



**2Doublezero3, LLC**  
**OR 2516-823**  
**All of : 83-25-06-04-000**  
**+/-2.993 Acres**

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Part of Lot 64 and part of vacated Crown Street and Rutland Street by ORD 4918 (V 421-329), 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 2Doublezero3, LLC recorded in OR 2516-823 in the Muskingum County Recorder's office more fully described as follows.

Beginning at an iron pin set at the southwest corner of said Lot 64;  
thence with the west line of said lot N 27°03'46" E a distance of 383.03 feet to an iron pin found (5/8") at the southwest corner of the lands now owned by Tina D. Carrara & Edward B. Carrara, Jr. (OR 2906-537);  
thence with the perimeter of said Carrara's lands the following two (2) courses:

1. S 69°03'41" E a distance of 50.02 feet to and iron pin found (5/8");
2. N 27°04'23" E a distance of 100.02 feet to and iron pin found (5/8") on the south line of Salem Street;

thence with the south line of said Salem Street S 69°05'30" E a distance of 111.00 feet to an iron pin set on the northeast corner of said Lot 64;

thence with the west of the vacated portion of Rutland Street, N 03°44'59" E a distance of 34.76 feet to an iron pin found (5/8") at the northwest corner of said vacated Rutland Street;

thence with the north line of said vacated Rutland Street, S 69°10'24" E a distance of 26.18 feet to a point;  
thence with the east line of said 2Doublezero3, LLC's lands the following three (3) courses:

1. S 03°45'56" W a distance of 200.70 feet to an axle found;
2. S 03°22'22" W a distance of 209.47 feet to an axle found at the northwest corner of the lands now owned by Robert Long (OR 2247-567);
3. S 02°54'50" W a distance of 41.83 feet to an iron pin set on the northeast corner of the lands now owned by Brent Scott (OR 2360-940), also being the southeast corner of said vacated Crown Street;

thence with the south line of said vacated Crown Street, N 87°03'53" W a distance of 550.47 feet to and iron pin found (mcpeek) at the northwest corner of the lands now owned by Douglas F. Baker (DR 1146-363), passing and iron pin found (5/8") at 399.70 feet;

thence with the east line of Crown Street, N 27°03'46" E a distance of 37.40 feet to a pin found (mcpeek) at the southwest corner of the lands now owned by Tommy Morrison (DR 842-303);

thence with the south line of said Morrison's lands, S 87°03'53" E a distance of 163.64 feet to the place of beginning, containing 2.993 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 2.993 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 23rd, 2024.



DESCRIPTION  
APPROVED  
By: *[Signature]*