

Jarrod R. Day
D.B. 3072 Pg. 648
PID 25-16-04-16-000
Tax Duplicate 33.913 Ac.

Flintpoint Properties LLC
D.B. 2691 Pg. 382 & 389
PID 25-16-04-02-000
Tax Duplicate 46.613 Ac.

STATE of OHIO
MUSKINGUM COUNTY
HOPEWELL TOWNSHIP
QTR. 2, T-1-N, R-9-W
Part of SECTION 4
U.S. MILITARY LANDS

S 87°16'02" E
854.73'

S 87°23'03" E
923.13'

D.B. 1688 Pg. 857
PID 25-16-04-15-000
Tax Duplicate 79.93 Ac.

Part of PID 25-16-04-24-000 - 32.816 Acres
Part of PID 25-16-04-23-000 - 38.936 Acres

N 02°31'32" E
1459.61'

DESCRIPTION
APPROVED
By: D.A. Barnhard
5-15-2024

Cindy Lou & Jay D. Andrews
D.B. 3123 Pg. 830
PID 25-16-04-24-000
Tax Duplicate 37.888 Ac.

Cindy Lou & Jay D. Andrews
D.B. 3123 Pg. 830
PID 25-16-04-23-000
Tax Duplicate 45.99 Ac.

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

13.873
ONLY
DATE
5/15/24

71.752 Acres in all

LINE	BEARING	DISTANCE
L1	S 39°20'36" W	44.27'
L2	S 83°39'32" E	123.44'
L3	N 09°13'16" W	105.41'
L4	S 80°46'44" W	30.00'
L5	N 35°01'16" W	71.98'
L6	S 86°13'30" E	51.14'
L7	S 14°55'45" W	253.13'
L8	S 02°12'39" W	128.99'
L9	S 01°49'56" E	372.36'
L10	N 88°14'18" W	50.10'

"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the South line of Section 4 & center of Hidden Springs Rd as bearing S 88° 14' 18" E and are used to denote angles only."

Scale: 1" = 200'

Reference Point of Beginning
SW Corner of Section 4
Existing 5/8" Iron Pin

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY DIRECT SUPERVISION IN OCTOBER, 2023.

NOTICE OF RECORDABLE
PAUL J. BOESHART, PLS. - REG. NO. S-6512
94 CANYON VILLA DRIVE
HEBRON, OH 43025
PHONE: 740-928-4130 CELL: 740-616-0812

PAUL J. BOESHART
S-6512
5-4-24
REGISTERED PROFESSIONAL SURVEYOR

OHIO LAND REALTY LLC
D.B. 2968 Pg. 726
PID 25-16-07-03 & 05-000
Tax Duplicate 47.31 & 50.33 Ac.

True Point of Beginning
for the 13.873 Acres.

- LEGEND
- ☐ = Magnetic Nail set in Existing Wood Post
 - = Existing 3/4" Iron Pipe
 - = Existing 5/8" Iron Pin
 - = Existing 6" Steel Post
 - = 5/8" x 30" Rebar with a 2" Aluminum ID cap stamped "Boeshart S-6512" set

Date: April 24, 2024
Dwg. No. 23 - 7825-02

Bob J. Jude, Sr.
D.B. 2266 Pg. 623
PID 25-16-04-22-000
Tax Duplicate 62.63 Ac.

S 02°57'35" W
762.88'

Part of PID 25-16-04-23-000 - 5.008 Acres

Cindy Lou & Jay D. Andrews
D.B. 3123 Pg. 830
All of PID 25-16-04-23-001
Tax Duplicate 5.01 Ac.

13.873 Acres in all

Part of PID 25-16-04-24-000 - 2.895 Acres

HIDDEN SPRINGS ROAD
Twp. Rd. 292 (40' R/W)

SECTION 4

SECTION 7

S 88°14'18" E 2411.62'

701.20'

29.36'

N 88°14'18" W 909.73'

S 88°14'18" E 3589.88'

N 88°14'18" W 909.73'

208.53'

218.44'

N 88°14'18" W

268.53'

218.44'

N 88°14'18" W

208.53'

218.44'

N 88°14'18" W

208.53'

N 88°14'18" W