

S.A. ENGLAND SURVEYING

Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



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Legal Description

Tract 2: 13.881 Acres

Part Flint Point Properties, LLC Parcel: O.R. 2691, Page 382

Situated in the Township of Hopewell, County of Muskingum, State of Ohio, and being part of the Northeast Quarter of Section 4, Township 1N, Range 9W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey of a part of a 41.439 Acre parcel conveyed to Flint Point Properties, LLC, as recorded in O.R. 2691, Page 382, in the Muskingum County Deed Records, also being part of Auditor's P.P.N. 25-16-04-02-000, and further described as follows;

Commencing at a 5/8" o.d. iron pin found capped "Graves #5792 marking the Southwest corner of the Northeast Quarter of Section 4 and said 41.439 Acre parcel of which this description is a part,;

Thence, S 87°40'43" E 1383.05 feet with the "East-West" Half Section Line, being the South line of said 41.439 Acre parcel, of which this description is a part, and extending along the South line of a 5.174 Acre parcel conveyed to Edward A. Smith, III & Ruby A. Smith, as recorded in O.R. Book 3293, Page 874, also being the North line of a parcel conveyed to Eugene H. Wyrick, as recorded in O.R. 2118, Page 140 and extending along part of the North line of a 5.00 Acre parcel conveyed to Bob J. Jude, Sr, as recorded in O.R. 2266, Page 623, to 5/8" o.d. iron pin found capped "Harkness" at the Southwest corner of a 46.48 Acre parcel conveyed to Shaun & Jessica Mosedale, as recorded in O.R. Book 2768, Page 408, and passing over an iron pin set at 1003.42 feet;

Thence, N 02°26'48" E 680.61 feet with the East line of said 5.174 Acre parcel conveyed to Smith, also being the West line of said 46.48 Acre parcel conveyed to Mosedale, to a point in the centerline of Pert Hill Road marking the Southwest corner of an 8.06 Acre parcel conveyed to Jeremy D. & Ruth A. Moore, as recorded in O.R. Book 2869, Page 240, being the **PRINCIPAL PLACE OF BEGINNING** of the 13.881 Acre parcel herein to be described, and passing over a 5/8" o.d. iron pin found capped "Harkness" at 680.61 feet;

Thence with the centerline of Pert Hill Road, with the following seven (7) courses and distances:

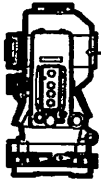
- 1) N 86°34'03" W 309.88 feet to a point;
- 2) N 82°24'49" W 82.59 feet to a point;
- 3) N 73°18'55" W 104.27 feet to a point;
- 4) N 63°34'46" W 71.37 feet to a point;
- 5) N 53°21'22" W 57.75 feet to a point;
- 6) N 41°07'09" W 72.73 feet to a point;
- 7) N 37°01'13" W 119.84 feet to a point;

Thence, N 24°23'37" E 864.94 feet leaving Pert Hill Road with a line across said 41.439 Acre parcel of which this description is a part, to an iron pin set on the North line thereof, also being the South line of a 20.01 Acre parcel conveyed to John D. Armstrong, as recorded in O.R. Book 2230, Page 796, and passing over an iron pin set at 30.00 feet;

Thence, S 87°43'22" E 409.32 feet with the North line of said 41.439 Acre parcel of which this description is a part, also being the South line of said 20.01 Acre parcel conveyed to Armstrong, to a 5/8" o.d. iron pin found capped "Harkness" at the Northwest corner of said 46.48 Acre parcel conveyed to Mosedale;

Thence, S 02°27'29" W 516.90 feet with the East line of said 41.439 Acre parcel of which this description is a part, also being the West line of said 46.48 Acre parcel conveyed to Mosedale, to a 5/8" o.d. iron pin found "Harkness" at the Northwest corner of said 8.06 Acre parcel conveyed to Moore;

Thence, S 02°27'04" W 531.62 feet continuing with the East line of said 41.439 Acre parcel of which this description is a part, also being the West line of said 8.06 Acre parcel conveyed to Moore, to the **PRINCIPAL PLACE OF BEGINNING**, passing over a 5/8" o.d. iron pin found capped "Harkness" at 512.35 feet, and containing 13.881 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.



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The bearings of the above description are based using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(NAD83)

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in February of 2026.

Dated 3/9/26

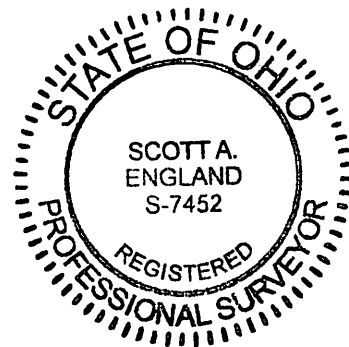
Job No. 4676-26MU-Tract2

~~OFFICE COPY~~
~~NOT RECORDABLE~~

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

3-12-26

DATE



DESCRIPTION

APPROVED

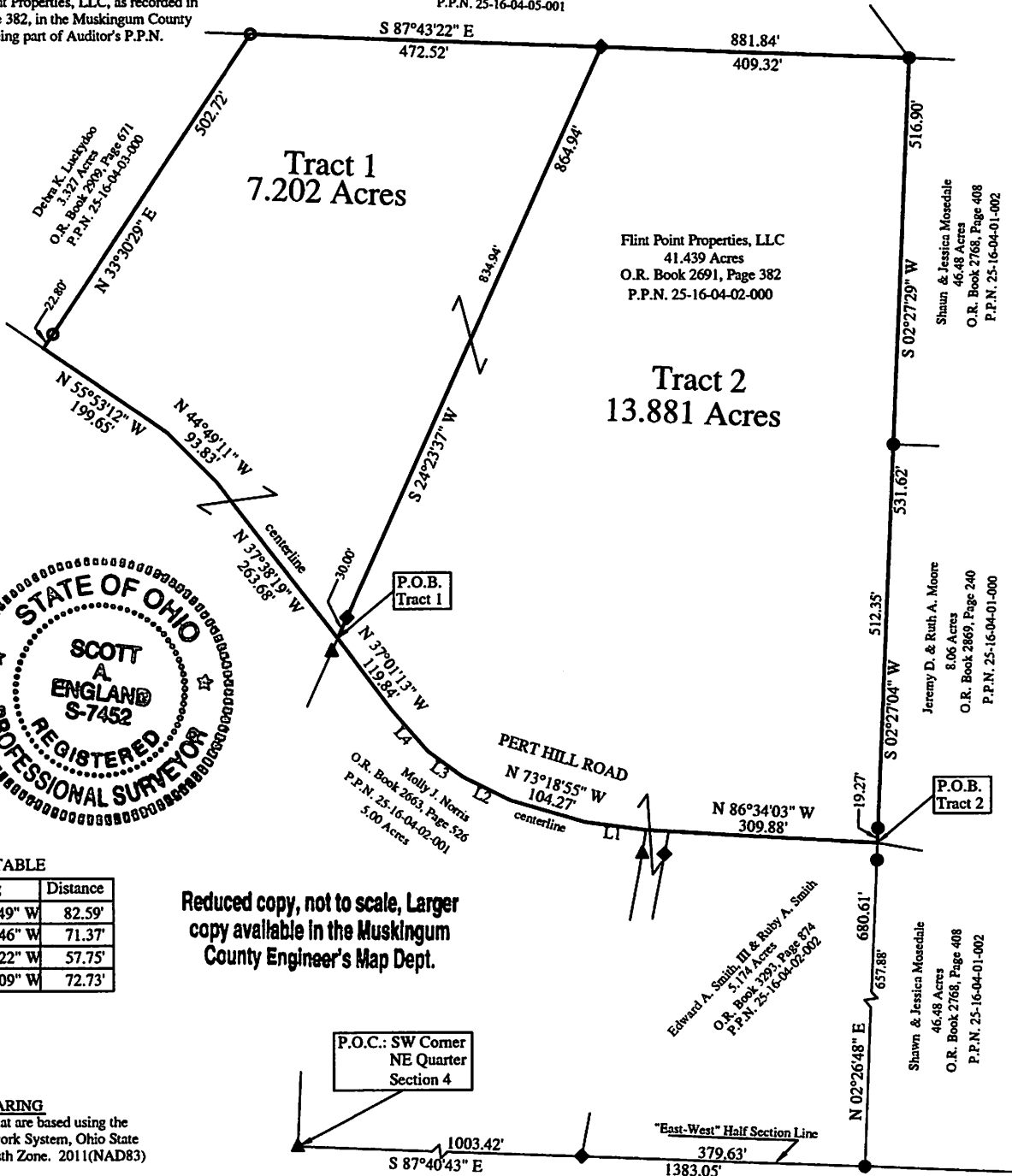
By: D.M. Barnhard

3-12-2026

Plat of Survey
Township of Hopewell, County of Muskingum, State of Ohio, part Northeast Quarter
of Section 4, Township 1N, Range 9W, of the United States Military Lands

PROPERTY LOCATION:
Being a Survey of a part of a 41.439 Acre parcel
conveyed to Flint Point Properties, LLC, as recorded in
O.R. Book 2691, Page 382, in the Muskingum County
Deed Records, also being part of Auditor's P.P.N.
25-16-04-02-000.

John D. Armstrong: 20.01 Acres
O.R. Book 2230, Page 796
P.P.N. 25-16-04-05-001



LINE TABLE

No.	Bearing	Distance
L1	N 82°24'49" W	82.59'
L2	N 63°34'46" W	71.37'
L3	N 53°21'22" W	57.75'
L4	N 41°07'09" W	72.73'

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

BASIS OF BEARING

The bearings of this plat are based using the
O.D.O.T. CORS Network System, Ohio State
Plane Coordinates South Zone. 2011(NAD83)

RELATED DOCUMENTS

- 1) 2015 Survey of 46.613 Acres by Richard Max
Graves, P.S. S-5792.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

3-12-26

DATE

DESCRIPTION
APPROVED

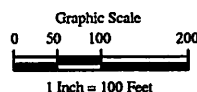
By: *A.M. Barnhard*
3-12-2026

PREPARED BY:

S.A. ENGLAND SURVEYING
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P.O. Box 803
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email: saengland@surveyohio.com

LEGEND

- 5/8" x 30" o.d. Iron Pin set w/ red cap stamped "S.A. England #S-7452"
- 3/4" o.d. Iron Pipe Found
- ▲ 5/8" o.d. Iron Pin Found capped "Graves #5792"
- 5/8" o.d. Iron Pin Found capped "Harkness #6885"



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