



51-30-03-16-005

4005 ALLAMERICAN WAY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **MICHAEL STROKES**, unmarried, of Muskingum County, State of Ohio, for valuable consideration paid, grants with general warranty covenants to **ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY**, a Municipal Corporation and Political Subdivision organized and existing under the laws of the State of Ohio, whose tax mailing address is 205 North Fifth Street, Zanesville, Ohio, the following described property:

Being a part of the North half of Quarter Township 3, Township 1 North, Range 6 West, Quarter Township 3, Perry Township, Muskingum County, Ohio and being a part of the lands of Michael Strokes, Volume, 463 Page 584, Parcel # 51-30-03-16 and being more particularly described as follows:

Beginning, for reference, at the northwest corner of Quarter Township 3; thence South 67 degrees 37 minutes 22 seconds East 3985.057 feet to an iron pin set; thence South 21 degrees 36 minutes 37 seconds East 500.00 feet to an iron pin set and the principal place of beginning of the tract herein to be described; thence South 87 degrees 46 minutes 18 seconds East 1273.868 feet to an iron pin found; thence South 05 degrees 42 minutes 42 seconds East 382.838 feet to an iron pin set; thence South 89 degrees 44 minutes 50 seconds West 331.390 feet to a post; thence North 80 degrees 29 minutes 45 seconds West 560.045 feet to an iron pin set; thence North 86 degrees 46 minutes 39 seconds West 427.447 feet to an iron pin set; thence North 00 degrees 05 minutes 22 seconds West 315.426 feet to the place of beginning. The tract as surveyed contains 10.447 acres, more or less, subject to all highways and easements of record.

Also, an easement for roadway purposes and being more particularly described as follows:

Beginning, for reference, at the northwest corner of Quarter Township 3; thence South 67 degrees 37 minutes 22 seconds East 3985.057 feet to an iron pin set; thence South 21 degrees 36 minutes 37 seconds East 500.00 feet to an iron pin set and the principal place of beginning of the easement herein to be described; thence South 00 degrees 05 minutes 22 seconds East 243.628 feet to a point; thence North 23 degrees 42 minutes 31 seconds West 17.679 feet to a point; thence North 19 degrees 43 minutes 18 seconds West 128.756 feet to a point; thence North 18 degrees 22 minutes 05 seconds West 50.192 feet to a point; thence North 13 degrees 47 minutes 00 seconds West 63.594 feet to a point; thence South 87 degrees 46 minutes 18 seconds East 81.215 feet to the place of beginning. The easement as surveyed contains 0.246 acres, more or less, subject to all highways and easements of record.

Also, an easement for roadway purposes and being more particularly described as follows:

Beginning, for reference, at the northwest corner of Quarter Township 3; thence South 67 degrees 37 minutes 22 seconds East 3985.057 feet to an iron pin set; thence South 21 degrees 36 minutes 37 seconds East 500.00 feet to an iron pin set; thence North 87 degrees 46 minutes 18 seconds West 232.324 feet to a point and the principal place of beginning of the easement herein to be described; thence South 11 degrees 29 minutes 09 seconds East 37.248 feet to a point; thence South 10 degrees 04 minutes 06 seconds West 343.426 feet to a point in the centerline of County Road 52; thence

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER

BY A. L. Swinehart 10

10-15-97 51-30-03-16(PT)

North 64 degrees 03 minutes 49 seconds West 163.452 feet to a point in the centerline of County Road 52; thence North 76 degrees 48 minutes 04 seconds West 34.101 feet to a point in the centerline of County Road 52; thence North 20 degrees 49 minutes 12 seconds East 320.940 feet to a point; thence South 87 degrees 46 minutes 10 seconds East 118.831 feet to the place of beginning. The easement as surveyed contains 1.278 acres, more or less, subject to all highways and easements of record.

Bearings in the above description are based on the centerline of I-70, as shown on the ODOT ROW plans, between Station 230 + 00 and 235 + 00, bearing North 65 degrees 20 minutes 40 seconds East.

Iron pins set are 5/8 inch rebar, 30 inches long with plastic identifications caps set flush with the ground.

This survey was prepared by Ronald M. Merckle, Ohio Registered Surveyor No. 6473 on October 10, 1997.

TOGETHER WITH THE FOLLOWING EASEMENT FOR ROAD TURNAROUND PURPOSES:

Being a part of the North half of Quarter Township 3, Township 1 North, Range 6 West, Quarter Township 3, Perry Township, Muskingum County, Ohio and being a part of the lands of Michael Strokes, Volume 463, Page 584 and an easement for roadway purposes and being more particularly described as follows:

Beginning, for reference, at the northwest corner of Quarter Township 3; thence South 65 degrees 31 minutes 56 seconds East 5684.871 feet to an iron pin set and the principal place of beginning of the easement herein to be described; thence North 89 degrees 25 minutes 45 seconds East 46.951 feet to a point; thence North 78 degrees 35 minutes 21 seconds East 47.774 feet to a point; thence North 68 degrees 25 minutes 08 seconds East 163.387 feet to a point; thence North 30 degrees 14 minutes 30 seconds East 137.561 feet to a point; thence North 90 degrees 00 minutes 00 seconds East 132.707 feet to a point; thence South 07 degrees 58 minutes 42 seconds East 177.465 feet to a point; thence South 79 degrees 45 minutes 22 seconds West 397.296 feet to a point; thence South 89 degrees 44 minutes 50 seconds West 75.581 feet to an iron pin set; thence North 05 degrees 42 minutes 42 seconds West 58.169 feet to the place of beginning. The easement as surveyed contains 1.287 acres, more or less, subject to all highways and easements of record.

Bearings in the above easement are based on the centerline of I-70, as shown on the ODOT ROW plans between Station 2301 + 00 and 235 + 00 bearing North 65 degrees 20 minutes 40 seconds East.

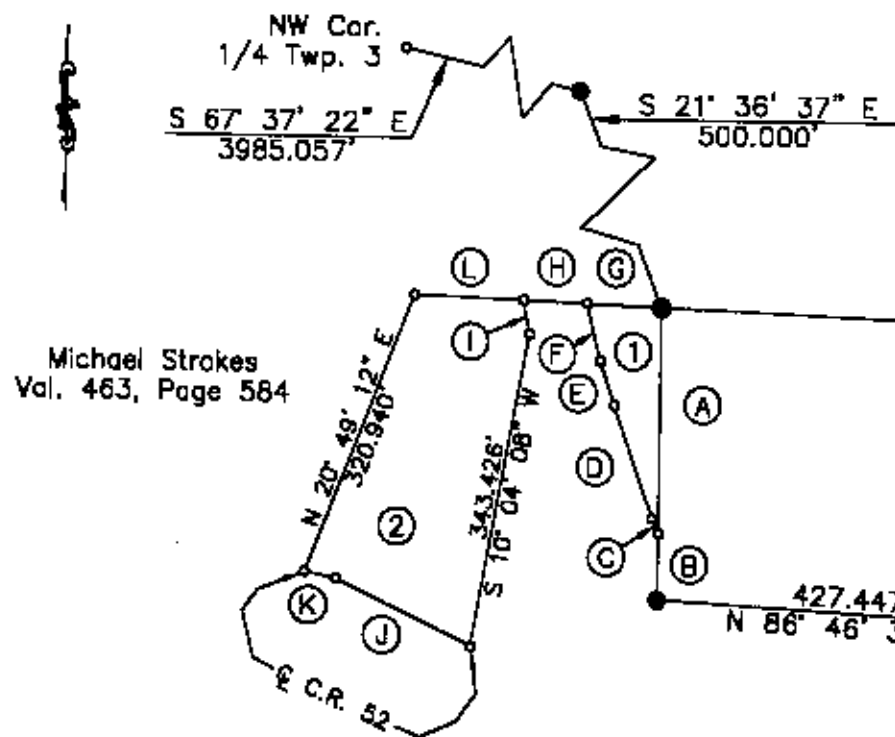
Iron pins set are 5/8 inch rebar, 30 inches long with plastic identifications caps set flush with the ground.

This survey was prepared by Ronald M. Merckle, Ohio Registered Surveyor No. 6473 on October 14, 1997.

Subject to all restrictions, reservations, easements, leases, rights of way, conditions and covenants of record.

Prior Deed Reference: Volume 463, Page 584, Muskingum County Deed Records.

WITNESS my hand this 14th day of October, 1997.



Buckeye Supply Co.
Vol. 824, Page 17

Part of the Lands of Michael Strokes,
Volume 463, Page 584
Parcel Number 51-30-03-16
10.447 Acres

State of Ohio
I-70 Right of Way

- (A) S 0° 05' 22" E
243.828'
- (B) S 0° 05' 22" E
71.798'
- (C) N 23° 42' 31" W
17.879'
- (D) N 18° 43' 18" W
128.756'
- (E) N 18° 22' 05" W
50.192'
- (F) N 13° 47' 00" W
63.594'

- (G) S 87° 46' 18" E
81.215'
- (H) N 87° 46' 18" W
151.109'
- (I) S 11° 29' 09" E
37.248'
- (J) N 64° 03' 49" W
163.452'
- (K) N 76° 48' 04" W
34.101'
- (L) S 87° 46' 18" E
118.631'

Michael Strokes
Vol. 463, Page 584

Except as specifically stated or shown on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or other facts that an accurate and current title search may disclose.

- ① Roadway Easement #1
0.246 Acres
- ② Roadway Easement #2
1.278 Acres

Bearings are based on the centerline of I-70, as shown on the ODOT ROW plans, between Station 230+00 and 235.00, bearing N 65° 20' 40" E

Iron pins set are 5/8 inch rebar, 30 inches long, with plastic identification caps set flush with the ground.

1" = 200'

The PBW Company

1218 St. Rt. 93 NE
New Lexington, Ohio 43764 (614) 342-5131

SURVEY FOR: Coachmen (Michael Strokes)

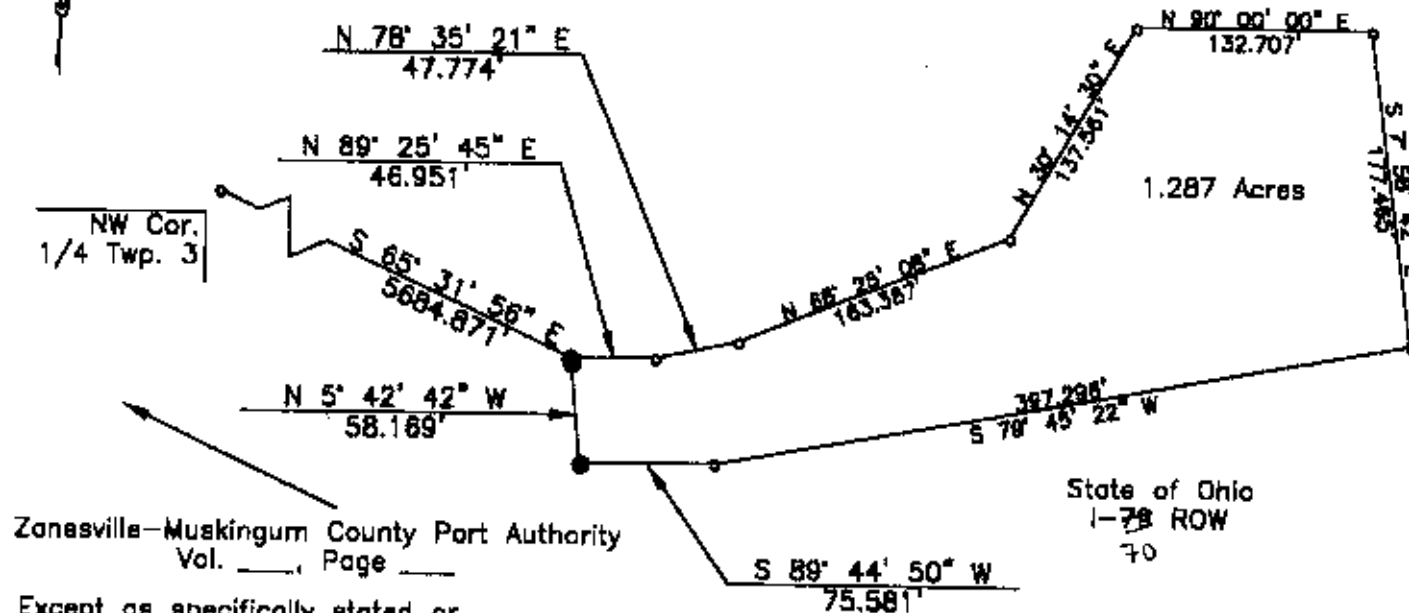
- IRON PIN SET
 - IRON PIN FOUND
 - ⊕ POST
 - ▲ RAILROAD SPIKE SET
 - △ RR SPIKE FOUND
 - STONE FOUND
 - ✖ FENCE
 - POINT
- DATE: 10/9/97
RANGE: 6 W
TOWNSHIP: 1 N
SECTION: 1/4 Twp. 3
POL. TWP: Perry
COUNTY: Muskingum
SCALE: 1" = 200'
STATE OF OHIO

Ronald M. Merckle
RONALD M. MERCKLE
OHIO REG. SURVEYOR NO. 8473

Thomas C. Wilson
THOMAS C. WILSON
OHIO REG. SURVEYOR NO. 8465

Michael Strokas
Vol. 463, Page 584

Michael Strokas
Vol. 463, Page 584



Zanesville-Muskingum County Port Authority
Vol. ____, Page ____

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision regulations; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.

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Part of the lands of
Michael Strokas, Vol. 463,
Page 584.

Bearings are based on the centerline of I-70, as shown on the 000T ROW plans, between Station 230+00 and 235+00, bearing N 65° 20' 40" E.

Iron pins set are 5/8 inch rebar, 30 inches long with plastic identification caps set flush with the ground.

State of Ohio
I-70 ROW
70

1" = 100'

The JGW Company

1218 St. Rt. 93 NE
New Lexington, Ohio 43764 (614) 342-5131



SURVEY FOR: Muskingum County Port Authority

- IRON PIN SET
- IRON PIN FOUND
- ⊕ POST
- ▲ RAILROAD SPIKE SET
- △ RR SPIKE FOUND
- STONE FOUND
- ** FENCE
- POINT

DATE: 10/13/97

RANGE: 6 W

TOWNSHIP: 1 N

SECTION: 1/4 Twp. 3

POL. TWP: Perry

COUNTY: Muskingum

SCALE: 1" = 100'

STATE OF OHIO

Ronald M. Merckle

RONALD M. MERCKLE
OHIO REG. SURVEYOR NO. 8473

THOMAS C. WILSON
OHIO REG. SURVEYOR NO. 6465

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **ZANESVILLE-MUSKINGUM COUNTY PORT AUTHORITY**, a Municipal Corporation and Political Subdivision organized and existing under the laws of the State of Ohio, of Muskingum County, Ohio, pursuant to the provisions of Ohio Revised Code Section 4582.06(K) and a resolution of the Board of Directors of said Zanesville-Muskingum County Port Authority, the real estate hereafter described not being needed for the purposes of the Port Authority, for valuable consideration paid, grants with general warranty covenants to **ALL AMERICAN HOMES**, whose tax mailing address is _____, the following described property:

51-30-03-16-005
4005 AMERICAN WAY

FIRST PARCEL: Being a part of the North half of Quarter Township 3, Township 1 North, Range 6 West, Quarter Township 3, Perry Township, Muskingum County, Ohio and being a part of the lands of the Muskingum County Port Authority, Volume 1138, Page 700, Part of Parcel No. 51-30-03-16 and being more particularly described as follows:

Beginning, for reference, at the northwest corner of Quarter Township 3; thence South 67 deg. 37' 22" East 3985.057 feet to an iron pin set; thence South 21 deg. 36' 37" East 500.000 feet to an iron pin set; thence South 87 deg. 46' 18" East 46.933 feet to an iron pin set and the principal place of beginning of the tract herein to be describe;d thence South 87 deg. 46' 18" East 1226.935 feet to an iron pin found; thence South 05 deg. 42' 42" East 324.669 feet to an iron pin set; thence North 89 deg. 43' 43" West 341.808 feet to an iron pin set; thence North 79 deg. 29' 43" West 551.289 feet to an iron pin set; thence North 87 deg. 25' 23" West 200.664 feet to an iron pin set; thence North 89 deg. 41' 25" West 100.120 feet to an iron pin set; thence North 71 deg. 57' 56" West 39.445 feet to an iron pin set; thence North 34 deg. 00' 57" West 30.998 feet to an iron pin set; thence North 04 deg. 05' 37" West 142.298 feet to an iron pin set; thence North 06 deg. 23' 36" West 79.745 feet to the place of beginning. The tract as surveyed contains 8.210 acres, more or less, subject to all highways and easements of record.

Bearings in the above description are based on the centerline of I-70, as shown on the ODOT ROW plans, between Station 230+00 and 235+00, bearing North 65 deg. 20' 40" East.

Iron pins set are 5/8 inch rebar, 30 inches long with plastic identification caps set flush with the ground.

Subject to all restrictions, reservations, easements, leases, rights of way, conditions and covenants of record.

Prior Deed Reference: Volume 1138, Page 700, Muskingum County Deed Records.

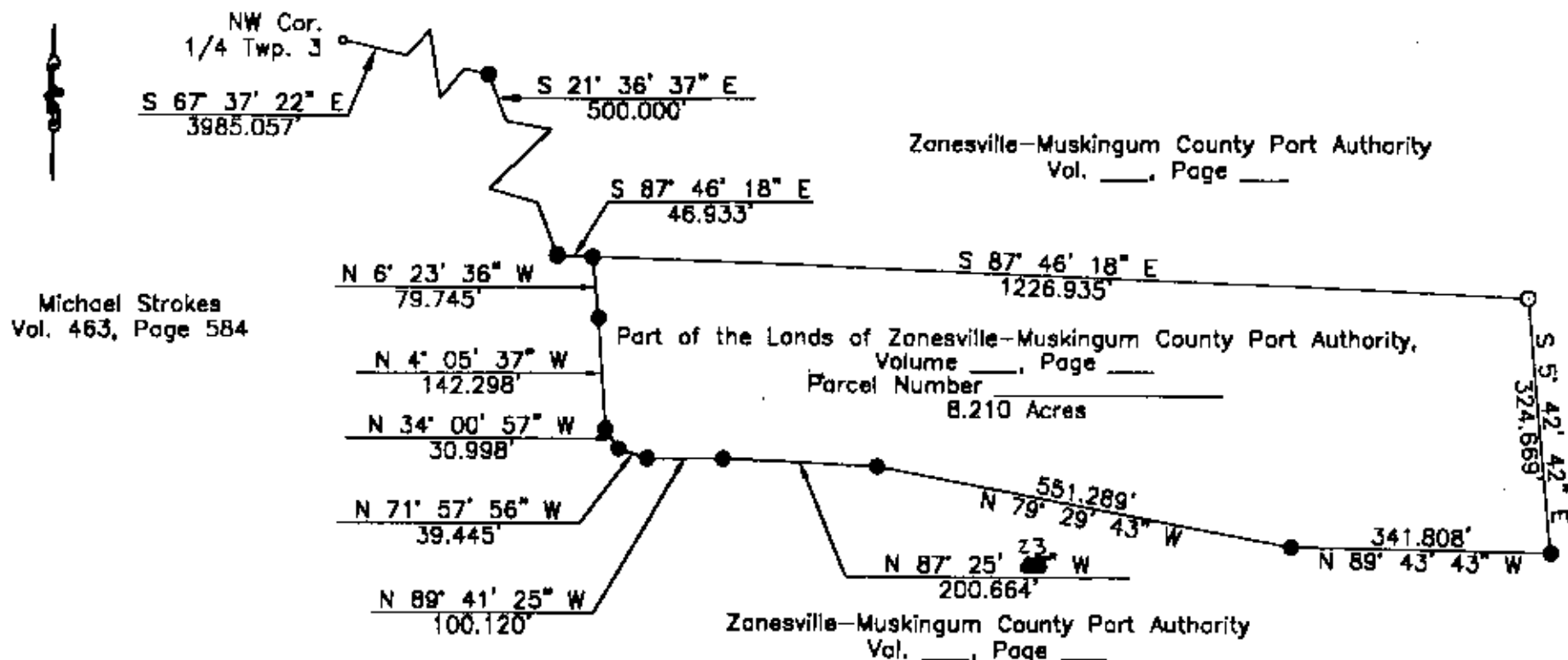
SECOND PARCEL: Being a part of the North half of Quarter Township 3, Township 1 North, Range 6 West, Quarter Township 3, Perry Township, Muskingum County, Ohio and being a part of the lands of Buckeye Supply Company, Volume 824, Page 17, Parcel No. 51-30-03-17 and being more particularly described as follows:

Beginning for reference at the northwest corner of Quarter Township 3; thence South 67 deg. 37' 22" East 3985.057 feet to an iron pin set and the principal place of beginning of the tract herein to be described; thence North 80 deg. 11' 25" East 900.000 feet to an iron pin set; thence South 20 deg. 45' 10" East 397.536 feet to an iron pin found; thence North 80 deg. 30' 19" East 240.366 feet to an iron pin found; thence South 56 deg. 03' 35" East 316.805 feet to an iron pin found; thence South 23 deg. 57' 43" West 173.721 feet to an iron pin found; thence North 87 deg. 46' 18" West 1273.868 feet to an iron pin set; thence North 21 deg. 36' 37" West 500.000 feet to the place of

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY *[Signature]*

11-10-97 First Parcel

2nd Parcel Approved



Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

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Iron pins set are 5/8 inch rebar, 30 inches long, with plastic identification caps set flush with the ground.

The PBW Company 1218 St. Rt. 93 NE New Lexington, Ohio 43764 (614) 342-5131	
SURVEY FOR: <u>Coachmen (Port Authority)</u>	
● IRON PIN SET ○ IRON PIN FOUND ⊕ POST ▲ RAILROAD SPIKE SET △ RR SPIKE FOUND * STONE FOUND ** RANGE POINT	DATE: <u>10/13/97</u> RANGE: <u>6 W</u> TOWNSHIP: <u>1 N</u> SECTION: <u>1/4 Twp. 3</u> POL. TWP: <u>Perry</u> COUNTY: <u>Muskingum</u> SCALE: <u>1" = 200'</u> STATE OF OHIO
RONALD M. WILSON OHIO REG. SURVEYOR NO. 9465	THOMAS C. WILSON OHIO REG. SURVEYOR NO. 9465

OFFICE COPY
NOT RECORDABLE