



**Coachmen Properties, Inc.  
OR 2293-305**

**First Parcel  
+/- 7.84 Acres**

Being a part of the North Half of the Quarter Township 3, Township 1 North, Range 6 West, Perry Township, Muskingum County, Ohio, also being all of the lands now owned by Coachmen Properties, Inc., First Parcel as recorded in Original Record 2293 Page 305 of the Muskingum County Recorder more fully described as follows.

Beginning for reference at the Northwest Corner of Quarter Township 3, Township 1 North, Range 6 West;

thence South 67 degrees 37 minutes 22 seconds East, 3985.06 feet to an iron pin found, said iron pin found being a common corner of the lands now owned by Coachmen Properties, Inc. (OR 2293-305, Second Parcel) and the lands now owned by Buckeye Supply Co. (DR 824-17); thence with the common line of said Coachmen Properties, Inc., Second Parcel and Buckeye Supply Co., South 21 degrees 34 minutes 14 seconds East, 500.00 feet to an iron pin found on the Northeast Corner of the lands now owned by Downing Co. (OR 1730-56), said iron pin found also being on the southerly common corner of said Buckeye Supply Co. and Coachmen Properties, Inc., Second Parcel; thence with the South line of said Coachmen Properties, Inc., Second Parcel, South 87 degrees 45 minutes 08 seconds East, 46.93 feet to an iron pin found being the principal place of beginning;

thence continuing with the said South line of Coachmen Properties, Inc., South 87 degrees 54 minutes 35 seconds East, 1196.14 feet to an iron pin found on the Southeast Corner of said Coachmen Properties, Inc., Second Parcel, said iron pin found also being on the west line of the lands now owned by Metropolitan Savings Service Corp (OR 2194-17) and being on the Northeast Corner of the lands now owned by Coachmen Properties, Inc. (OR 2293-305, First Parcel); thence with the west line of said Metropolitan Savings Service Corp's lands, South 03 degrees 17 minutes 23 seconds West, 328.02 feet to an iron pin found on the northerly right of way of All American Way, said iron pin found also being on the Southeast Corner of said Coachmen Properties Inc., First Parcel; thence with the Right-of-Way of All American Way (Width Varies) the following 8 courses:

1. North 89 degrees 41 minutes 24 seconds West, 260.26 feet to an iron pin found;
2. North 79 degrees 27 minutes 20 seconds West, 551.29 feet to a pk nail found set in asphalt;
3. North 87 degrees 23 minutes 00 seconds West, 200.66 feet to an iron pin found;

4. North 89 degrees 39 minutes 02 seconds West, 100.12 feet to an iron pin found;
5. North 71 degrees 55 minutes 33 seconds West, 39.44 feet to an iron pin found;
6. North 33 degrees 58 minutes 34 seconds West, 31.00 feet to an iron pin found;
7. North 04 degrees 03 minutes 14 seconds West, 142.30 feet to an iron pin found;
8. North 06 degrees 22 minutes 13 seconds West, 79.65 feet to the principal place beginning, containing 7.84 acres more or less, subject to all applicable rights of way and easements.

Bearings are based on the Ohio State Plane Coordinate System, Ohio South, NAD 83 per GPS Observation on May 14<sup>th</sup>, 2012

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 7.84 acre parcel is based on a field survey made by MLS Surveying and Mapping on May 14<sup>th</sup>, 2012.

**Second Parcel**  
**+/- 14.22 Acres**

Being a part of the North Half of the Quarter Township 3, Township 1 North, Range 6 West, Perry Township, Muskingum County, Ohio, also being all of the lands now owned by Coachmen Properties, Inc., Second Parcel as recorded in Original Record 2293 Page 305 of the Muskingum County Recorder more fully described as follows.

Beginning for reference at the Northwest Corner of Quarter Township 3, Township 1 North, Range 6 West;

thence South 67 degrees 37 minutes 22 seconds East, 3985.06 feet to an iron pin found, said iron pin found being a common corner of the lands now owned by Coachmen Properties, Inc. (OR 2293-305, Second Parcel) and the lands now owned by Buckeye Supply Co. (DR 824-17) and also being the principal place of beginning;

thence with the south line of said Buckeye Supply Co.'s lands, North 80 degrees 13 minutes 48 seconds East, 900.00 feet to an iron pin found on the southeast corner of said Buckeye Supply Co.'s lands, also being on the west line of the lands now owned by Oxford Oil Corp (DR 824-257); thence with the west line of said Oxford Oil Corp's lands, South 20 degrees 42 minutes 47 seconds East, 397.54 feet to an iron pin found, said iron pin found being a common corner of said Oxford Oil Corp, Coachmen Properties, Second Parcel and the lands now owned by Metropolitan Savings Service Corp (OR 2194-17); thence with the southwesterly line of said Metropolitan Savings Service Corp's lands the following 4 courses:

1. South 09 degrees 28 minutes 22 seconds East, 30.00 feet to an iron pin found;

2. North 80 degrees 32 minutes 42 seconds East, 228.42 feet to an iron pin found;
3. South 56 degrees 01 minutes 12 seconds East, 279.67 feet to an iron pin found;
4. South 24 degrees 00 minutes 06 seconds West, 156.49 feet to an iron pin found, said iron pin found being a common corner of said Metropolitan Savings Service Corp and Coachmen Properties, Inc., First and Second Parcels;

thence with the common line of said Coachmen Properties, Inc., First and Second Parcels, North 87 degrees 54 minutes 35 seconds West, 1196.14 feet to an iron pin found, said iron pin found being on the northwest corner of said Coachmen Properties Inc., First Parcel; thence with the south line of said Coachmen Properties Inc., Second Parcel, North 87 degrees 45 minutes 08 seconds West, 46.93 feet to an iron pin found, said iron pin found being on the southeasterly corner of said Buckeye Supply Co.'s lands; thence with the east line of said Buckeye Supply Co.'s lands, North 21 degrees 34 minutes 14 seconds West, 500.00 feet to the principal place beginning, containing 14.22 acres more or less, subject to all applicable rights of way and easements.

Bearings are based on the Ohio State Plane Coordinate System, Ohio South, NAD 83 per GPS Observation on May 14<sup>th</sup>, 2012

All iron pins set are 5/8 inch by 30 inch steel rebar with plastic identification caps marked MCPEEK PS8517.

The above described 14.22 acre parcel is based on a field survey made by MLS Surveying and Mapping on May 14<sup>th</sup>, 2012.

**OFFICE COPY**  
**NOT RECORDABLE**



5/24/12  
Date

**Parcel No.**

All of: 51-30-03-16-005 (+/- 7.84 ac.) First Parcel  
All of: 51-30-03-17-001 (+/- 14.22 ac.) Second Parcel

**DESCRIPTION**  
**APPROVED**

By: [Signature] 5/24/2012

RE-SURVEY

SITUATED IN

The State of Ohio, County of Muskingum Township of Perry and being part of the the North Half of Quarter Township 3, T1N, R6W.

BASIS OF BEARING

Bearings are based on the Ohio State Plane Coordinate System, Ohio South, NAD 83, per GPS Observation on 5/14/2012.

Buckeye Supply Co.  
DR 824-17

Oxford Oil Corp  
DR 824-257

Coachmen Properties, Inc.  
OR 2293-305  
Second Parcel  
± 14.22 Ac.

Total ± 22.06 Ac.

Coachmen Properties, Inc.  
OR 2293-305  
First Parcel  
± 7.84 Ac.

Metropolitan Savings Service Corp  
OR 2194-17

Northwest Corner of  
Qtr. Twp. 3, T1N,  
R6W, Perry Twp.

S 67°37'22" E  
3985.06'

N 80°13'48" E  
900.00'

S 20°42'47" E  
397.54'

POB-Second Parcel

Buckeye Supply Co.  
DR 824-17

N 21°24'14" W  
500.00'

S 09°28'22" E  
30.00'

N 80°32'42" E  
228.42'

S 56°01'12" E  
279.67'

N 87°45'08" W  
46.93'

POB-First Parcel

N 87°54'35" W 1196.14'  
S 87°54'35" E 1196.14'

N 06°22'13" W  
79.65'

N 04°03'14" W  
142.30'

N 33°58'34" W  
31.00'

N 89°39'02" W  
100.12'

N 71°55'33" W  
39.44'

N 87°23'00" W  
200.66'

N 79°27'20" W  
551.29'

All American Way (RW Varies)

N 89°41'24" W  
260.26'

S 03°17'23" W  
328.02'

S 24°00'06" W  
156.49'

REFERENCES

- OR 2293-305
- DR 824-17
- OR 1730-56
- OR 2194-17
- DR 824-257

Downing Co.  
OR 1730-56

PARCEL NO.

- All of: 51-30-03-16-005(±7.84 ac.) First Parcel
- All of: 51-30-03-17-001(±14.22 ac.) Second Parcel

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

LEGEND

- Iron Pin Found
- ▲ PK Nail Found
- Z- Property Hook

DESCRIPTION

APPROVED  
By *[Signature]* 5/29/2012

STATE OF OHIO  
Brian McPeek  
8517  
Reg. Surveyor  
OFFICE COPY  
NOT RECORDABLE  
5/24/12

McPeek Land Surveying

**MLS**  
Surveying & Mapping

423 Smithfield Ave., Zanesville, Ohio 43701  
740.704.6073