

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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SURVEY FOR KENNETH J. OSBORN

TRACT 2

KANDY S. ZARTMAN AND KENNETH J. OSBORN

AUDITOR'S PARCEL NUMBERS

25-24-03-19-000 (PART – 27.217 AC.), 25-24-03-20-000 (PART – 3.784 AC.),
25-30-03-16-000 (PART – 22.533 AC.), 25-30-03-17-000 (PART – 34.455 AC.),
AND 25-30-03-18-000 (ALL – 0.976 AC.)

BEING A PART OF THE PARCELS CONVEYED TO KANDY S. ZARTMAN AND KENNETH J. OSBORN IN O.R. VOLUME 3289, PAGE 72 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS ALSO BEING PART OF LOT 20, LOT 21 AND LOT 27 AS SITUATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 9, OF THE UNITED STATES MILITARY LANDS, HOPEWELL TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING STONE (9 INCH BY 9 INCH STONE WITH X) AT THE SOUTHWEST CORNER OF LOT 27;

THENCE WITH THE WEST LINE OF THE SAID LOT AND THE EAST LINE OF A PARCEL CONVEYED TO JOHN AND SHAWNA MELSHEIMER IN O.R. VOLUME 2334, PAGE 871, NORTH 02 DEGREES 54 MINUTES 54 SECONDS EAST 394.27 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID WEST LINE OF LOT 27 AND TRAVERSING THROUGH THE ABOVE SAID ZARTMAN AND OSBORN PARCEL THE FOLLOWING FIVE COURSES AND DISTANCES:

1. SOUTH 87 DEGREES 31 MINUTES 00 SECONDS EAST 2276.10 FEET TO AN IRON PIN SET;
2. NORTH 02 DEGREES 51 MINUTES 17 SECONDS EAST 854.16 FEET TO AN IRON PIN SET;
3. SOUTH 87 DEGREES 31 MINUTES 00 SECONDS EAST 462.83 FEET TO AN IRON PIN SET;
4. NORTH 02 DEGREES 51 MINUTES 17 SECONDS EAST 705.19 FEET TO AN IRON PIN SET;
5. SOUTH 87 DEGREES 46 MINUTES 09 SECONDS EAST 2470.24 FEET TO A POINT ON THE EAST LINE OF LOT 21, PASSING IRON PINS SET AT 1835.24 FEET AND AT 2430.24 FEET;

THENCE WITH THE EAST LINE OF LOT 21 AND LOT 20, SOUTH 02 DEGREES 28 MINUTES 47 SECONDS WEST 997.56 FEET TO A POINT AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO GROUNDS AT CRYSTAL SPRINGS LLC IN O.R. VOLUME 3318, PAGE 225;

THENCE WITH THE NORTH LINE OF THE SAID GROUNDS AT CRYSTAL SPRINGS LLC PARCEL, NORTH 88 DEGREES 15 MINUTES 21 SECONDS WEST 2577.11 FEET TO AN IRON PIN SET ON THE EAST LINE OF THE ABOVE SAID LOT 27, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH KNISLEY CAP) AT 15.00 FEET AND PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 245.49 FEET;

THENCE WITH THE WEST LINE OF THE SAID GROUNDS AT CRYSTAL SPRINGS LLC PARCEL AND WITH THE EAST LINE OF THE SAID LOT 27, SOUTH 02 DEGREES 51 MINUTES 17 SECONDS WEST 933.67 FEET TO AN EXISTING STONE (9 INCH BY 5 INCH STONE WITH X) AT THE SOUTHEAST CORNER OF LOT 27;

THENCE WITH THE SOUTH LINE OF LOT 27 AND THE NORTH LINE OF A PARCEL CONVEYED TO H. WAYNE AND JANICE C. McMILLAN, TRUSTEES IN O.R. VOLUME 3048, PAGE 516 AND THE NORTH LINE OF A PARCEL CONVEYED TO MILDRED L. TEISINGER IN DEED VOLUME 1120, PAGE 570, NORTH 87 DEGREES 31 MINUTES 00 SECONDS WEST 2639.34 FEET TO THE **PLACE OF BEGINNING**.

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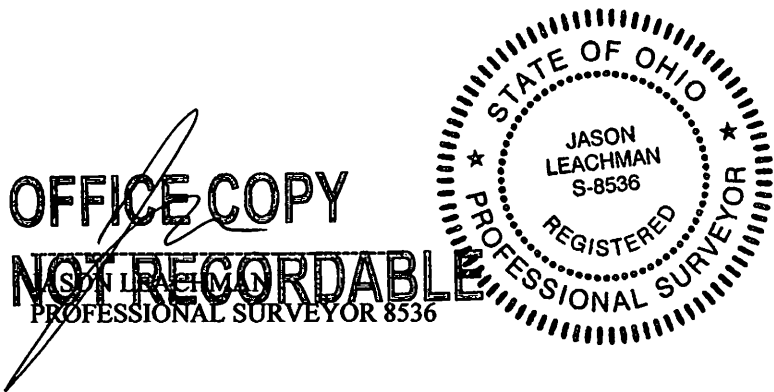
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CONTAINING 88.965 ACRES TOTAL WITH 27.217 ACRES FROM AUDITOR'S PARCEL NUMBER 25-24-03-19-000 (PART), 3.784 ACRES FROM AUDITOR'S PARCEL NUMBER 25-24-03-20-000 (PART), 22.533 ACRES FROM AUDITOR'S PARCEL NUMBER 25-30-03-16-000 (PART), 34.455 ACRES FROM AUDITOR'S PARCEL NUMBER 25-30-03-17-000 (PART) AND 0.976 ACRES FROM AUDITOR'S PARCEL NUMBER 25-30-03-18-000 (ALL) . SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF NORTH HOPEWELL ROAD (TOWNSHIP ROAD 415);

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

I, JASON LEACHMAN, PS 8536, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 23rd DAY OF FEBRUARY 2026, FROM A FIELD SURVEY COMPLETED BY ME ON THE 18th DAY OF FEBRUARY 2026.



DESCRIPTION
APPROVED
By: D.M. Barahard
3-11-2026

