

S.A. ENGLAND SURVEYING

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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

Tract 1: 7.202 Acres

Part Flint Point Properties, LLC Parcel: O.R. Book 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, 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 83°04'24" W 82.66 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 marking the **PRINCIPAL PLACE OF BEGINNING** of the 7.202 Acre parcel herein to be described

Thence continuing with the centerline of Pert Hill Road, with the following three (3) courses and distances:

- 1) N 37°38'19" W 263.68 feet to a point;
- 2) N 44°49'11" W 93.83 feet to a point;
- 3) N 55°53'12" W 199.65 feet to a point at the Southeast corner of a 3.327 Acre parcel conveyed to Debra K. Luckeydoo, as recorded in O.R Book 2909, Page 671;

Thence, N 33°30'29" E 502.72 feet leaving Pert Hill Road with the West line of said 41.439 Acre parcel of which this description is a part, also being the East line of said 3.327 Acre parcel conveyed to Luckeydoo, to a 3/4" o.d iron pin found 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 a 3/4" o.d. iron pipe found at 22.80 feet;

Thence, S 87°43'22" E 472.52 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 an iron pin set;

Thence, S 24°23'37" W 864.94 feet with a line across said 41.439 Acre parcel of which this description is a part, to the **PRINCIPAL PLACE OF BEGINNING**, passing over an iron pin set at 834.94 feet, and containing 7.202 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.



S.A. ENGLAND SURVEYING

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



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

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".

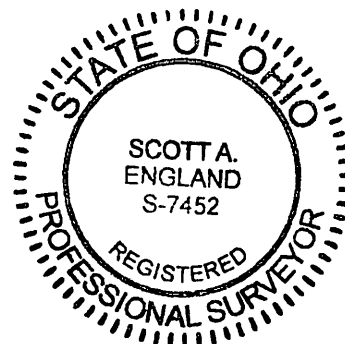
The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in February of 2026.

Dated 3/2/26

Job No. 4676-26MU-Tract1

OFFICE COPY
NOT RECORDABLE

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
3-12-26
DATE



DESCRIPTION
APPROVED
By: D.M. Barnhardt
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

Flint Point Properties, LLC
41.439 Acres
O.R. Book 2691, Page 382
P.P.N. 25-16-04-02-000

Shaun & Jessica Mosedale
46.48 Acres
O.R. Book 2768, Page 408
P.P.N. 25-16-04-01-002

Jeremy D. & Ruth A. Moore
8.06 Acres
O.R. Book 2869, Page 240
P.P.N. 25-16-04-01-000

Shawn & Jessica Mosedale
46.48 Acres
O.R. Book 2768, Page 408
P.P.N. 25-16-04-01-002

Edward A. Smith, III & Ruby A. Smith
5.174 Acres
O.R. Book 3293, Page 874
P.P.N. 25-16-04-02-002

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

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'

DESCRIPTION
APPROVED
By: *D. A. Barnhard*
3-12-2026

P.O.C.: SW Corner
NE Quarter
Section 4

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

PREPARED BY:
S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 803
Buckeye Lake, Ohio 43008
Phone: 740-323-0644
email: saengland@surveyohio.com

OFFICE COPY
NOT RECORDABLE

- 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"

