

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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ROSEWOOD FARMS 101 LLC  
AUDITORS PARCEL NUMBER  
23-80-17-01-000 (PART)

BEING A PART OF THE FIRST TRACT AS CONVEYED TO ROSEWOOD FARM 101 LLC IN O.R. VOLUME 2928, PAGE 374 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHEAST 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") AT THE NORTHEAST CORNER OF SECTION 17;

THENCE WITH THE EAST LINE OF THE SAID SECTION, SOUTH 02 DEGREES 31 MINUTES 47 SECONDS WEST 856.11 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN CAP);

THENCE LEAVING THE SAID SECTION LINE AND TRAVERSING INTO THE ABOVE SAID ROSEWOOD FARMS 101 LLC PARCEL, SOUTH 71 DEGREES 13 MINUTES 07 SECONDS WEST 1444.04 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 CONTINUING INTO THE SAID ROSEWOOD FARM 101 LLC PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

- 1. SOUTH 34 DEGREES 39 MINUTES 40 SECONDS EAST 327.92 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 35.96 FEET;
- 2. SOUTH 60 DEGREES 37 MINUTES 33 SECONDS WEST 145.10 FEET TO AN IRON PIN SET;
- 3. NORTH 33 DEGREES 26 MINUTES 25 SECONDS WEST 328.98 FEET TO A POINT IN THE CENTER OF THE SAID ROAD, PASSING AN IRON PIN SET AT 305.63 FEET;

THENCE CONTINUING INTO THE SAID ROSEWOOD FARMS 101 LLC WITH THE CENTER OF THE SAID ROAD, NORTH 61 DEGREES 17 MINUTES 56 SECONDS EAST 138.22 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.064 ACRES WITH 0.064 ACRES IN ROAD RIGHT OF WAY. 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 11TH DAY OF NOVEMBER 2022, FROM A FIELD SURVEY COMPLETED BY ME ON THE 9TH DAY OF NOVEMBER 2022.

OFFICE COPY  
NOT RECORDABLE  
JASON LEACHMAN  
PROFESSIONAL SURVEYOR 8536  
6684 LAKE



APPROVED  
MUSKINGUM COUNTY  
PLANNING COMMISSION DIRECTOR

11/30/22  
Date Fee Paid

DESCRIPTION  
APPROVED  
By: JWB 11-30-2022