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340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

DLW Tavern, LLC
OR 2615-394
+/-0.134 Ac.

Situated in the State of Ohio, County of Muskingum, Village of Duncan Falls and being a portion of 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 Records Office and more particularly described as follows.

Beginning at an iron pin found on the northwest corner of aforesaid Lot 6, going with the south line of an alley 16 feet in width (TR-1094) and with the north line of Lot 6 and Lot 7 of said Buckingham's First Addition, S71°36'04"E, a distance of 104.00 feet to an iron pin found at the northeast corner of said Lot 7;

thence with the east line of said Lot 7, S18°23'56"W, a distance of 85.60 feet to a drill hole found on the east line of said Lot 7;

thence leaving the east line of said Lot 7 and going through said Lot the following two (2) courses:

1. N71°36'04"W, a distance of 18.00 feet to an iron pin found;
2. S18°23'56"W, a distance of 48.00 feet to an iron pin found on the south line of said Lot 7, also

being the north line of Main Street (SR-60);

thence with the south line of said Lot 7, N71°36'04"W, a distance of 19.55 feet to an iron pin set;

thence leaving the south line of Lot 7 and going through said Lots 7 & 6 the following two (2) courses:

1. N20°39'12"E, a distance of 105.38 feet to an iron pin set;
2. N72°22'09"W, a distance of 70.60 feet to an iron pin set on the west side of said Lot 6;

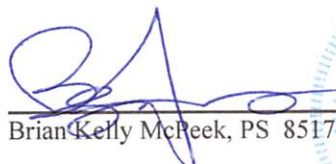
thence with the west line of said Lot 6, N18°23'56"E, a distance of 29.25 feet to the place of beginning, containing 0.134 acres more or less, subject to all legal highways and easements of record.

Not to be used as a separate building site or transferred as an independent parcel in the future without a planning commission approval in accordance with applicable subdivision regulations. **Parcel to be transferred to Auditor's Parcel No.: 73-90-02-16-000**

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 0.134 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 19th, 2015 and May 1st, 2018.


Brian Kelly McPeek, PS 8517



6/5/18
Date

Parcel No.

Part of: 73-90-02-19-000 (+/- 0.134 Ac.)

DESCRIPTION
APPROVED
By: 6/12/2018

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

6/13/18
Date Fee Paid



SITUATED IN

The State of Ohio, County of Muskingum,
Village of Duncan Falls.
Being part of the lands now owned by
DLW Tavern, LLC (OR 2615-394)

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

- Iron Pin Set, 5/8" rebar
- Iron Pin Found
- Z— Property Hook
- Pipe Found
- ⊗ Drill Hole in Conc.

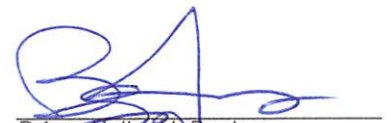
ADJOINER STATEMENT

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: 73-90-02-19-000 (±0.134 Ac.)
to be added to parcel no.: 73-90-02-16-000

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

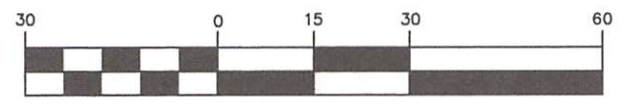
Fee Paid
6/13/16




Brian Kelly McPeck
Reg. Surveyor No. 8517

6/5/16
Date

GRAPHIC SCALE



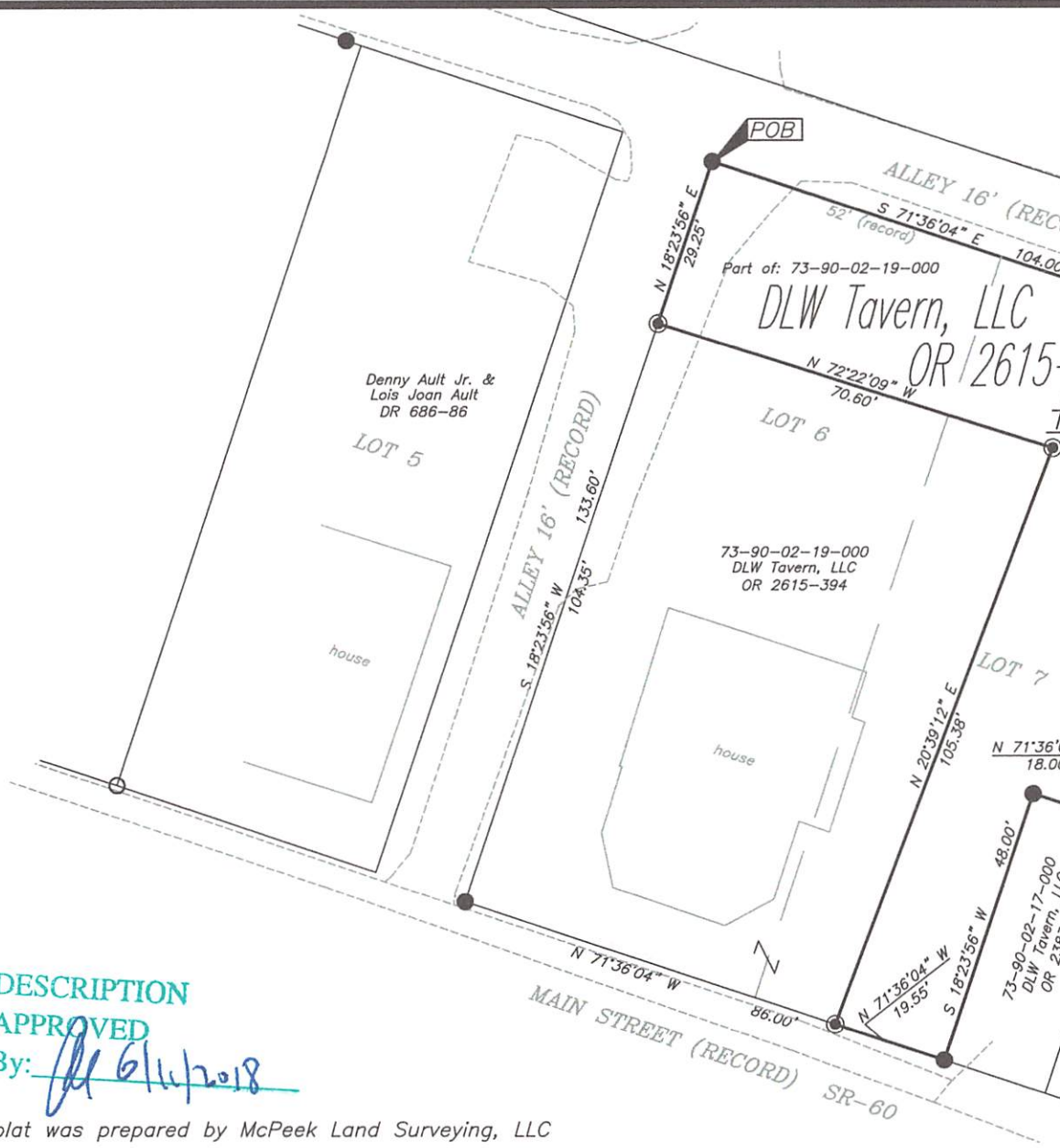
(IN FEET)
1 inch = 30 ft.

DESCRIPTION

APPROVED

By:  6/11/2018

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.



**MCPEEK
LAND
SURVEYING**
LLC

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