

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

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

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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

DATE

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.

71.752 Acres in all

DESCRIPTION
APPROVED

By: D.M. Barnhard
11-26-2024

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."

Matthew L. & Ashley N. Massie
D.B. 2925 Pg. 910
PID 25-16-04-24-001
Tax Duplicate 13.112 Ac.

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.

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

Bob J. Jude Sr.
D.B. 2266 Pg. 623
PID 25-16-04-23-000
Tax Duplicate 62.63 Ac.

Scale: 1" = 200'

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

True Point of Beginning
for the 6.794 Acres and
50' Access Easement
RR Spike Found

True Point of Beginning
for the 71.752 Acres
5/8" Iron Pin Set

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

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT
SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH
CHAPTER 163.03 OF THE OHIO ADMINISTRATIVE CODE UNDER MY
DIRECT SUPERVISION IN OCTOBER, 2023.

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

PAUL J. BOESHART
S-6512
5-4-24
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.

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