

SURVEY OF ACREAGE

SITUATED IN THE CITY OF ZANESVILLE, COUNTY OF MUSKINGUM AND STATE OF OHIO, AND BEING PART OF THOSE CERTAIN LANDS GRANTED TO STORE IT LLC BY DEED IN VOLUME 2384, PAGE 575 OF OFFICIAL RECORDS KNOWN AS TRACT ONE-PARCEL ONE, TRACT ONE-PARCEL TWO, TRACT TWO, TRACT THREE-PARCEL NO. 1, TRACT THREE-PARCEL NO. 2, TRACT THREE-PARCEL NO. 3, TRACT THREE-PARCEL NO. 4, TRACT FOUR, TRACT FIVE, TRACT SIX, TRACT SEVEN, TRACT EIGHT, TRACT NINE, TRACT TEN, TRACT ELEVEN, TRACT TWELVE, TRACT THIRTEEN, TRACT FOURTEEN, TRACT FIFTEEN, TRACT SIXTEEN, AND BY DEED IN VOLUME 2867, PAGE 351 OF OFFICIAL RECORDS KNOWN AS TRACT ONE-PARCEL ONE, TRACT ONE-PARCEL TWO, TRACT ONE-PARCEL THREE AND TRACT ONE-PARCEL FOUR, BEING LOTS 6 THROUGH 8 (SQUARE 16), LOTS 13 THROUGH 16 (SQUARE 16), 1 THROUGH 12 (SQUARE 17), LOTS 1 THROUGH 12 (SQUARE 21) AND LOTS 1 THROUGH 12 (SQUARE 24) OF WESTERN ADDITION TO THE CITY OF ZANESVILLE AS PER MAP RECORDED IN REPLAT BOOK 1, PAGE 4 AND 5, VACATION OF PEARL STREET AS PER BOOK 195, PAGE 188 AND BOOK 410, PAGE 147, PARTIAL VACATION OF RAILROAD STREET AS PER BOOK 1159, PAGE 291, PARTIAL VACATION OF BEECH STREET AS PER BOOK 2912, PAGE 19, PARTIAL VACATION OF WALNUT STREET AS PER BOOK 662, PAGE 285 AND VACATED ALLEYS AS PER BOOK 970, PAGE 325 AND BOOK 2912, PAGE 19 OF OFFICIAL RECORDS



DESCRIPTION
APPROVED

By: *Timothy A. Beck*
3-6-2025

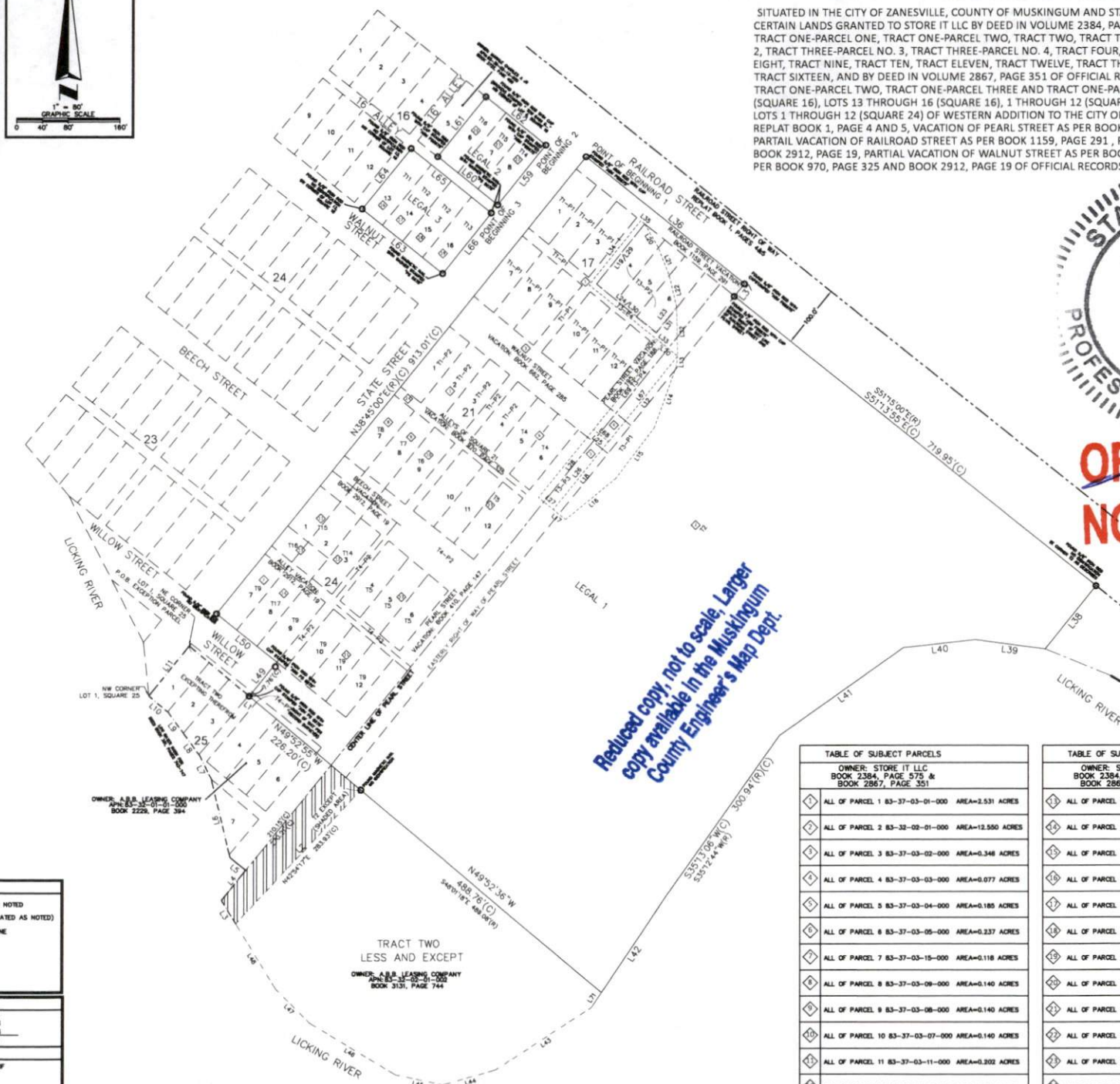
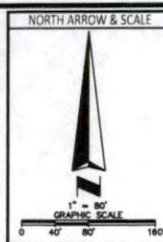
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NOT RECORDABLE**

TIMOTHY A. BECK
PROFESSIONAL LAND SURVEYOR NO. 8612
STATE OF OHIO
PROJECT NO. 2421470-52105
DATE 3/26/2025
SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
221 CIRCLE DRIVE, WATLAND, FL 32791
CERTIFICATE OF AUTHORIZATION # 3080
PHONE: (407) 428-7979
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THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT
A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

SURVEY OF ACREAGE
120 STATE STREET
MUSKINGUM COUNTY
ZANESVILLE, OHIO

ASM AMERICAN SURVEYING & MAPPING, INC.
NDSS - NATIONAL DIGITAL SURVEYING SERVICES
221 CIRCLE DRIVE, WATLAND, FL 32791 Phone: (407) 428-7979

LINE TABLE(R)(C)			LINE TABLE(R)(C)		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1(R)	S49°55'07"E	346.83'	L36	S51°18'22"E(C)	318.00'(C)
(C)	S49°54'51"E		L37	S38°45'00"W(C)	25.00'(C)
L2	S42°54'50"W	283.88'	L38	S38°45'22"W(C)	126.41'
(C)	S42°55'06"W		L39	N82°21'45"W(C)	108.07'
L3	N31°20'40"W	41.66'	L40	N82°22'07"W(C)	112.91'
(C)	N31°20'24"W		L41	S54°52'28"W(C)	234.74'
L4	N38°41'53"E	60.06'	L42	S33°35'22"W(C)	185.03'
(C)	N38°42'09"E		L43	S58°19'22"W(C)	176.41'
L5	N51°15'00"W	31.07'	L44	S73°56'28"W(C)	65.96'
(C)	N51°14'44"W		L45	N77°58'51"W(C)	75.41'
L6	N13°31'48"W	126.39'	L46	N58°50'03"W(C)	155.43'
(C)	N13°31'32"W		L47	N44°40'19"W(C)	73.67'
L7	N26°12'11"W	38.89'	L48	N31°17'11"W(C)	118.70'(C)
(C)	N26°11'55"W		L49	N38°45'00"E(C)	88.10'(C)
L8	N35°57'50"W	41.47'	L50	N51°12'10"W(C)	120.00'(C)
(C)	N35°57'34"W		L51	S38°45'00"W(R)	119.66'(C)
L9	N35°57'50"W	41.47'	L52	N51°12'13"W(C)	120.00'(C)
(C)	N35°57'34"W		L53	N38°45'00"E(C)	119.66'(C)
L10	N49°52'48"W	40.01'	L54	S51°12'13"E(C)	120.00'(C)
(C)	N49°52'32"W		L55	N51°12'13"W(C)	180.00'(C)
L11	N38°45'00"E	100.00'	L56	N38°42'30"E(C)	120.83'(C)
(C)	N38°45'16"E		L57	S51°12'13"E(C)	180.00'(C)
L12	N38°45'00"E	171.03'	L58	S38°45'00"W(R)	120.83'(C)
(C)	S07°55'00"W	17.29'	L59	S38°45'00"E(R)	171.03'(C)
L13	S07°55'00"W	17.29'	L60	S51°15'00"W(C)	30.00'(C)
(C)	S19°33'00"W	100.00'	L61	N38°45'00"E(R)	188.00'(C)
L14	S19°33'00"W	100.00'	L62	S51°15'00"E(C)	18.00'(C)
(C)	S37°06'00"W	100.00'	L63	S33°35'22"W(C)	28.84'
L15	S37°06'00"W	100.00'	L64	S33°35'00"W(R)	
(C)	S50°29'00"W	100.00'			
L16	S50°29'00"W	100.00'			
(C)	S51°15'00"W	24.52'			
L17	S51°15'00"W	24.52'			
(C)	N38°45'00"E	136.00'			
L18	N38°45'00"E	136.00'			
(C)	N38°45'00"E	120.00'			
L19	N38°45'00"E	120.00'			
(C)	S29°40'00"E	43.01'			
L20	S29°40'00"E	43.01'			
(C)	S21°46'00"E	45.95'			
L21	S21°46'00"E	45.95'			
(C)	S13°08'00"E	50.84'			
L22	S13°08'00"E	50.84'			
(C)	S38°45'00"W	50.17'			
L23	S38°45'00"W	50.17'			
(C)	S51°15'00"W	120.00'			
L24	S51°15'00"W	120.00'			
(C)	S51°15'00"E	30.00'			
L25	S51°15'00"E	30.00'			
(C)	S38°45'00"W	136.00'			
L26	S38°45'00"W	136.00'			
(C)	S51°15'00"W	30.00'			
L27	S51°15'00"W	30.00'			
(C)	N38°45'00"E	136.00'			
L28	N38°45'00"E	136.00'			
(C)	S38°45'00"W	120.00'			
L29	S38°45'00"W	120.00'			
(C)	S51°15'00"E	120.00'			
L30	S51°15'00"E	120.00'			
(C)	N38°45'00"E	50.17'			
L31	N38°45'00"E	50.17'			
(C)	S01°22'00"E	76.10'			
L32	S01°22'00"E	76.10'			
(C)	N51°15'00"W	177.04'			
L33	N51°15'00"W	177.04'			
(C)	N38°45'00"E	128.00'			
L34	N38°45'00"E	128.00'			
(C)	S51°15'00"E	8.00'			
L35	S51°15'00"E	8.00'			



Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.

TABLE OF SUBJECT PARCELS	
OWNER: STORE IT LLC BOOK 2384, PAGE 575 & BOOK 2867, PAGE 351	
ALL OF PARCEL 1 83-37-03-01-000	AREA=2.531 ACRES
ALL OF PARCEL 2 83-32-02-01-000	AREA=12.550 ACRES
ALL OF PARCEL 3 83-37-03-02-000	AREA=0.346 ACRES
ALL OF PARCEL 4 83-37-03-03-000	AREA=0.077 ACRES
ALL OF PARCEL 5 83-37-03-04-000	AREA=0.185 ACRES
ALL OF PARCEL 6 83-37-03-05-000	AREA=0.237 ACRES
ALL OF PARCEL 7 83-37-03-15-000	AREA=0.118 ACRES
ALL OF PARCEL 8 83-37-03-08-000	AREA=0.140 ACRES
ALL OF PARCEL 9 83-37-03-08-000	AREA=0.140 ACRES
ALL OF PARCEL 10 83-37-03-07-000	AREA=0.140 ACRES
ALL OF PARCEL 11 83-37-03-11-000	AREA=0.302 ACRES
ALL OF PARCEL 12 83-37-03-12-000	AREA=0.173 ACRES

TABLE OF SUBJECT PARCELS	
OWNER: STORE IT LLC BOOK 2384, PAGE 575 & BOOK 2867, PAGE 351	
ALL OF PARCEL 13 83-37-03-10-000	AREA=0.086 ACRES
ALL OF PARCEL 14 83-37-03-14-000	AREA=0.118 ACRES
ALL OF PARCEL 15 83-37-03-13-000	AREA=0.856 ACRES
ALL OF PARCEL 16 83-38-02-06-000	AREA=0.110 ACRES
ALL OF PARCEL 17 83-38-02-07-000	AREA=0.110 ACRES
ALL OF PARCEL 18 83-38-02-08-000	AREA=0.110 ACRES
ALL OF PARCEL 19 83-38-02-08-000	AREA=0.110 ACRES
ALL OF PARCEL 20 83-38-02-12-000	AREA=0.110 ACRES
ALL OF PARCEL 21 83-38-02-11-000	AREA=0.110 ACRES
ALL OF PARCEL 22 83-38-02-10-000	AREA=0.110 ACRES
ALL OF PARCEL 23 83-37-03-08-000	AREA=1.133 ACRES
ALL OF PARCEL 24 83-37-03-18-000	AREA=0.106 ACRES

LEGEND AND ABBREVIATIONS	
(C) CALCULATED DATA	○ RECOVERED MONUMENT AS NOTED
(B) BOOK 3131, PAGES 743-747	--- PLATTED CENTERLINE (VACATED AS NOTED)
(M) FIELD MEASURED DATA	--- PLATTED LOT LINE
NO. NUMBER	--- PLATTED RIGHT OF WAY LINE
POB POINT OF BEGINNING	--- ADJOINING PARCEL LINE
POC POINT OF COMMENCEMENT	--- BOUNDARY LINE
(R) RECORD DESCRIPTION	
TR TRACT NUMBER	

LAND AREA	
SOUTHEAST PARCEL (LEGAL 1):	833,740± SQUARE FEET 19.140± ACRES
NORTHWEST PARCEL A (LEGAL 2):	14,360± SQUARE FEET 0.330± ACRES
NORTHWEST PARCEL B (LEGAL 3):	19,354± SQUARE FEET 0.440± ACRES
TOTAL AREA:	967,454± SQUARE FEET 22.110± ACRES

BEARING BASIS	
BEARINGS SHOWN HEREON ARE BASED ON SOUTHEASTERN RIGHT OF WAY LINE OF STATE STREET, WHICH BEARS NORTH 38°45'00" EAST, PER REPLAT OF WESTERN ADDITION BOOK 1, PAGES 4 AND 5.	