

LEGAL DESCRIPTION 3 - ZANESVILLE OHIO

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 ELEVEN, TRACT TWELVE AND TRACT THIRTEEN, BEING LOTS 13 THROUGH 16 (SQUARE 16) OF WESTERN ADDITION TO THE CITY OF ZANESVILLE AS PER MAP RECORDED IN REPLAT BOOK 1, PAGE 4 AND 5 OF OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND MAGNETIC NAIL WITH SHINER STAMPED "ASM PS 8675" AT THE NORTHEAST CORNER OF SAID TRACT THIRTEEN, BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF STATE STREET WITH THE SOUTH SIDE OF THAT CERTAIN 16-FOOT WIDE ALLEY WAY BETWEEN RAILROAD STREET TO THE NORTH AND WALNUT STREET TO THE SOUTH;

THENCE ALONG SAID WEST RIGHT-OF-WAY AND THE EAST LINE OF SAID TRACT THIRTEEN, SOUTH $38^{\circ}45'00''$ WEST, A DISTANCE OF 120.93 FEET TO A FOUND MAGNETIC NAIL WITH SHINER STAMPED "ASM PS 8675" AT THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF SAID WALNUT STREET, BEING THE SOUTHEAST CORNER OF SAID TRACT THIRTEEN;

THENCE ALONG SAID NORTH RIGHT-OF-WAY AND THE SOUTH LINES OF SAID TRACTS ELEVEN, TWELVE AND THIRTEEN, NORTH $51^{\circ}12'13''$ WEST, A DISTANCE OF 160.00 FEET TO A FOUND IRON ROD AT THE INTERSECTION WITH THE WEST SIDE OF THAT CERTAIN 16-FOOT WIDE ALLEY WAY BETWEEN LIBERTY STREET TO THE EAST AND STATE STREET TO THE WEST, BEING THE SOUTHWEST CORNER OF SAID TRACT ELEVEN;

THENCE ALONG THE WEST SIDE OF SAID 16-FOOT WIDE ALLEY WAY AND THE WEST LINE OF SAID TRACT ELEVEN, NORTH $38^{\circ}42'35''$ EAST, A DISTANCE OF 120.93 FEET TO A FOUND IRON ROD AT THE INTERSECTION WITH THE SOUTH SIDE OF SAID 16-FOOT WIDE ALLEY WAY, BEING THE NORTHWEST CORNER OF SAID TRACT THIRTEEN;

THENCE ALONG SAID SOUTH SIDE AND THE NORTH LINES OF SAID TRACTS ELEVEN, TWELVE AND THIRTEEN, SOUTH $51^{\circ}12'13''$ EAST, A DISTANCE OF 160.09 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 19,354 SQUARE FEET OR 0.440 ACRES, MORE OR LESS.

AUDITOR'S PARCELS NUMBERS: ALL OF 83-39-02-06-000 (0.110 ACRES), ALL OF 83-39-02-07-000 (0.110 ACRES), ALL OF 83-39-02-08-000 (0.110 ACRES) AND ALL OF 83-39-02-09-000 (0.110 ACRES)

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE STREET, WHICH BEARS NORTH $38^{\circ}45'00''$ EAST, PER REPLAT OF WESTERN ADDITION IN BOOK 1, PAGES 4 AND 5 OF OFFICIAL RECORDS.



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OHIO PROFESSIONAL
SURVEYOR NO. 8612

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DESCRIPTION
APPROVED

By: D.M. Barnhard
3-6-2025