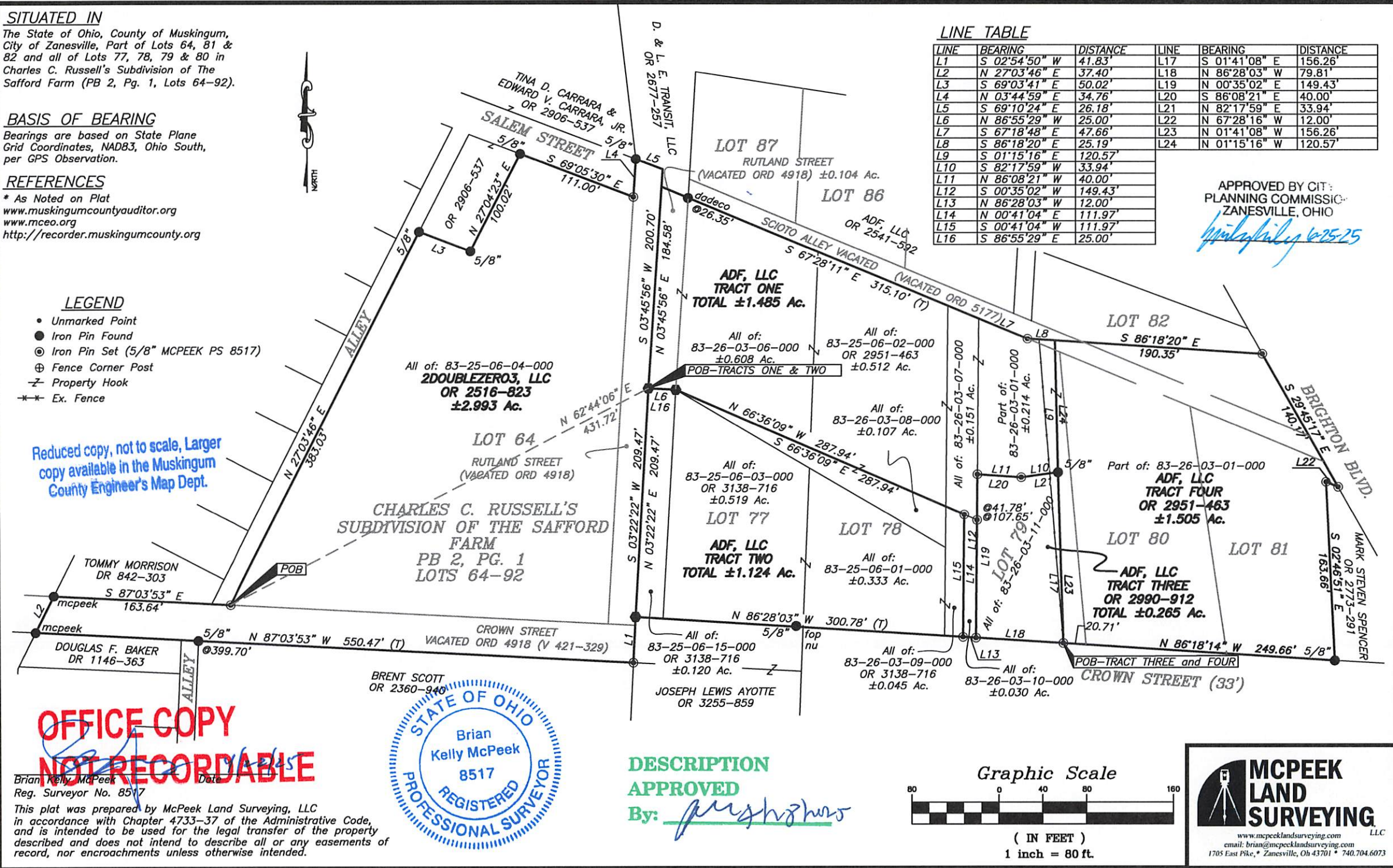
*The State of Ohio, County of Muskingum,  
City of Zanesville, Part of Lots 64, 81 &  
82 and all of Lots 77, 78, 79 & 80 in  
Charles C. Russell's Subdivision of The  
Safford Farm (PB 2, Pg. 1, Lots 64-92).*

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

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

- Unmarked Point
- Iron Pin Found
- ⊙ Iron Pin Set (5/8" MCPEEK PS 8517)
- ⊕ Fence Corner Post
- Z- Property Hook
- \*- Ex. Fence

Reduced copy, not to scale, Larger  
copy available in the Muskingum  
County Engineer's Map Dept.



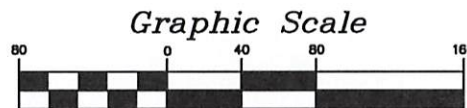
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NOT RECORDABLE

Brian Kelly McPeck  
Reg. Surveyor No. 8517

*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.*

**DESCRIPTION  
APPROVED**

By: prashant



( IN FEET )  
1 inch = 80 ft.

 **MCPEEK  
LAND  
SURVEYING.** L.L.C.

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