

Biedenbach Engineering

3975 East Pike
Zanesville, OH 43701

Surveying and Mapping

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EDEN GROUP LTD.
AUDITORS PARCEL NUMBER 17-17-12-02-4-000 (PART 1)

OFFICE COPY
NOT RECORDABLE

BEING A PART OF LOT 5 OF A SURVEY BY JOHN ROBERTS (DEED BOOK 2, PAGE 66) QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING A PART OF A TRACT CONVEYED TO EDEN GROUP, LTD BY DEED RECORDED IN VOLUME 1125, PAGE 222 OF THE MUSKINGUM COUNTY DEED RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF QUARTER TOWNSHIP 2;

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

THENCE NORTH 51 DEGREES 32 MINUTES 37 SECONDS WEST ALONG THE SAID RIGHT-OF-WAY 352.91 FEET TO AN EXISTING IRON PIN NEAR THE INTERSECTION OF DILLON ACRES DRIVE AND HARMONY LANE;

THENCE WITH THE CENTER OF SAID HARMONY LANE AS BUILT ON THE ABANDONED INTERURBAN RAILROAD RIGHT-OF-WAY AND THE NORTHERLY LINE OF DILLON ACRES 1 AND 2 (PLAT BOOK 8, PAGE 22 AND PLAT BOOK 8, PAGE 85) THE NEXT EIGHT COURSES AND DISTANCES:

- 1) NORTH 77 DEGREES 31 MINUTES 13 SECONDS WEST 242.97 FEET TO AN EXISTING RAIL ROAD SPIKE;
- 2) NORTH 82 DEGREES 49 MINUTES 09 SECONDS WEST 909.79 FEET TO AN EXISTING RAIL ROAD SPIKE;
- 3) NORTH 82 DEGREES 25 MINUTES 30 SECONDS WEST 428.30 FEET TO AN EXISTING IRON PIN;
- 4) NORTH 74 DEGREES 33 MINUTES 30 SECONDS WEST 200.00 FEET TO AN EXISTING IRON PIN;
- 5) NORTH 63 DEGREES 05 MINUTES 30 SECONDS WEST 155.60 FEET TO AN EXISTING IRON PIN;
- 6) NORTH 52 DEGREES 51 MINUTES 31 SECONDS WEST 183.90 FEET TO AN EXISTING IRON PIN;
- 7) NORTH 41 DEGREES 35 MINUTES 31 SECONDS WEST 194.30 FEET TO AN EXISTING IRON PIN;
- 8) NORTH 31 DEGREES 45 MINUTES 30 SECONDS WEST 180.42 FEET TO AN EXISTING IRON PIN;

THENCE LEAVING THE SAID CENTERLINE, NORTH 58 DEGREES 14 MINUTES 30 SECONDS EAST 30.00 FEET TO A POINT;

THENCE NORTH 29 DEGREES 59 MINUTES 24 SECONDS WEST 1068.21 FEET TO AN IRON PIN SET ON THE EAST LINE OF A TRACT CONVEYED TO E. AND V. HOLBEIN (DEED VOLUME 727, PAGE 212), PASSING IRON PINS SET AT 313.88 FEET AND 663.88 FEET;

THENCE WITH THE SAID EAST LINE OF THE SAID HOLBEIN TRACT, NORTH 22 DEGREES 47 MINUTES 29 SECONDS EAST 753.68 FEET TO AN EXISTING STONE;

THENCE CONTINUING WITH THE SAID EAST LINE OF THE HOLBEIN TRACT, NORTH 22 DEGREES 49 MINUTES 00 SECONDS EAST 250.12 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO A. AND M. WILSON (DEED VOLUME 611, PAGE 203), SOUTH 67 DEGREES 11 MINUTES 00 SECONDS EAST 246.01 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 64 DEGREES 04 MINUTES 46 SECONDS EAST 304.98 FEET TO AN IRON PIN SET;

THENCE NORTH 57 DEGREES 31 MINUTES 52 SECONDS EAST 519.58 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF LOT 10 OF HOMECROFT ACRES (PLAT BOOK 8, PAGE 9);

THENCE WITH THE EAST LINE OF SAID LOT 10, NORTH 39 DEGREES 14 MINUTES 02 SECONDS EAST 254.49 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SOUTH LINE OF A 0.50 ACRE TRACT, SOUTH 54 DEGREES 59 MINUTES 00 SECONDS EAST 132.89 FEET TO AN EXISTING IRON PIN;

THENCE WITH THE EAST LINE OF THE SAID TRACT, NORTH 34 DEGREES 41 MINUTES 36 SECONDS EAST 105.67 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

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THENCE CONTINUING WITH THE SAID EAST LINE, NORTH 34 DEGREES 41 MINUTES 36 SECONDS EAST 75.80 FEET TO A POINT ON THE WEST LINE OF TWIN POND DRIVE, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 61.46 FEET;

THENCE WITH THE SAID WEST LINE OF TWIN POND DRIVE THE NEXT THREE COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET (CHORD BEARING SOUTH 11 DEGREES 53 MINUTES 29 SECONDS EAST 46.94 FEET) AN ARC DISTANCE OF 51.45 FEET TO AN IRON PIN SET;
- 2) SOUTH 30 DEGREES 13 MINUTES 01 SECONDS WEST 24.42 FEET TO AN IRON PIN SET;
- 3) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 145.75 FEET (CHORD BEARING SOUTH 23 DEGREES 02 MINUTES 28 SECONDS WEST 19.59 FEET) AN ARC DISTANCE OF 19.61 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID ROAD, NORTH 55 DEGREES 18 MINUTES 24 SECONDS WEST 39.96 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.056 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PS5718-PS6923).

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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 29TH DAY OF NOVEMBER 2000.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY [Signature]
12-29-2000

SNR

DRAWN BY: AJS	DATE: 11-29-00
SCALE: 1"=100'	CHECKED BY: MDN
JOB NO: 4321	DRAWING NO: D:\4321\4321_S01