

Re-Survey of Freddie Sasha LLC Lands in Falls Township, Muskingum County

Situated in the State of Ohio, County of Muskingum, Township of Falls, Quarter Township 1, and being part of Bank Lot 1 of Bank Lots, (DR "K", Pg. 68B), Township 1, Range 8, United States Military Lands, and being all the lands presently owned by Freddie Sasha LLC, as per Official Record 3254, Page 444, and being more particularly described as follows;

Tract One

Beginning for reference at the northwest corner of Bank Lot 1 in Quarter Township One;

Thence along the north line of said Bank Lot 1, (by deed), South 89 degrees 50 minutes 34 seconds East, 2431.20 feet to a point in the pavement of Brandywine Boulevard, and the former northeast corner of North Terrace Church of Christ, (DR 579-404);

Thence along the former east line of said Church lands, South 02 degrees 11 minutes 26 seconds West, 53.33 feet to an iron pin set, and the principal place of beginning;

Thence along the right of way of Brandywine Boulevard, South 71 degrees 57 minutes 18 seconds East, 239.83 feet to a PK Nail set near the edge of pavement of a driveway, and being on the west line of lands presently owned by 1135 E LLC, (OR 2933-841);

Thence along the west line of said LLC, South 02 degrees 21 minutes 04 seconds West, 140.85 feet to an iron pipe found on the northeast corner of a thirty feet wide right of way, presently owned by Joseph Mcelhaney, (DR 623-150);

Thence along the north line of said right of way, North 88 degrees 52 minutes 35 seconds West, 30.09 feet to an iron pipe found;

Thence along the west line of said right of way, South 02 degrees 24 minutes 18 seconds West, 60.05 feet to an iron pipe found, on the northeast corner of lands presently owned by Courtney C. and Misty M. Johnson, (OR 2688-332);

Thence along the north line of said Johnson lands, North 86 degrees 46 minutes 34 seconds West, 200.04 feet to an iron pipe found on the east line of said Church lands;

Thence along the east line of said Church lands, North 02 degrees 11 minutes 26 seconds East, 263.37 feet to the principal place of beginning, passing an axle found 0.56 feet east and perpendicular to the line at 36.83 feet, containing 1.19 acres more or less, and being part of Auditor's Parcel Number 17-35-02-01-000, (+- 1.19 Acres).

Tract Two

Beginning for reference at the northwest corner of Bank Lot 1 in Quarter Township One;

Thence along the north line of said Bank Lot 1, (by deed), South 89 degrees 50 minutes 34 seconds East, 2431.20 feet to a point in the pavement of Brandywine Boulevard, and the former northeast corner of lands presently owned by the North Terrace Church of Christ, (DR 579-404);

Thence continuing along the north line of Bank Lot 1, South 89 degrees 34 minutes 11 seconds East, 107.81 feet to an iron pin set on the north line of Brandywine Boulevard, and the principal place of beginning;

Thence along the south line of lands presently owned by Sams Real Estate Business Trust, (OR 1990-65), South 89 degrees 34 minutes 11 seconds East, 123.36 feet to a point on the west line of Colony Square Mall Owner LLC, (OR 2794-420), from which an iron pin found bears South 67 degrees 27 minutes 54 seconds East, 2.04 feet;

Thence along the west of said Owner LLC lands, South 02 degrees 21 minutes 04 seconds West, 36.93 feet to an iron pin set on the north line of Brandywine Boulevard;

Thence along the north line of said Brandywine Boulevard, North 72 degrees 45 minutes 11 seconds West, 127.58 feet to the principal place of beginning, containing 0.05 acres, more or less, and being part of Auditor's Parcel Number 17-35-02-01-000, (+/- 0.05 Acres)

Subject to all legal recorded easements and right of ways.

Iron pins set are 5/8 inch rebars , 30 inches long, with plastic identification caps.

Bearings are based on the Ohio State Plane Coordinate System, NAD 83(2011), South Zone, Grid North, as per GPS observations. All distances shown are grid distances.

This description is written based on a field survey completed Oct. 6, 2025, by Jack D. Newcome, Reg. No. 7321.

OFFICE COPY
Jack D. Newcome
NOT RECORDABLE
Jack D. Newcome Reg. No. 7321



10-8-25
Date

DESCRIPTION

APPROVED

By: D.M. Barnhard

10-10-2025

SITUATED IN:

State of Ohio, County of Muskingum, Township of Falls,
Quarter Township 1, Part of Bank Lot 1, of Bank
Lots, (DR "K", Pg. 68B), Township 1, Range 8, United
States Military Lands

BASIS OF BEARINGS

Bearings are based on the Ohio State Plane Coordinate
System, NAD 83, South Zone, Grid North, as per GPS
observations. All distances shown are grid distances.

LEGEND

- △ Railroad Spike Set
- Iron Pin Found
- ⊕ Stone Found
- Axle Found
- Iron Pipe Found
- ▲ Railroad Spike Found
- ⊙ Iron Pin Set, 5/8" rebar
30" Long
- ⊗ Monument Found
- ⊗ PK Nail Set

NW Cor. of
Bank Lot 1

S 89°50'34"E
2431.20'
(by deed)

S 89°34'11"E
107.81'

Sams Real Estate
Business Trust
OR 1990-55

Colony Square Mall
Owner LLC
OR 2794-420

S 89°34'11"E 123.36'

Tract Two
± 0.05 Acres

N 72°45'11"W 127.58'

S 67°27'54"E
2.04'

S 02°21'04"W
36.93'

Part of:
17-35-02-01-000
(± 0.05 Acres)

Brandywine Boulevard

S 71°57'18"E 239.83'

**DESCRIPTION
APPROVED**

By: D.M. Barnhard
10-10-2025

North Terrace
Church of Christ
DR 579-404

N 02°11'26"E 263.37'
226.54'

Freddie Sasha LLC
OR 3254-444
Tract One
± 1.19 Acres

Part of:
17-35-02-01-000
(± 1.19 Acres)

1135 E LLC
OR 2933-841

S 02°21'04"W 140.85'

N 88°52'35"W
30.09'

S 02°24'18"W
60.05'

Joseph McElhane, Trustee
DR 623-150

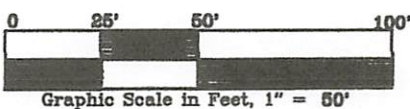
N 86°46'34"W 200.04'

Courtney C. and Misty M. Johnson
OR 2688-332



REFERENCES

All deed records and plats shown
on this plat.



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Reg. Surveyor No. 7321

Newcome Surveying Company
6515 Ballard Road
Nashport, Ohio
740-452-5706