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**Brannon's Cafe, Ltd.
OR 1817-419
+/-0.299Acres**

Situated in the State of Ohio, County of Muskingum, Village of Duncan Falls and being Lot 6 and a portion of Lot 7 in Buckingham's First Addition to the Town or Village of Duncan Falls, also being all of the lands now owned by Brannon's Cafe, Ltd., as recorded in OR 1817-419, First Tract of the Muskingum County Recorders Office and more particularly described as follows.

Beginning at an iron pin set on the southwest corner of aforesaid Lot 6, going with the east line of an alley 16 feet in width and with the west line of said Lot 6, North 18 degrees 23 minutes 56 seconds East, 133.60 feet to an iron pin set at the northwest corner of said Lot 6;

thence with the north line of said Lot 6 and continuing with the north line of aforesaid Lot 7, South 71 degrees 36 minutes 04 seconds East, 104.00 feet to an iron pin set on the northeast corner of said Lot 7, also being the common corner of the lands now owned by said Brannon's Cafe, Ltd., and the lands now owned by DLW Tavern, LLC (OR 2383-659);

thence with the common line of said Brannon's Cafe, Ltd., and DLW Tavern, LLC's lands the following three (3) courses:

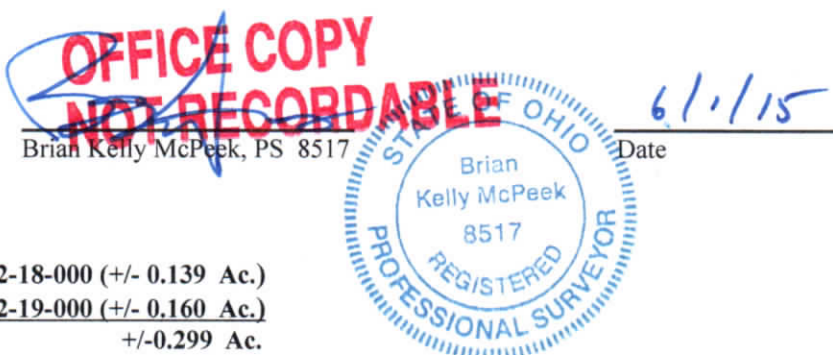
1. South 18 degrees 23 minutes 56 seconds West, 85.60 feet to a drill hole in concrete;
2. North 71 degrees 36 minutes 04 seconds West, 18.00 feet to an iron pin set;
3. South 18 degrees 23 minutes 56 seconds West, 48.00 feet to an iron pin set on the south line of said Lot 7, also being on the north line of Main Street (SR-60);

thence with the north line of said Main Street, North 71 degrees 36 minutes 04 seconds West, 86.00 feet to the place of beginning, containing 0.299 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 0.299 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 19th, 2015.



Parcel No.

All of: 73-90-02-18-000 (+/- 0.139 Ac.)

All of: 73-90-02-19-000 (+/- 0.160 Ac.)

Total of : +/-0.299 Ac.

**DESCRIPTION
APPROVED**
By: [Signature] 6/6/2015

