

DESCRIPTION
APPROVED

By: D.M. Barnhard
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
23-80-24-07-000 (PART – 4.355 AC.)

BEING A PART OF TRACT ONE AS CONVEYED TO ROSEWOOD FARMS 101, LLC IN O.R. VOLUME 2943, PAGE 500 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHWEST QUARTER OF SECTION 24, 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 NORTHWEST CORNER OF THE SAID SECTION 24;

THENCE WITH THE WEST LINE OF THE SAID SECTION 24, SOUTH 01 DEGREES 59 MINUTES 13 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH HUNNELL CAP) AT 1145.92 FEET, A TOTAL DISTANCE OF 1898.74 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE **PLACE OF BEGINNING** OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID SECTION LINE AND TRAVERSING THROUGH THE SAID ROSEWOOD FARMS 101, LLC PARCEL, SOUTH 32 DEGREES 44 MINUTES 19 SECONDS EAST 907.08 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF THE ABOVE SAID NORTHWEST QUARTER OF SECTION 24;

THENCE WITH THE SAID SOUTH LINE, NORTH 86 DEGREES 46 MINUTES 19 SECONDS WEST 516.83 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR-NO CAP) AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF SECTION 24, PASSING EXISTING IRON PINS (5/8 INCH REBAR WITH GREG BIEDENBACH CAPS) AT 270.80 FEET, 370.65 FEET AND 430.48 FEET;

THENCE WITH THE WEST LINE OF THE SAID NORTHWEST QUARTER, NORTH 01 DEGREES 59 MINUTES 13 SECONDS EAST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH HUNNELL CAP) AT 344.40 FEET, A TOTAL DISTANCE OF 734.33 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 4.355 ACRES FROM AUDITOR'S PARCEL NUMBER 23-80-24-07-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF LODGE ROAD (COUNTY ROAD 21) 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 6TH 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 8536
7162 LAKE



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

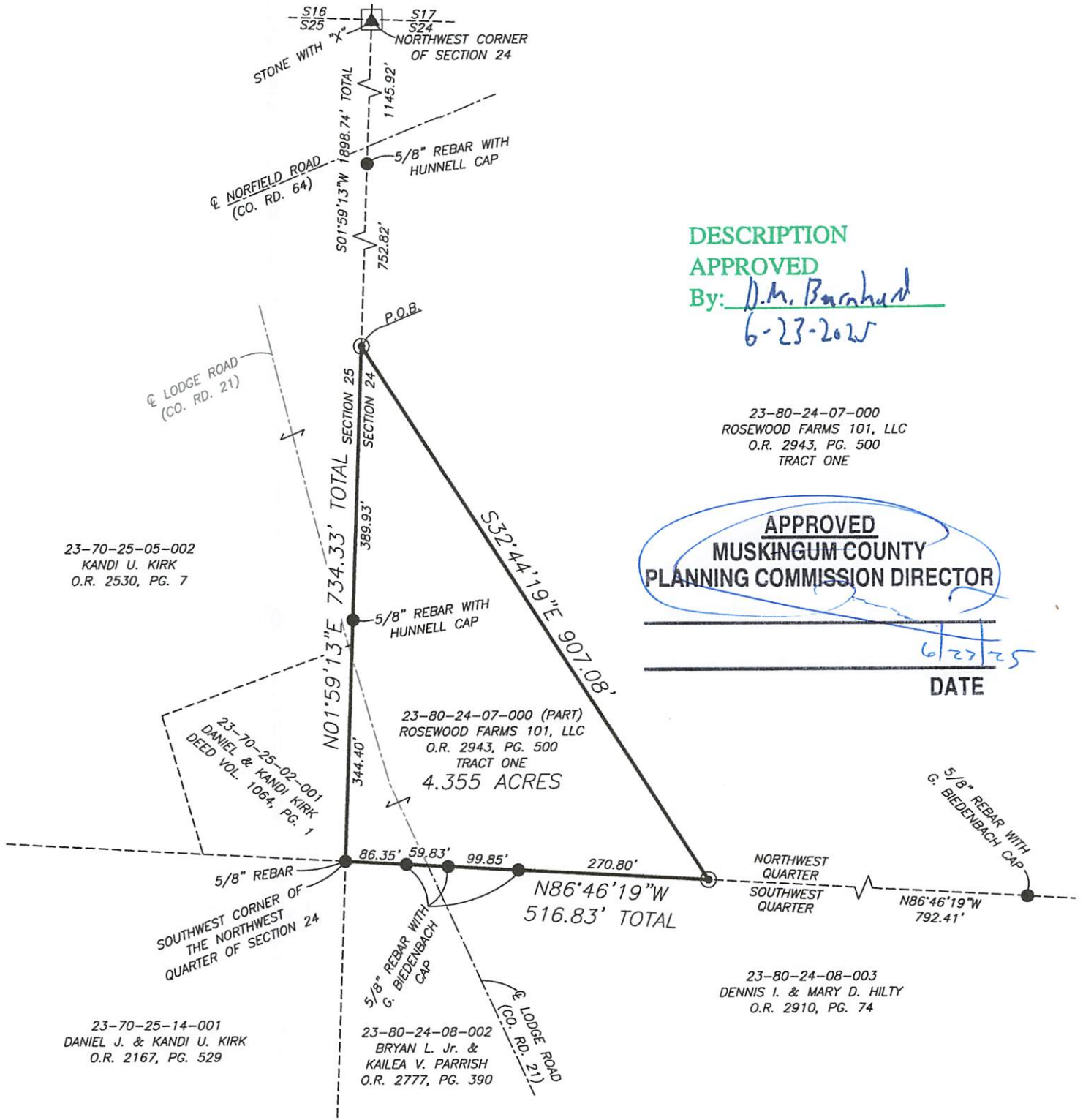
6/23/25
DATE

SURVEY FOR CLAYTON LAKE

AUDITOR'S PARCEL NUMBER
23-80-24-07-000 (PART - 4.355 AC.)

BEING A PART OF TRACT ONE AS CONVEYED TO ROSEWOOD FARMS 101, LLC IN O.R. VOLUME 2943, PAGE 500 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHWEST QUARTER OF SECTION 24, 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.



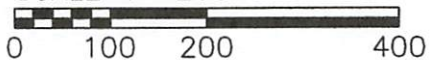
RESEARCH

DEEDS AS SHOWN
PREVIOUS SURVEYS OF 4 PARCELS COMPLETED JAN. 5, 2017 BY G. BIEDENBACH PS7881.
PREVIOUS SURVEY OF A 30.006 AC. PARCEL COMPLETED MAY 25, 2013 BY C.W. HUNNELL PS6889.
PREVIOUS SURVEY OF A 1.41 AC. PARCEL COMPLETED MARCH 24, 1992 BY C.W. HUNNELL PS6889.
PREVIOUS SURVEY OF A 10.000± PARCEL COMPLETED FEB. 22, 2008 BY A. DONAKER PS 8050.
MUSKINGUM COUNTY GIS

LEGEND

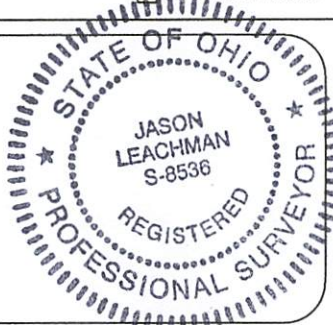
- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- ▲ STONE FOUND

SCALE 1"=200'



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 5th 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@rrahio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 06-06-25

SCALE: 1"=200'

CHECKED BY: MDN

JOB NO: 7162

DRAWING NO:
Z:\7162\7162.dwg