



www.mcpeeklandsurveying.com
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340 Robin Hood Ln., * Zanesville, Oh 43701 * 740.704.6073

**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:

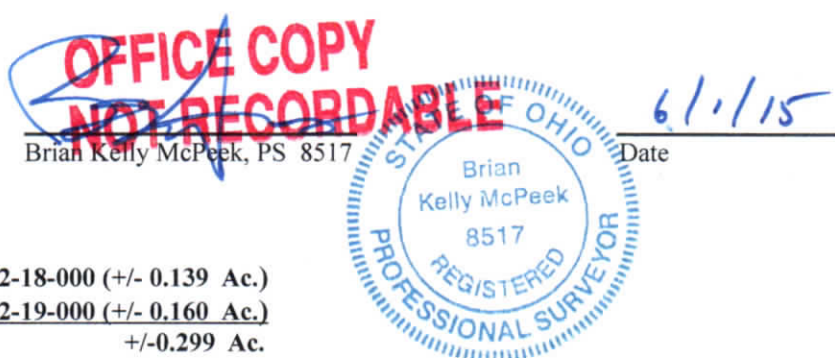
1. South 18 degrees 23 minutes 56 seconds West, 85.60 feet to a drill hole in concrete;
2. North 71 degrees 36 minutes 04 seconds West, 18.00 feet to an iron pin set;
3. South 18 degrees 23 minutes 56 seconds West, 48.00 feet to an iron pin set on the south line of said Lot 7, also being on the north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



Denny Ault Jr. &
Lois Joan Ault
DR 686-86

LOT 5

ALLEY 16' (RECORD)
N 18°23'56" E
133.60'

LOT 6

Brannon's Cafe, Ltd.
OR 1817-419
±0.299 Ac.

73-90-02-19-000
±0.160 Ac.

73-90-02-18-000
±0.139 Ac.

LOT 7

DLW Tavern, LLC
OR 2383-659

LOT 8

building encroachment
N 71°36'04" W
18.00'

±0.5'

48.00'

±0.4'

building encroachment
S 18°23'56" W

com. building

±3.3'

104.00'

±2.1'

85.60'

S 18°23'56" W

±0.5'

86.00'

N 71°36'04" W

52' (record)

±1.5'

ALLEY 16' (RECORD)
building encroachment
S 71°36'04" E

52' (record)

52' (record)

out building/garage

TR-1094

MAIN STREET (RECORD) SR-60

PARCEL NO.

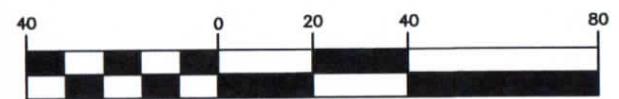
All of: 73-90-02-18-000(±0.139 Ac.)

All of: 73-90-02-19-000(±0.160 Ac.)

Total ±0.299 Ac.

DESCRIPTION
APPROVED
By: *[Signature]*
Date: *6/14/2015*

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SITUATED IN

The State of Ohio, County of Muskingum,
Village of Duncan Falls.
Being all of the lands now owned by
Brannon's Cafe, Ltd. (OR 1817-419).

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.

**OFFICE COPY
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[Signature]
Brian Kelly McPeck
Reg. Surveyor No. 8517
Date *6/1/15*



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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 Recorders 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 corne 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.

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Brian Kelly McPeek, PS 8517



6/5/18
Date

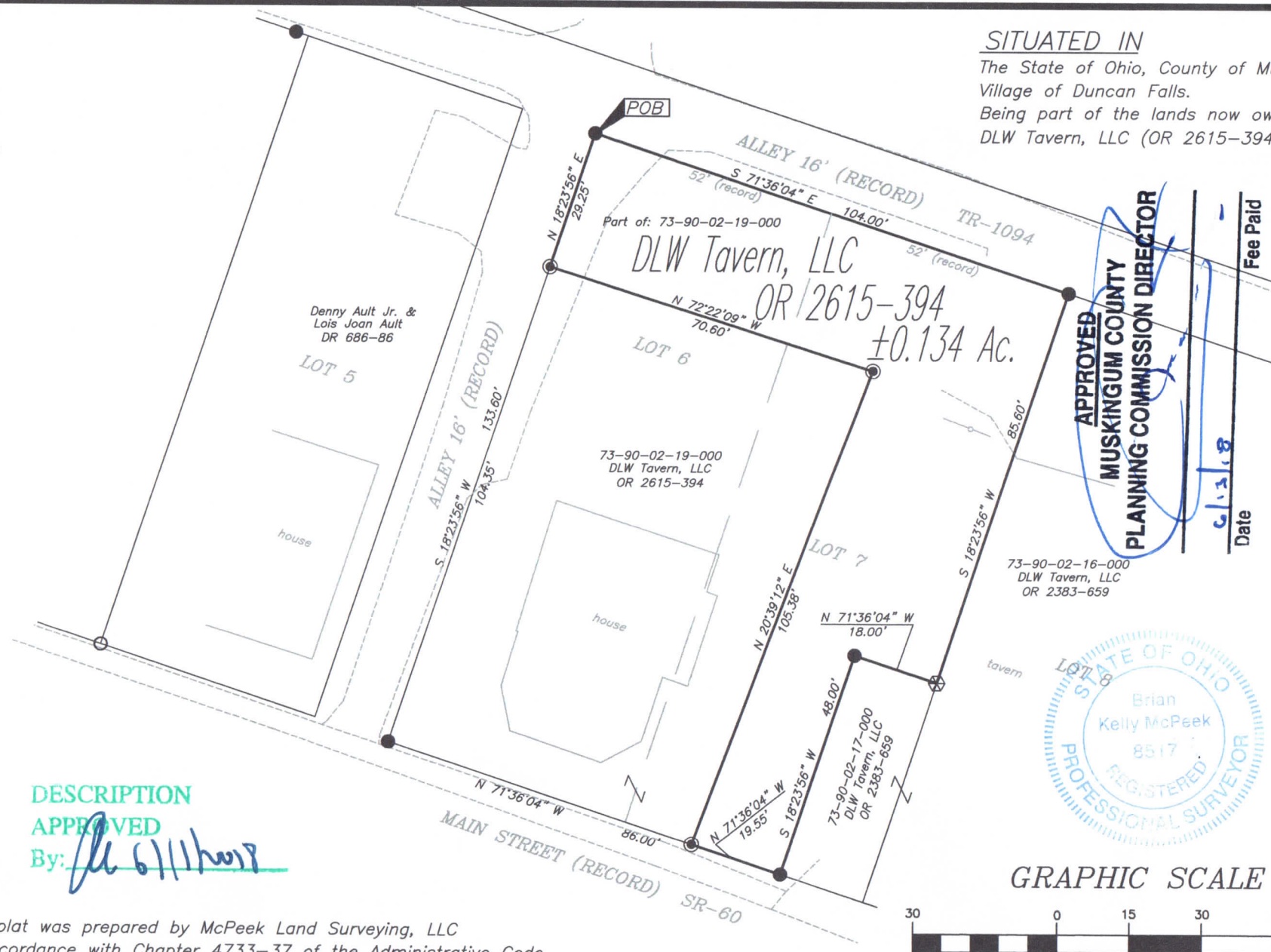
Parcel No.

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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DESCRIPTION
APPROVED
By: 6/12/2018

6/12/18
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

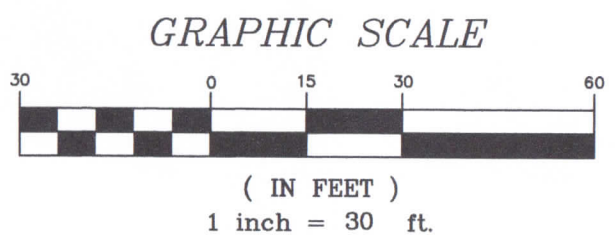


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Brian Kelly McPeck
Reg. Surveyor No. 8517

Date 6/15/16

DESCRIPTION
APPROVED
By: [Signature] 6/11/2016

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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