

17-12-02-40-000

## Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike  
Zanesville, OH 43701

Email: bei@rohio.com

Telephone (740) 453-4850  
Fax (740) 450-1000

**EDEN GROUP, LTD**  
AUDITORS PARCEL NUMBER  
17-17-12-02-40-000 (all)

BEING A PART OF THE PARCEL CONVEYED TO EDEN GROUP, LTD AS RECORDED IN DEED BOOK 1125, PAGE 222 OF THE MUSKINGUM COUNTY DEED RECORDS, A PORTION OF THE FOLLOWING DESCRIBED PARCEL BEING IN LOT 5 OF JOHN ROBERTS SURVEY AS SHOWN IN DEED BOOK 2, PAGE 366, SAID PARCEL SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID SECOND QUARTER;

**THENCE**, ALONG THE SOUTH LINE OF SAID QUARTER TOWNSHIP 2, NORTH 88 DEGREES 33 MINUTES 48 SECONDS WEST 184.35 FEET TO AN EXISTING IRON PIN IN THE CENTER OF THE OLD INTERURBAN RAILROAD;

**THENCE** WITH THE SAID CENTER, NORTH 51 DEGREES 32 MINUTES 37 SECONDS WEST 352.91 FEET TO AN EXISTING IRON PIN NEAR THE INTERSECTION OF DILLON ACRES DRIVE AND HARMONY LANE;

**THENCE** WITH THE CENTER OF HARMONY LANE, NORTH 77 DEGREES 31 MINUTES 13 SECONDS WEST 242.97 FEET TO A RAILROAD SPIKE FOUND;

**THENCE** CONTINUING WITH THE CENTER OF HARMONY LANE, NORTH 82 DEGREES 49 MINUTES 09 SECONDS WEST 909.79 FEET TO A RAILROAD SPIKE FOUND;

**THENCE** LEAVING THE SAID CENTER, NORTH 30 DEGREES 35 MINUTES 22 SECONDS EAST 32.59 FEET TO THE **PLACE OF BEGINNING** OF THE TRACT INTENDED TO BE CONVEYED;

**THENCE** NORTH 82 DEGREES 25 MINUTES 30 SECONDS WEST 438.98 FEET TO AN IRON PIN SET, SAID COURSE AND DISTANCE BEING 30.00 NORTHERLY AND PARALLEL WITH THE CENTER OF SAID HARMONY LANE AS BUILT ON THE ABANDONED INTERURBAN RIGHT-OF-WAY AND THE NORTHERLY LINE OF DILLON ACRES No. 1 AND 2 (PLAT BOOK 8, PAGE 85 AND PAGE 22);

**THENCE** NORTH 74 DEGREES 33 MINUTES 30 SECONDS WEST 171.03 FEET TO AN IRON PIN SET, SAID COURSE AND DISTANCE BEING 30.00 NORTHERLY AND PARALLEL WITH THE CENTER OF SAID HARMONY LANE AS BUILT ON THE ABANDONED INTERURBAN RIGHT-OF-WAY AND THE NORTHERLY LINE OF DILLON ACRES No. 1 AND 2 (PLAT BOOK 8, PAGE 85 AND PAGE 22);

**THENCE** WITH THE EAST LINE OF A PARCEL CONVEYED TO BENJAMIN T. AND SHANNON M. HESS (OFFICIAL RECORD 2039, PAGE 720), NORTH 30 DEGREES 35 MINUTES 22 SECONDS EAST 288.85 FEET TO AN IRON PIN SET;

**THENCE** WITH THE SOUTH LINE OF A PARCEL CONVEYED TO GERD REX (OFFICIAL RECORD 2351, PAGE 21), SOUTH 80 DEGREES 13 MINUTES 18 SECONDS EAST 608.85 FEET TO AN IRON PIN SET;

**THENCE** WITH THE WEST LINE OF A PARCEL CONVEYED TO THOMAS L. AND DIANNA J. HEINRICH, TRUSTEES (OFFICIAL RECORD 2395, PAGE 727) AND THE WEST LINE OF A PARCEL CONVEYED TO AWC ENTERPRISES, LTD (OFFICIAL RECORD 2018, PAGE 398), SOUTH 30 DEGREES 35 MINUTES 22 SECONDS WEST 288.85 FEET TO THE PLACE OF BEGINNING.

**CONTAINING 3.892 ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.**

4321-EDEN GROUP-3AC

17-12-02-40-000 A

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### ALSO THE FOLLOWING INGRESS & EGRESS AND UTILITY EASEMENT

BEING A PART OF THE PARCEL CONVEYED TO EDEN GROUP, LTD AS RECORDED IN DEED BOOK 1125, PAGE 222 OF THE MUSKINGUM COUNTY DEED RECORDS, A PORTION OF THE FOLLOWING DESCRIBED PARCEL BEING IN LOT 5 OF JOHN ROBERTS SURVEY AS SHOWN IN DEED BOOK 2, PAGE 366, SAID PARCEL SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID SECOND QUARTER;

**THENCE**, ALONG THE SOUTH LINE OF SAID QUARTER TOWNSHIP 2, NORTH 88 DEGREES 33 MINUTES 48 SECONDS WEST 184.35 FEET TO AN EXISTING IRON PIN IN THE CENTER OF THE OLD INTERURBAN RAILROAD;

**THENCE** WITH THE SAID CENTER, NORTH 51 DEGREES 32 MINUTES 37 SECONDS WEST 352.91 FEET TO AN EXISTING IRON PIN NEAR THE INTERSECTION OF DILLON ACRES DRIVE AND HARMONY LANE;

**THENCE** WITH THE CENTER OF HARMONY LANE, NORTH 77 DEGREES 31 MINUTES 13 SECONDS WEST 242.97 FEET TO A RAILROAD SPIKE FOUND;

**THENCE** CONTINUING WITH THE CENTER OF HARMONY LANE, NORTH 82 DEGREES 49 MINUTES 09 SECONDS WEST 909.79 FEET TO A RAILROAD SPIKE FOUND, SAID SPIKE BEING THE **PLACE OF BEGINNING** OF THIS EASEMENT;

**THENCE** WITH THE CENTER OF HARMONY LANE AS BUILT ON THE ABANDONED INTERURBAN RIGHT-OF-WAY AND THE NORTHERLY LINE OF DILLON ACRES No. 1 AND 2 (PLAT BOOK 8, PAGE 85 AND 22, NORTH 82 DEGREES 25 MINUTES 30 SECONDS WEST 428.30 FEET TO AN EXISTING IRON PIN;

**THENCE** WITH THE CENTER OF SAID HARMONY LANE, NORTH 74 DEGREES 33 MINUTES 30 SECONDS WEST 181.21 FEET TO A POINT;

**THENCE** LEAVING THE SAID CENTER, NORTH 30 DEGREES 35 MINUTES 22 SECONDS EAST 31.08 FEET TO AN IRON PIN SET;

**THENCE** SOUTH 74 DEGREES 33 MINUTES 30 SECONDS EAST 171.03 FEET TO AN IRON PIN SET, SAID COURSE AND DISTANCE BEING 30.00 NORTHERLY AND PARALLEL WITH THE CENTER OF SAID HARMONY LANE AS BUILT ON THE ABANDONED INTERURBAN RIGHT-OF-WAY AND THE NORTHERLY LINE OF DILLON ACRES No. 1 AND 2 (PLAT BOOK 8, PAGE 85 AND PAGE 22);

**THENCE** SOUTH 82 DEGREES 25 MINUTES 30 SECONDS EAST 438.98 FEET TO AN IRON PIN SET, SAID COURSE AND DISTANCE BEING 30.00 NORTHERLY AND PARALLEL WITH THE CENTER OF SAID HARMONY LANE AS BUILT ON THE ABANDONED INTERURBAN RIGHT-OF-WAY AND THE NORTHERLY LINE OF DILLON ACRES No. 1 AND 2 (PLAT BOOK 8, PAGE 85 AND PAGE 22);

**THENCE** WITH THE WEST LINE OF A PARCEL CONVEYED TO AWC ENTERPRISES, LTD (OFFICIAL RECORD 2018, PAGE 398), SOUTH 30 DEGREES 35 MINUTES 22 SECONDS WEST 32.59 FEET TO THE PLACE OF BEGINNING.

17-12-02-40-000-B

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ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923) SET DURING THE FIELD SURVEY IN 2000.

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 131.08 ACRES AS CONVEYED TO EDEN GROUP, LTD. (VOLUME 1125, PAGE 222).

I, MICHAEL D. NICHOLS, PS6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 25TH DAY OF MAY 2017, FROM A FIELD SURVEY COMPLETED BY ME THE 9<sup>TH</sup> DAY OF OCTOBER 2000.

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR #6923



**DESCRIPTION  
APPROVED**

By: Michael D. Nichols



17-12-02-40-000 C

SURVEY FOR EDEN GROUP, LTD  
AUDITORS PARCEL NUMBER  
17-17-12-02-40-000 (ALL)

BEING A PART OF THE PARCEL CONVEYED TO EDEN GROUP, LTD AS RECORDED IN DEED BOOK 1125, PAGE 222 OF THE MUSKINGUM COUNTY DEED RECORDS, A PORTION OF THE SHOWN PARCEL BEING IN LOT 5 OF JOHN ROBERTS SURVEY AS SHOWN IN DEED BOOK 2, PAGE 66, SITUATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 131.08 ACRES AS CONVEYED TO EDEN GROUP, LTD. AS RECORDED IN VOLUME 1125, PAGE 222 OF THE MUSKINGUM COUNTY DEED RECORDS.

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (DURING 2000 SURVEY)  
(5/8" REBAR W/CAP)
- ANGLE POINTS
- ✕ EXISTING RAILROAD SPIKE
- ⊠ QUARTER CORNER



LINE DATA		
No.	BEARING	DISTANCE
1	N.74°33'30"W.	171.03'
2	N.82°25'30"W.	438.98'
3	N.82°25'30"W.	428.30'
4	N.74°33'30"W.	181.21'

EAST LINE OF LOT 5 OF  
JOHN ROBERTS SURVEY  
D.B. 2, PG. 366

GERD REX  
O.R. 2351, PG. 21

THOMAS L. & DIANNA J.  
HEINRICH, TRUSTEES  
O.R. 2395, PG. 727

AWC ENTERPRISES, LTD  
O.R. 2018, PG. 398

HARMONY LANE  
(TWP. RD. 668)

DILLON ACRES  
(PB. 8, PG. 22 & PG. 85)

EDEN GROUP, LTD.  
VOL. 1125, PG. 222  
3.892 ± ACRES

30' INGRESS & EGRESS EASEMENT

20' GAS LINE EASEMENT

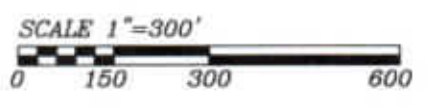
BENJAMIN T. & SHANNON M.  
HESS  
O.R. 2039, PG. 720

WESLEY K.  
MILL  
O.R. 2341, PG. 46

RESEARCH:

PREVIOUS SURVEY OF 131.08 AC.  
BY R.M. GRAVES DATED 7/15/1992  
PREVIOUS SURVEY OF 0.50 AC.  
BY J.D. NEWCOME DATED 3/19/97  
PREVIOUS SURVEY PLAT OF TRACTS  
BY DPH SURVEYING DATED 8/1990 AND 11/91  
EXISTING AERIAL MAPPING  
MUSKINGUM COUNTY TAX MAPS

DESCRIPTION  
APPROVED  
By: [Signature] 6/6/12



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 25th DAY OF MAY, 2017, FROM A FIELD SURVEY COMPLETED BY ME THE 9th DAY OF OCTOBER, 2000.

OFFICE COPY  
NOT RECORDABLE  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923



THIS PROPERTY IS SUBJECT TO ALL 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, fax: 740-450-1000, email: BEJ@rahls.com

DRAWN BY: JWL	DATE: 05-25-17	SCALE: 1"=300'
CHECKED BY: MDN	JOB NO: 4321	DRAWING NO: 2\4321\3AC.dwg