

# Biedenbach Engineering

3975 East Pike  
Zanesville, OH 43701

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

EDEN GROUP LTD  
AUDITORS PARCEL NUMBER 17-17-12-02-40-000 (PART)

SITUATED IN LOT 5 OF A SURVEY BY JOHN ROBERTS (DEED BOOK PAGE 60) IN QUARTER  
TOWNSHIP 2, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MINISTRY LAWS, 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 THE 2<sup>ND</sup> QUARTER;

THENCE NORTH 88 DEGREES 33 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF THE 2<sup>ND</sup>  
QUARTER, 184.35 FEET TO AN EXISTING IRON PIN IN THE CENTER OF THE OLD INTER URBAN RAIL  
ROAD;

THENCE NORTH 51 DEGREES 32 MINUTES 37 SECONDS WEST 352.91 FEET TO AN EXISTING IRON  
PIN, SAID IRON PIN BEING AT 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 AN EXISTING RAIL ROAD SPIKE;

THENCE CONTINUING WITH THE SAID CENTER, NORTH 82 DEGREES 49 MINUTES 09 SECONDS  
WEST 909.79 FEET TO AN EXISTING RAIL ROAD SPIKE;

THENCE LEAVING THE SAID HARMONY LANE, NORTH 30 DEGREES 35 MINUTES 22 SECONDS  
EAST, ALONG THE WESTERLY LINE OF TRACTS OWNED BY CONSTANCE AKINS (VOLUME 1046,  
PAGE 305), F. SMALTZ (VOLUME 1042, PAGE 100) AND SIX COUNTY, INC. (VOLUME 1036, PAGE 531)  
667.78 FEET TO AN EXISTING IRON PIN (1 INCH PIPE);

THENCE NORTH 41 DEGREES 01 MINUTES 21 SECONDS EAST, ALONG THE WESTERLY LINE OF A  
TRACT OWNED BY LARRY AND CHERYL McBRIDE (VOLUME 1004, PAGE 579) 753.05 FEET TO AN  
EXISTING IRON PIN (AXLE);

THENCE NORTH 53 DEGREES 27 MINUTES 05 SECONDS EAST, ALONG THE WESTERLY LINE OF A  
TRACT OWNED BY STELLA MALCOLM (VOLUME 979, PAGE 393) 930.02 FEET TO AN EXISTING IRON  
PIN (AXLE);

THENCE NORTH 69 DEGREES 49 MINUTES 31 SECONDS WEST ALONG THE SOUTH LINE OF A  
TRACT OWNED BY R. AND F. DALTON (VOLUME 1036, PAGE 462) 634.60 FEET TO AN EXISTING  
IRON PIN (5/8 INCH REBAR) IN AN OLD ROAD BED;

THENCE CONTINUING WITH THE SOUTH LINE OF DALTON, NORTH 29 DEGREES 47 MINUTES 43  
SECONDS WEST 346.50 FEET TO AN EXISTING IRON PIN;

THENCE NORTH 34 DEGREES 36 MINUTES 34 SECONDS EAST 33.00 FEET TO AN EXISTING IRON;

THENCE NORTH 42 DEGREES 53 MINUTES 25 SECONDS WEST 95.00 FEET TO AN EXISTING STONE;

THENCE SOUTH 23 DEGREES 59 MINUTES 55 SECONDS WEST 61.53 FEET TO AN EXISTING IRON  
PIN (AXLE);

THENCE WITH THE SOUTH LINE OF A 5.64 ACRE TRACT CONVEYED TO CLARENCE AND JUANITA  
HOLBINE (VOLUME 664, PAGE 296), NORTH 52 DEGREES 34 MINUTES 13 SECONDS WEST 740.90  
FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN  
INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID SOUTH LINE, SOUTH 34 DEGREES 41 MINUTES 36 SECONDS WEST  
68.73 FEET TO AN IRON PIN SET;

THENCE NORTH 55 DEGREES 18 MINUTES 24 SECONDS WEST 18.61 FEET TO AN IRON PIN SET ON  
THE EAST SIDE OF TWIN POND DRIVE;

17-12-02-24  
N/A

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**THENCE WITH THE EAST SIDE OF TWIN POND DRIVE THE NEXT 3 COURSES AND DISTANCES:**

- 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 95.75 FEET (CHORD BEARING NORTH 18 DEGREES 23 MINUTES 46 SECONDS EAST 25.72 FEET) AN ARC DISTANCE OF 25.80 FEET TO AN IRON PIN SET;
- 2) NORTH 30 DEGREES 13 MINUTES 01 SECONDS EAST 34.04 FEET TO AN IRON PIN SET;
- 3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET (CHORD BEARING NORTH 64 DEGREES 31 MINUTES 35 SECONDS EAST 39.46 FEET) AN ARC DISTANCE OF 41.92 FEET TO AN IRON PIN SET;

**THENCE LEAVING THE SAID ROAD, SOUTH 37 DEGREES 25 MINUTES 46 SECONDS WEST 23.67 FEET TO AN EXISTING IRON PIN (AXLE);**

**THENCE WITH THE SOUTH LINE OF THE ABOVE SAID CLARENCE AND JUANITA HOLBINE TRACT, SOUTH 52 DEGREES 34 MINUTES 13 SECONDS EAST 10.00 FEET TO THE PLACE OF BEGINNING.**

**CONTAINING 0.047 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 MORE OR LESS ACRES CONVEYED TO EDEN GROUP, LTD. (VOLUME 1125, PAGE 222).**

**I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECTLY PREPARED BY ME, THIS 22<sup>ND</sup> DAY OF NOVEMBER 2000.**

**MICHAEL J. NICHOLS  
REGISTERED SURVEYOR 6923**

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

ADDRESS N/A

## SURVEY FOR EDEN GROUP, LTD

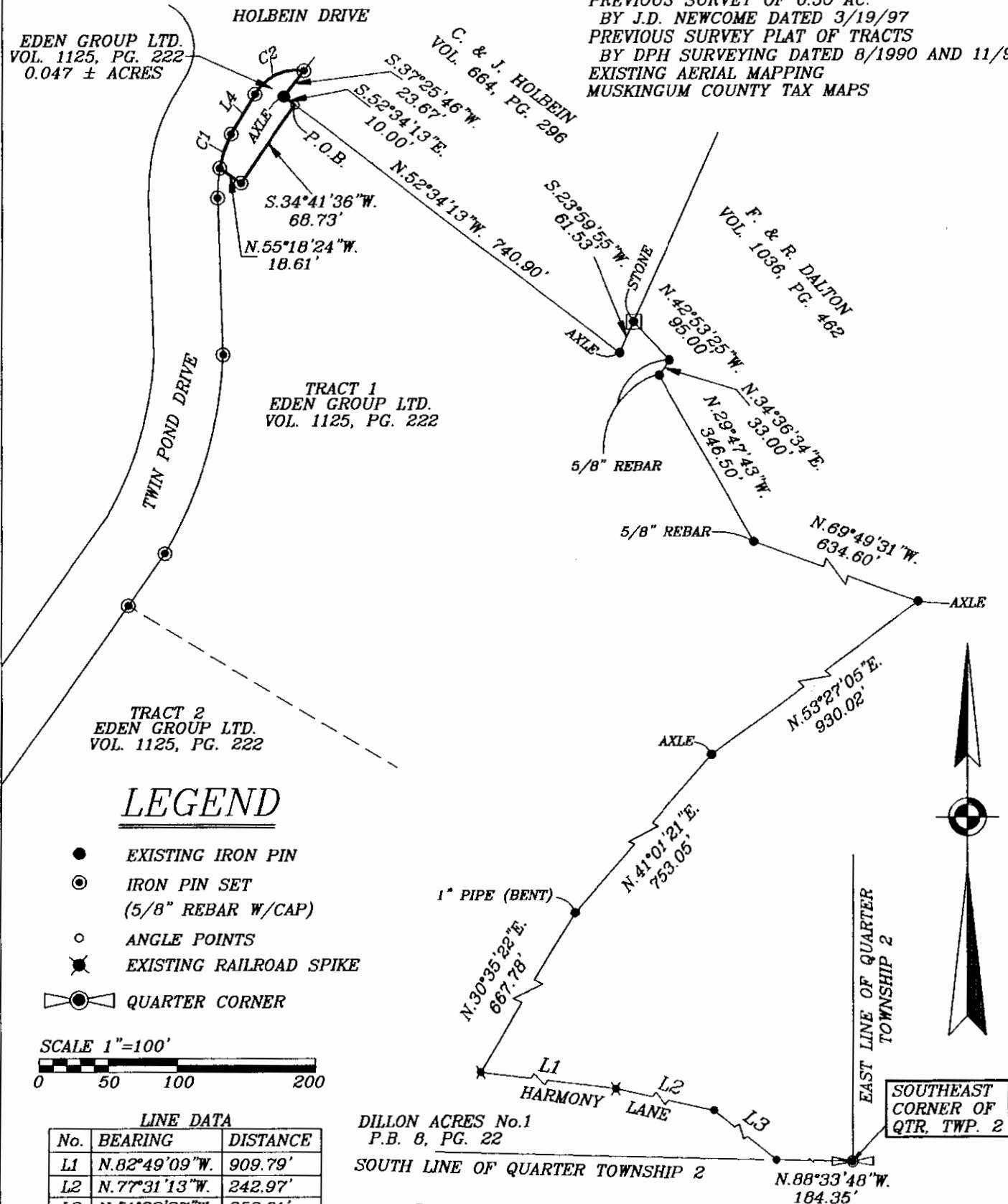
AUDITORS PARCEL NUMBER  
17-17-12-02-40-000 (PART)BEING A PART OF QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY  
LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 131.08 ACRES AS CONVEYED TO EDEN GROUP, LTD.  
AS RECORDED IN VOL. 1125, PG. 222 OF THE MUSKINGUM COUNTY DEED RECORDS.

## CURVE DATA

No.	BEARING	CHORD	ARC	RADIUS
C1	N.18°23'46"E.	25.72'	25.80'	95.75'
C2	N.64°31'35"E.	39.46'	41.92'	35.00'

## 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  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*

12-29-2000

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE SURVEY  
TO BE CORRECT AS PREPARED BY ME,  
THIS 22nd day of November, 2000.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

BIEDENBACH ENGINEERING  
ZANESVILLE, OHIO  
(740) 453-4850

DRAWN BY: HTM	DATE: 11-22-00
SCALE: 1"=100'	CHECKED BY: MDN
JOB NO: 4321	DRAWING NO: D:\4321\4321_S02