

**All American Way Dedication (Downing Property)**

SNR

Being a part of land located in the State of Ohio, County of Muskingum, Township of Perry, 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 the The Downing Co., Inc in the Official Record 1730, page 56, bounded and described as follows:

**TRACT #1:**

**Commencing** 40.00 feet right of Sonora Road (CR 52) centerline station 46+00.00 (MUS-40-14.09, Pg.19);

thence North 30 degrees 33 minutes 40 seconds West 59.08 feet to a point;

thence North 87 degrees 54 minutes 51 seconds East 309.73 feet to the southwest corner of The Buckeye Supply (DR 824-17);

thence along the south line of The Buckeye Supply (DR 824-17) North 87 degrees 54 minutes 51 seconds East 487.22 feet to an iron pin set, the place of beginning for tract 1;

thence continuing along the south line of The Buckeye Supply (DR 824-17) North 87 degrees 54 minutes 51 seconds East 118.84 feet to an iron pin set;

thence leaving the south line of The Buckeye Supply (DR 824-17) and through The Downing Company, Inc. (OR 1730-56) South 15 degrees 49 minutes 13 seconds East 37.20 feet to an iron pin set;

thence South 05 degrees 44 minutes 18 seconds West 213.64 feet to an iron pin set on the north right-of-way of Sonora Road (CR 52);

thence along the right-of-way of Sonora Rd. (CR 52) North 66 degrees 10 minutes 08 seconds West 139.66 feet to an iron pin found;

thence continuing along the north right-of-way of Sonora Rd. (CR 52) North 89 degrees 19 minutes 33 seconds West 35.20 feet to an iron pin set;

thence leaving the north right-of-way of Sonora Rd. (CR 52) North 16 degrees 29 minutes 22 seconds East 195.22 feet to the place of beginning containing 0.73 acres, more or less.

Part of Parcel No.: 51-51-30-03-16-020 ( $\pm$  0.74 acres)

**TRACT #2:**

**Commencing** 40.00 feet right of Sonora Road (CR 52) centerline station 46+00.00 (MUS-40-14.09, Pg.19);

thence North 30 degrees 33 minutes 40 seconds West 59.08 feet to a point;

thence North 87 degrees 54 minutes 51 seconds East 309.73 feet to the southwest corner of The Buckeye Supply (DR 824-17);

thence along the south line of The Buckeye Supply (DR 824-17) North 87 degrees 54 minutes 51 seconds East 487.22 feet to an iron pin set;

thence continuing along the south line of The Buckeye Supply (DR 824-17) North 87 degrees 54 minutes 51 seconds East 118.84 feet to an iron pin set;

thence continuing along the south line of The Buckeye Supply (DR 824-17) North 87 degrees 54 minutes 51 seconds East 69.90 feet to an iron pin set, the place of beginning for tract 2;

thence continuing along the south line of The Buckeye Supply (DR 824-17) North 87 degrees 54 minutes 51 seconds East 81.21 feet to an iron pin found, being the northwest corner of All American Way (Plat Book 18, Page 128);

thence along the west line of All American Way South 04 degrees 24 minutes 54 seconds East 243.55 feet to a point;

thence leaving the west line of All American Way (Plat Book 18, Page 128) and through The Downing Company, Inc. (OR 1730-56) the following four courses:

1. North 28 degrees 02 minutes 21 seconds West 17.68 feet to an iron pin set;
2. North 24 degrees 03 minutes 08 seconds West 128.76 feet to a point;
3. North 22 degrees 41 minutes 55 seconds West 50.19 feet to a point;
4. North 18 degrees 06 minutes 36 seconds West 63.53 feet to the place of beginning containing 0.25 acres, more or less.

Part of Parcel No.: 51-51-30-03-16-020 ( $\pm$  0.25 acres)

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

Iron pins set are 5/8 inch rebar 30 inches long with identification caps (DAVIS 7972). This legal description was based on a field survey made in November 2004 by Muskingum County Technical Support. The bearings in this description are based on All American Way Dedication Plat (Plat Book 8, Page 128)

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

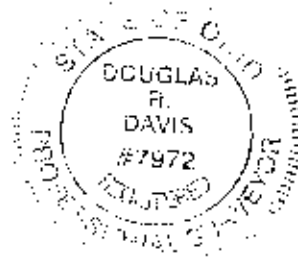
**OFFICE COPY  
NOT RECORDABLE**

Douglas R. Davis  
Reg. Surv. No. 7972

11/04/04  
Date

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

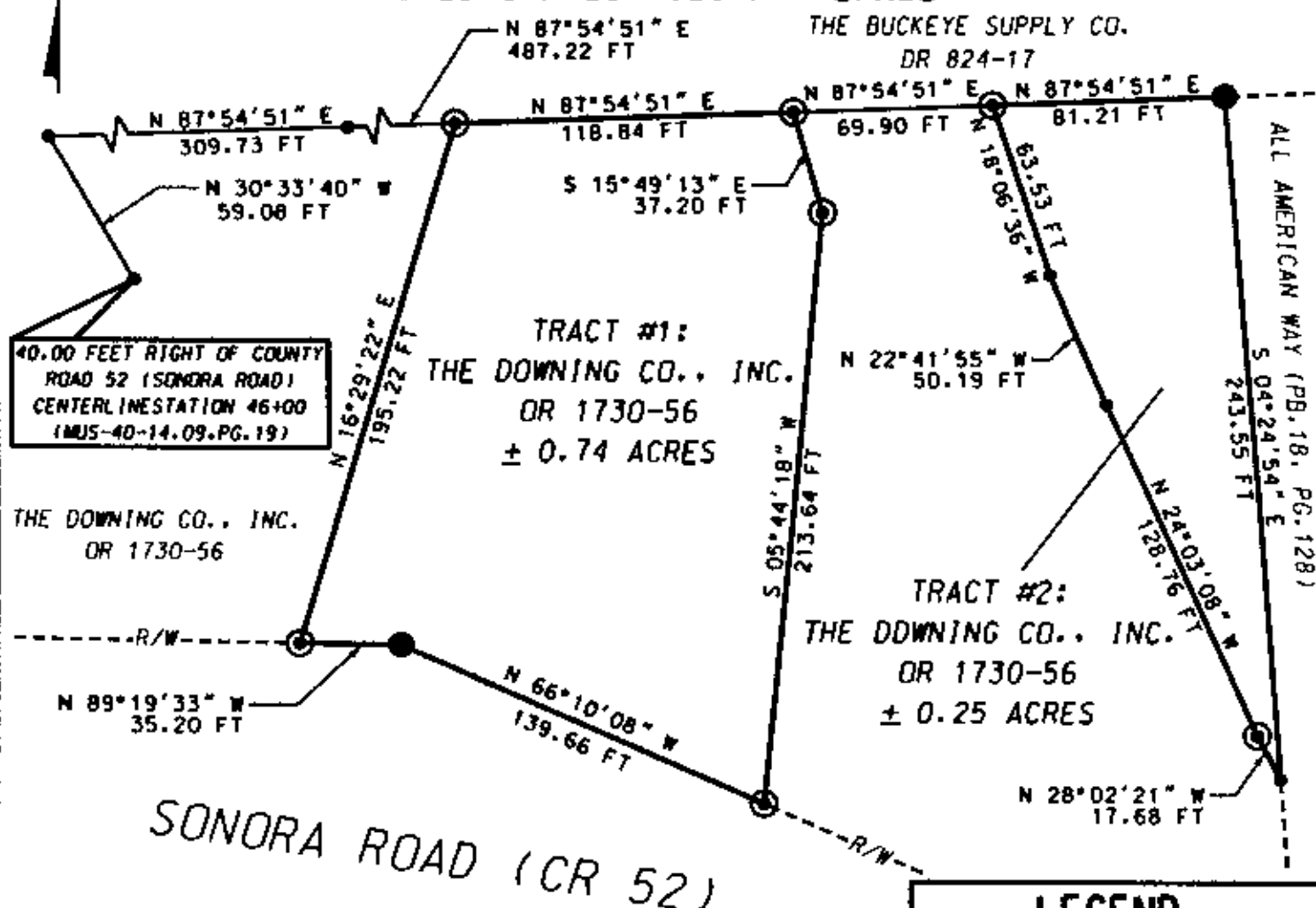
BY K. Bunking  
11-16-2004



# PLAT OF SURVEY FOR THE DOWNING CO., INC.

## FOR ALL AMERICAN WAY DEDICATION

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



### LEGEND

- IRON PIN SET  $\frac{3}{4}$ " X 30" W/CAP MARKED DAVIS S7972
- IRON PIN FOUND
- POINT

### MUSKINGUM COUNTY TECHNICAL SUPPORT

401 MAIN STREET  
ZANESVILLE, OHIO 43701  
(740) 588-4357

I HEREBY CERTIFY THIS PLAT  
TO BE CORRECT AS SURVEYED  
NOVEMBER 2004

#### TRACT #1

PART OF PARCEL NO.: 51-51-30-03-16-020 ± 0.74 ACRES

#### TRACT #2

PART OF PARCEL NO.: 51-51-30-03-16-020 ± 0.25 ACRES

TOTAL ± 0.99 ACRES

#### BASIS OF BEARING:

BEARINGS ARE BASED ON ALL AMERICAN WAY  
DEDICATION PLAT (PLAT BOOK 18, PAGE 128).

#### PERTINENT DOCUMENTS AND SURVEYS USED:

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



Scale: 1" = 60'

OFFICE COPY  
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RECORDABLE

DOUGLAS R. DAVIS  
PSL# 7972

DATE