

All American Way and Coachmen Drive Road Dedication

Being a part of land located in the State of Ohio, Muskingum County, Perry Township, and part of the northwest quarter of Quarter Township 3, Township 1 North, Range 6 West, United States Military Lands.

Being part of the lands conveyed to C.P.'s Lawncare, LLC. in Deed Record 2611, page 820 and NORMAR Enterprises, LLC. in Deed Record 2748, page 373, bounded and described as follows:

Commencing at a point 40.00 feet right of Sonora Road (County Road 52) centerline station 46+00 (MUS-40-14.09, Pg.19)
thence North 26 degrees 13 minutes 10 seconds West 59.08 feet to a point;
thence South 87 degrees 44 minutes 59 seconds East 309.84 feet to an iron pin found, being the southwest corner of NORMAR Enterprises (DR 2748-373);
thence continuing South 87 degrees 44 minutes 59 seconds East along the south line of NORMAR Enterprises (DR 2748-373) 462.34 feet to an iron pin set, the **place of beginning** for this road dedication;

thence through NORMAR Enterprises (DR 2748-373) the following three courses:

1. North 11 degrees 02 minutes 00 seconds East 265.92 feet to an iron pin set;
2. On a curve to the right having a radius of 150.00 feet, a delta angle of 57 degrees 43 minutes 52 seconds, a chord bearing and distance of North 35 degrees 08 minutes 38 seconds East 151.14 feet to an iron pin set on the west line of Frueh Enterprises, Inc. (DR 2759-531);
3. Along the west line of Frueh Enterprises, Inc. (DR 2759-531) South 21 degrees 34 minutes 05 seconds East 426.00 feet to an iron pin found on the northeast corner of C.P.'s Lawncare, LLC., (DR 2611-820);

thence along the east line of C.P.'s Lawncare, LLC., (DR 2611-820) South 00 degrees 04 minutes 02 seconds East 243.63 feet to an iron pin set;

thence leaving the east line of C.P.'s Lawncare, LLC., (DR 2611-820) and through C.P.'s Lawncare, LLC., (DR 2611-820) the following four courses:

1. North 23 degrees 41 minutes 11 seconds West 17.68 feet to an iron pin set;
2. North 19 degrees 41 minutes 58 seconds West 128.76 feet to an iron pin set;
3. North 18 degrees 20 minutes 44 seconds West 50.19 feet to an iron pin set;
4. North 13 degrees 45 minutes 40 seconds West 63.59 feet to an iron pin found on the south line of NORMAR Enterprises (DR 2748-373);

thence along the south line of NORMAR Enterprises (DR 2748-373) North 87 degrees 44 minutes 59 seconds West 64.77 feet to an iron pin set;

thence leaving the south line of NORMAR Enterprises (DR 2748-373) and through C.P.'s Lawncare, LLC., (DR 2611-820) the following six courses:

1. South 11 degrees 02 minutes 00 seconds West 174.62 feet to an iron pin set;
2. South 31 degrees 23 minutes 31 seconds West 67.57 feet to an iron pin set on the north right-of-way of Sonora Road (County Road 52);
3. Along the north right-of-way of Sonora Road (County Road 52) North 61 degrees 44 minutes 17 seconds West 103.12 feet to an iron pin set;
4. Along the north right-of-way of Sonora Road (County Road 52) North 84 degrees 53 minutes 52 seconds West 49.10 feet to an iron pin set;
5. Leaving the north right-of-way of Sonora Road (County Road 52) North 29 degrees 41 minutes 08 seconds East 74.54 feet to an iron pin set;
6. North 11 degrees 02 minutes 00 seconds East 119.17 feet to the place of beginning, containing 2.496 acres, more or less.

Part of Parcel No.: 51-51-30-03-16-020 ($\pm$ 0.956 acres)

Part of Parcel No.: 51-51-30-03-17-000 (+ 1.540 acres)

TOTAL $\pm$ 2.496 ACRES

This legal description was written by Denis P. Swierz based on a field survey completed December 2018 by Muskingum County Engineers' Office. The bearings in this description are based on Ohio South Zone, State Plane Coordinates, as per GPS Observations from NGS monument W 183 (JX 1424).

Subject to all easements, right of ways, restrictions, reservations, etc.. of record and those that may be implied.

Denis P. Swierz

Reg. Surv. No. 8062

Date

12/28/18



DESCRIPTION

APPROVED

By: 1/17/2019

1
2

ROAD DEDICATION PLAT FOR ALL AMERICAN WAY AND COACHMEN DRIVE

STATE OF OHIO, MUSKINGUM COUNTY, PERRY TOWNSHIP, PART OF THE NORTHWEST
QUARTER OF QUARTER TOWNSHIP 3, TOWNSHIP 1 NORTH, RANGE 6 WEST,
UNITED STATES MILITARY LANDS

PART OF PARCEL NOS.: 51-30-03-16-020 ±0.956 ACRES
51-30-03-17-000 ±1.540 ACRES
±2.496 ACRES

DESCRIPTION

APPROVED

By: M.H. x hwy

DEDICATION

NORMAR ENTERPRISES, LLC., HAS CAUSED ITS REAL ESTATE SHOWN
TO BE SURVEYED AND PLATTED INTO THE ROAD AS SHOWN,
AND HEREBY DEDICATES SUCH REAL ESTATE FOR ROAD PURPOSES,
PURSUANT TO O.R.C. 5553.31.

NORMAR ENTERPRISES, LLC

BY _____
_____, MEMBER

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF MUSKINGUM

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 201__ BY _____, MEMBER, ON BEHALF OF NORMAR
ENTERPRISES, LLC., A LIMITED LIABILITY COMPANY.

DEDICATION

C.P.'S LAWCARE, LLC., HAS CAUSED ITS REAL ESTATE SHOWN
TO BE SURVEYED AND PLATTED INTO THE ROAD AS SHOWN,
AND HEREBY DEDICATES SUCH REAL ESTATE FOR ROAD PURPOSES,
PURSUANT TO O.R.C. 5553.31.

CP'S LAWCARE, LLC.

BY _____
CHAD L. PARKER, MEMBER

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF MUSKINGUM

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 201__ BY CHAD L. PARKER, MEMBER, ON BEHALF OF
C.P.'S LAWCARE, LLC., A LIMITED LIABILITY COMPANY.

DEDICATION

FRUEH ENTERPRISES, INC., AN OHIO CORPORATION, HAS CAUSED
ITS REAL ESTATE SHOWN TO BE SURVEYED AND PLATTED INTO
THE ROAD AS SHOWN, AND HEREBY DEDICATES SUCH REAL ESTATE
FOR ROAD PURPOSES, PURSUANT TO O.R.C. 5553.31.

FRUEH ENTERPRISES, INC.

BY _____
ADAM HOLMES, PRESIDENT

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF MUSKINGUM

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY
OF _____, 201__ BY ADAM HOLMES, PRESIDENT OF FRUEH
ENTERPRISES, INC., AN OHIO CORPORATION, ON BEHALF OF THE
CORPORATION.

MUSKINGUM COUNTY AUDITOR'S OFFICE

TRANSFERRED DATE: _____

BY: _____

MUSKINGUM COUNTY COMMISSIONERS

ACCEPTED AND APPROVED UNDER THE REVISED CODE OF THE
STATE OF OHIO (O.R.C. 5553.31)

JAMES W. PORTER

CINDY S. CAMERON

MOLLIE CROOKS

DATE: _____

SUBMITTED FOR ACCEPTANCE AND APPROVAL

CLERK OF COUNTY COMMISSIONERS

MUSKINGUM COUNTY ENGINEER

ACCEPTED AND APPROVED UNDER THE REVISED CODE OF THE STATE OF OHIO
(O.R.C. 5553.31)

MARK J. EICHER, P.E., P.S.
COUNTY ENGINEER

DATE

CERTIFICATE OF SURVEYOR

DENIS P. SWIERZ, DOES HEREBY CERTIFY THAT THE WITHIN IS A CORRECT
DEDICATION PLAT FOR ALL AMERICAN WAY AND COACHMEN DRIVE.,
SAID ROADS BEING IN THE TOWNSHIP OF PERRY, COUNTY OF MUSKINGUM,
STATE OF OHIO, AS SURVEYED BY HIM AND CONSISTS OF 2.496 ACRES,
BEING A PART OF THE REAL ESTATE CONVEYED TO C.P.'S LAWCARE, LLC. IN
DEED RECORD 2611, PAGES 820-823, NORMAR ENTERPRISES, LLC. IN
DEED RECORD 2748, PAGES 373-374, AND FRUEH ENTERPRISES, INC. IN
DEED RECORD 2759, PAGES 531-536.



ROAD DEDICATION PLAT FOR ALL AMERICAN WAY AND COACHMEN DRIVE

2
2

STATE OF OHIO, MUSKINGUM COUNTY, PERRY TOWNSHIP, PART OF THE
NORTHWEST QUARTER OF QUARTER TOWNSHIP 3, TOWNSHIP 1 NORTH,
RANGE 6 WEST, UNITED STATES MILITARY LANDS

RAD = 150.00 FT
DELTA = 57° 43' 52"
CHD BRG = N 35° 08' 38" E
CHD = 151.14 FT

PART OF PARCEL NOS.:
51-30-03-16-020 ±0.956 ACRES
51-30-03-17-000 ±1.540 ACRES
±2.496 ACRES

NORMAR ENTERPRISES, LLC
OR 2748-373
51-30-03-17-000

FRUEH ENTERPRISES, INC.
OR 2759-531
51-30-03-17-001

DESCRIPTION
APPROVED

By: *[Signature]*

40.00' RIGHT OF COUNTY
ROAD 52 CENTERLINE
STATION 46+00
MUS-40-14.09, PG. 19

CP'S LAWN CARE, LLC
OR 2611-820
51-30-03-16-020

LEGEND

- ⊙ IRON PIN SET 5/8" X 30"
W/CAP MARKED "MUSK CTY"
"SWIERZ 8062"
- IRON PIN FOUND
- POINT

MUSKINGUM COUNTY
ENGINEER'S OFFICE
155 REHL ROAD
ZANESVILLE, OHIO 43701
(740) 454-0155

I HERE BY CERTIFY THIS
PLAT TO BE CORRECT



OFFICE COPY
NOT RECORDABLE
DATE 12/15/16

LINE TABLE

L1	N 26° 13' 10" W	59.08 FT
L2	S 87° 44' 59" E	309.84 FT
L3	S 87° 44' 59" E	462.34 FT
L4	N 23° 41' 11" W	17.68 FT
L5	N 18° 20' 44" W	50.19 FT
L6	N 13° 45' 40" W	63.59 FT
L7	N 87° 44' 59" W	64.77 FT
L8	S 31° 23' 31" W	67.57 FT
L9	N 61° 44' 17" W	103.12 FT
L10	N 84° 53' 52" W	49.10 FT
L11	N 29° 41' 08" E	74.54 FT
L12	N 11° 02' 00" E	119.17 FT
L13	S 87° 44' 59" E	23.30 FT
L14	S 87° 44' 59" E	125.44 FT
L15	S 87° 44' 59" E	81.21 FT

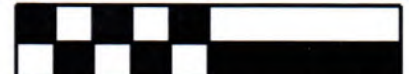
BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE BASED ON
NAD83 (2011), OHIO SOUTH ZONE, STATE
PLANE COORDINATES, AS PER GPS
OBSERVATIONS FROM NGS
MONUMENT W 183 (JX 1424).

PERTINENT DOCUMENTS AND SURVEYS USED:

1. DEED REFERENCES SHOWN
2. TAX MAPS
3. SURVEY RECORDS FOUND IN THE MUSKINGUM
COUNTY ENGINEERS OFFICE, ZANESVILLE, OHIO

100 0 100



Scale: 1" = 100'

ROAD DEDICATION PLAT FOR ALL AMERICAN WAY AND COACHMEN DRIVE

STATE OF OHIO, MUSKINGUM COUNTY, PERRY TOWNSHIP, PART OF THE NORTHWEST
QUARTER OF QUARTER TOWNSHIP 3, TOWNSHIP 1 NORTH, RANGE 6 WEST,

UNITED STATES MILITARY LANDS

PART OF PARCEL NOS.: 51-30-03-16-020 ±0.956 ACRES
51-30-03-17-000 ±1.540 ACRES
±2.496 ACRES

DEDICATION

NORMAR ENTERPRISES, LLC., HAS CAUSED ITS REAL ESTATE SHOWN TO BE SURVEYED AND PLATTED INTO THE ROAD AS SHOWN, AND HEREBY DEDICATES SUCH REAL ESTATE FOR ROAD PURPOSES, PURSUANT TO O.R.C. 5553.31.

NORMAR ENTERPRISES, LLC
BY _____, MEMBER

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF MUSKINGUM
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 201__ BY _____, MEMBER, ON BEHALF OF NORMAR ENTERPRISES, LLC., A LIMITED LIABILITY COMPANY.

DEDICATION

C.P.'S LAWCARE, LLC., HAS CAUSED ITS REAL ESTATE SHOWN TO BE SURVEYED AND PLATTED INTO THE ROAD AS SHOWN, AND HEREBY DEDICATES SUCH REAL ESTATE FOR ROAD PURPOSES, PURSUANT TO O.R.C. 5553.31.

CP'S LAWCARE, LLC.
BY _____
CHAD L. PARKER, MEMBER

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF MUSKINGUM
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 201__ BY CHAD L. PARKER, MEMBER, ON BEHALF OF C.P.'S LAWCARE, LLC., A LIMITED LIABILITY COMPANY.

DEDICATION

FRUEH ENTERPRISES, INC., AN OHIO CORPORATION, HAS CAUSED ITS REAL ESTATE SHOWN TO BE SURVEYED AND PLATTED INTO THE ROAD AS SHOWN, AND HEREBY DEDICATES SUCH REAL ESTATE FOR ROAD PURPOSES, PURSUANT TO O.R.C. 5553.31.

FRUEH ENTERPRISES, INC.
BY _____
ADAM HOLMES, PRESIDENT

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF MUSKINGUM
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 201__ BY ADAM HOLMES, PRESIDENT OF FRUEH ENTERPRISES, INC., AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.

MUSKINGUM COUNTY AUDITOR'S OFFICE

TRANSFERRED DATE: _____
BY: _____

MUSKINGUM COUNTY COMMISSIONERS

ACCEPTED AND APPROVED UNDER THE REVISED CODE OF THE
STATE OF OHIO (O.R.C. 5553.31)

JAMES W. PORTER CINDY S. CAMERON MOLLIE CROOKS

DATE: _____
SUBMITTED FOR ACCEPTANCE AND APPROVAL

CLERK OF COUNTY COMMISSIONERS

MUSKINGUM COUNTY ENGINEER

ACCEPTED AND APPROVED UNDER THE REVISED CODE OF THE STATE OF OHIO
(O.R.C. 5553.31)

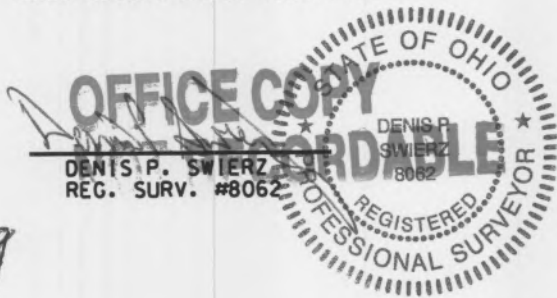
MARK J. EICHER, P.E., P.S.
COUNTY ENGINEER

DATE: _____

CERTIFICATE OF SURVEYOR

DENIS P. SWIERZ, DOES HEREBY CERTIFY THAT THE WITHIN IS A CORRECT DEDICATION PLAT FOR ALL AMERICAN WAY AND COACHMEN DRIVE.. SAID ROADS BEING IN THE TOWNSHIP OF PERRY, COUNTY OF MUSKINGUM, STATE OF OHIO, AS SURVEYED BY HIM AND CONSISTS OF 2.496 ACRES. BEING A PART OF THE REAL ESTATE CONVEYED TO C.P.'S LAWCARE, LLC. IN DEED RECORD 2611, PAGES 820-823, NORMAR ENTERPRISES, LLC. IN DEED RECORD 2748, PAGES 373-374, AND FRUEH ENTERPRISES, INC. IN DEED RECORD 2759, PAGES 531-536.

DESCRIPTION
APPROVED
By: *11/3/18*



12/28/18
DATE