

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

Flinpoint 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'

N 02°31'32" E
1459.61'

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

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.

DESCRIPTION
APPROVED
By: D.A. Barnard
11-26-2024

SW QUARTER of SECTION 4
SE QUARTER of SECTION 4

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°56'45" 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'

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 25-16-04-23-000
Tax Duplicate 45.99 Ac.

"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."

50' Access Easement 0.867 Acres

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

Scale: 1" = 200'

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

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

SECTION 7

SECTION 4

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

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

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

Part of PID 25-16-04-23-000 - 2.895 Acres
5.008 Acres

13.873 Acres in all

6.794 Acres in all

True Point of Beginning for the 13.873 Acres.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND CORRECT SURVEY AND ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH CHAPTER 733.37 OF THE OHIO ADMINISTRATIVE CODE UNDER DIRECT SUPERVISION IN OCTOBER, 2023.

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

LEGEND
[Symbol] = Magnetic Nail set in Existing Wood Post
[Symbol] = Existing 3/4" Iron Pipe
[Symbol] = Existing 5/8" Iron Pin
[Symbol] = Existing 6" Steel Post
[Symbol] = 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