

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

Debra K. Luckydoe
3.327 Acres
O.R. Book 2009, Page 671
P.P.N. 25-16-04-03-000

Tract 1
7.202 Acres

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

Tract 2
13.881 Acres

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

Molly J. Norris
5.00 Acres
O.R. Book 2663, Page 526
P.P.N. 25-16-04-02-001

LINE TABLE

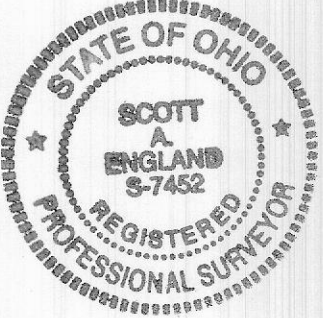
No.	Bearing	Distance
L1	N 82°24'49" W	82.59'
L2	N 63°34'46" W	71.37'
L3	N 53°21'22" W	57.75'
L4	N 41°07'09" W	72.73'

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

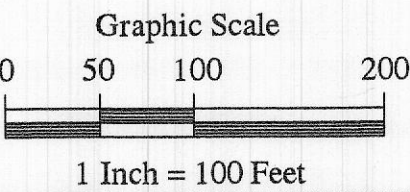
7-12-26

DATE

DESCRIPTION
APPROVED
By: D.A. Barahard
3-12-2026

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"



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

I hereby certify that an actual survey of the premises was made,
and that this plat is correct to the best of my knowledge.

Date

Scott A. England, P.S.
Ohio Registered Surveyor #S-7452