



## S.A. ENGLAND SURVEYING

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### Legal Description

5.174 Acres

#### Part Flint Point Properties, LLC Parcel: O.R. 2691, Page 389

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 46.613 Acre parcel conveyed to Flint Point Properties, LLC, as recorded in O.R. 2691, Page 389, 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 46.613 Acre parcel of which this description is a part,;

Thence, S 87°40'43" E 1003.42 feet with the "East-West" Half Section Line, being the South line of said 46.613 Acre parcel, of which this description is a part, 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 an iron pin set, and being the **PRINCIPAL PLACE OF BEGINNING** of the 5.174 Acre parcel herein to be described;

Thence, N 10°44'25" E 693.50 feet with a line across said 46.613 Acre parcel of which this description is a part, to a point in Pert Hill Road, and passing over an iron pin set at 660.96 feet;

Thence, S 86°34'03" E 279.63 feet continuing across said 46.613 Acre parcel in Pert Hill Road to a point marking the Northwest corner of a 44.48 Acre parcel conveyed to Shaun & Jessica Mosedale, as recorded in O.R. 2768, Page 408;

Thence, S 02°26'48" W 680.61 feet with the East line of said 46.613 Acre parcel, also being the West line of said parcel conveyed to Mosedale, to a 5/8" o.d. iron pin found capped "Harkness #6885" on said "East-West" Half Section Line and the South line of said 46.613 acre parcel, also being the North line of said parcel conveyed to Jude, and passing over a 5/8" o.d. iron pin found capped "Harkness #6885 at 22.73 feet;

Thence, N 87°40'43" W 379.63 feet with the South line of said 46.613 Acre parcel, also being the "East-West" Half Section Line, and being the North line of said parcel conveyed to Jude, to the **PRINCIPAL PLACE OF BEGINNING**, and containing **5.174 Acres, more or less**, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

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 July of 2024.

Dated 8/8/24

Job No. 4370-24MU

**OFFICE COPY**  
Scott A. England P.S.  
Ohio Registered Surveyor #7452  
**NOT RECORDABLE**

**APPROVED**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION DIRECTOR**

8/8/24  
DATE

**DESCRIPTION**

**APPROVED**

By: D.M. Barnhard  
8-8-2024

