

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

Flint Point 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.

DESCRIPTION
APPROVED
By: *Dr. W. I. Shog*

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

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.

50' Access
Easement
0.867 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.

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

Stix Farm LLC
D.B. 3240 Pg. 156
PID 25-16-04-22-000
Tax Duplicate 62.63 Ac.

0 100 200 400
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 13.873 Acres.

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 4733-37 OF THE OHIO ADMINISTRATIVE CODE UNDER MY
DIRECT SUPERVISION IN OCTOBER, 2023.

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

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