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ADF, LLC.
OR 2990-912
All of : 83-26-03-11-000
+/-0.265 Acres

Situated in the State of Ohio, County of Muskingum, City of Zanesville, Part of Lot 79, 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 2990-912 in the Muskingum County Recorder's office more fully described as follows.

Beginning for reference at a point at the southeast corner of said Lot 79;
thence with the south line of said lot, N 86°18'14" W a distance of 20.71 feet to an iron pin set, the principal place of beginning.

Thence continuing with the south line of said lot, being the north line of Crown Street (33'), N 86°28'03" W a distance of 79.81 feet to an iron pin set at the southwest corner of said ADF's lands, also being a southeast corner of the lands now owned by ADF, LLC (OR 2951-463);

thence with the common line of said ADF's parcels (OR 2990-912 & OR 2951-463) the following three (3) courses:

1. N 00°35'02" E a distance of 149.43 feet to an iron pin set, passing and iron pin set at 107.65 feet;
2. S 86°08'21" E a distance of 40.00 feet to an iron pin set;
3. N 82°17'59" E a distance of 33.94 feet to an iron pin found (5/8") on the west line of the lands now owned by ADF, LLC (OR 2951-463);

thence with the west line of said ADF's lands S 01°41'08" E a distance of 156.26 feet to the place of beginning, containing 0.265 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 0.265 acre parcel is based on a field survey made by Brian K. McPeek, PS 8517 of McPeek Land Surveying, LLC on May 23rd, 2024.

Brian Kelly McPeek, PS 8517

Date

4/22/25

DESCRIPTION

APPROVED

By:

[Signature]

