

DESCRIPTION

APPROVED

By: D.M. Barnhart
6-23-2025

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rrohio.com
Telephone (740) 453-4850

ROSEWOOD FARMS 101, LLC
AUDITOR'S PARCEL NUMBER
23-80-17-07-000 (PART – 2.000 AC.)

BEING A PART OF THE THIRD PARCEL OF THE FIFTH TRACT AS CONVEYED TO ROSEWOOD FARMS 101, LLC IN O.R. VOLUME 2928, PAGE 374 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE (WITH X MARK) AT THE SOUTHWEST CORNER OF THE SAID SECTION 17;

THENCE TRAVERSING INTO THE SAID SOUTHWEST QUARTER OF SECTION 17, NORTH 54 DEGREES 54 MINUTES 32 SECONDS EAST 2444.19 FEET TO A POINT IN THE CENTER OF NORFIELD ROAD (COUNTY ROAD 64), SAID POINT BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE CENTER OF THE SAID ROAD THE NEXT FOUR COURSES AND DISTANCES:

1. NORTH 28 DEGREES 57 MINUTES 56 SECONDS EAST 46.02 FEET TO A POINT;
2. NORTH 32 DEGREES 55 MINUTES 28 SECONDS EAST 81.62 FEET TO A POINT;
3. NORTH 40 DEGREES 04 MINUTES 53 SECONDS EAST 80.52 FEET TO A POINT;
4. NORTH 43 DEGREES 36 MINUTES 36 SECONDS EAST 95.12 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD, SOUTH 72 DEGREES 57 MINUTES 02 SECONDS EAST, PASSING AN IRON PIN SET AT 23.75 FEET, A TOTAL DISTANCE OF 264.83 FEET TO AN IRON PIN SET;

THENCE SOUTH 29 DEGREES 33 MINUTES 02 SECONDS WEST 314.35 FEET TO AN IRON PIN SET;

THENCE NORTH 68 DEGREES 23 MINUTES 01 SECONDS WEST, PASSING AN IRON PIN SET AT 278.62 FEET, A TOTAL DISTANCE OF 303.62 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 2.000 ACRES FROM AUDITOR'S PARCEL NUMBER 23-80-17-07-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF NORFIELD ROAD (COUNTY ROAD 64) AND ALL OTHER APPLICABLE EASEMENTS.

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 9TH DAY OF JUNE 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 5TH DAY OF JUNE 2025.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR S-8536
7163 LAKE



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

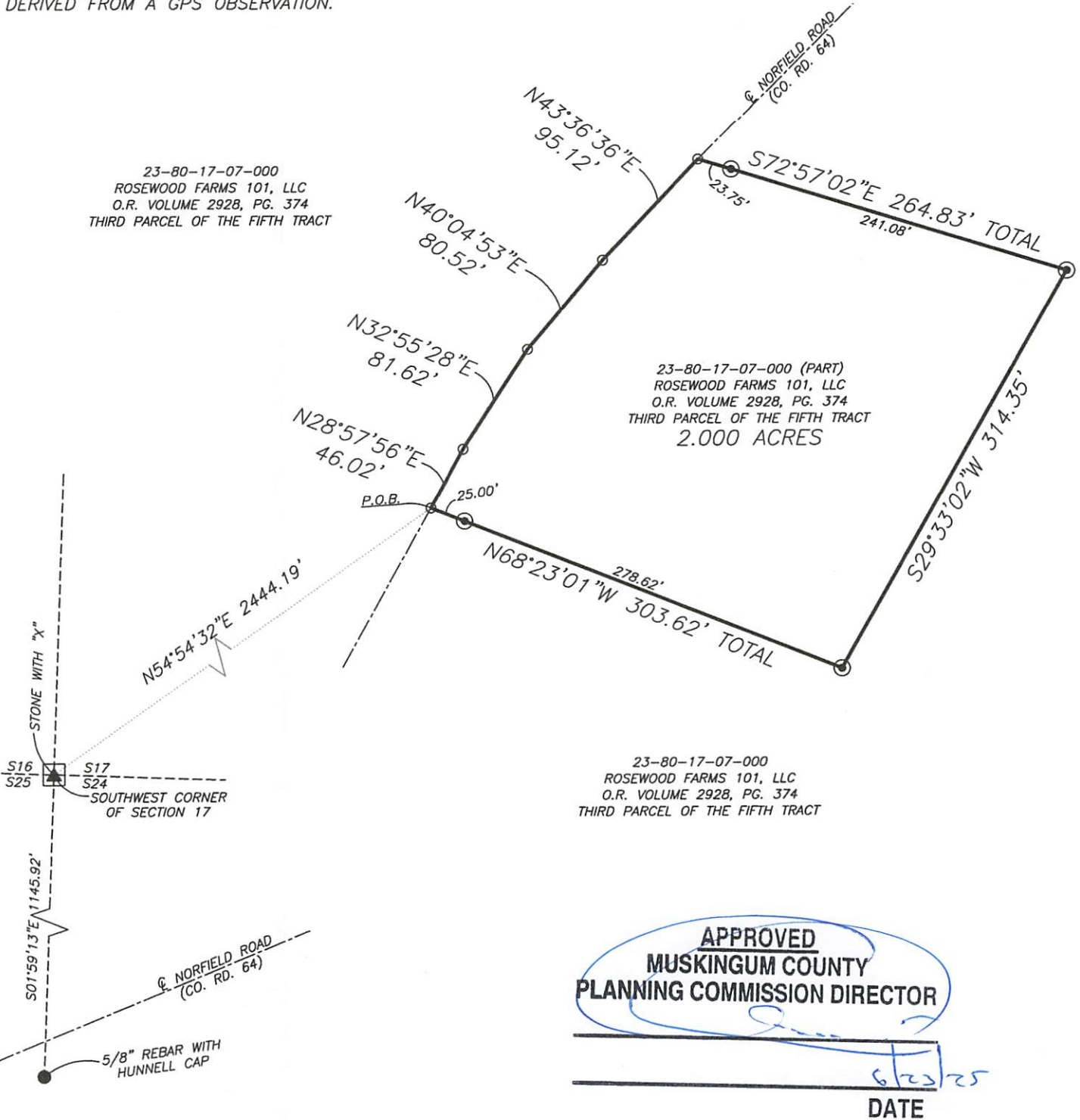
6/23/25
DATE

SURVEY FOR CAMERON LAKE

AUDITOR'S PARCEL NUMBER
23-80-17-07-000 (PART - 2.000 AC.)

BEING A PART OF THE THIRD PARCEL OF THE FIFTH TRACT AS CONVEYED TO ROSEWOOD FARMS 101, LLC IN O.R. VOLUME 2928, PAGE 374 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 2, RANGE 5, OF THE UNITED STATES MILITARY LANDS, HIGHLAND TOWNSHIP, MUSKINGUM COUNTY, OHIO.

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



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By: D.M. Barnhardt

6-23-2025

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- ▲ STONE FOUND

SCALE 1"=100'



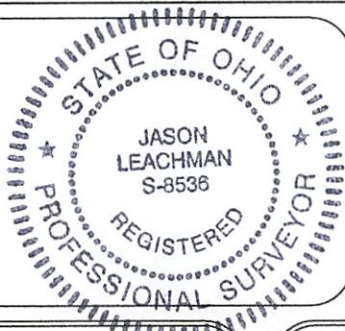
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEY OF A 30.006 AC. PARCEL
COMPLETED MAY 25, 2013 BY C.W. HUNNELL PS6889.
MUSKINGUM COUNTY GIS

I, JASON LEACHMAN, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 9th DAY OF JUNE, 2025, FROM A FIELD SURVEY COMPLETED THE 5th DAY OF JUNE, 2025.

**OFFICE COPY
NOT RECORDABLE**

JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



THIS PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, email: BEI@rrhio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 06-09-25

SCALE: 1"=100'

CHECKED BY: MDN

JOB NO: 7163

DRAWING NO:
Z:\7162\7162.dwg