

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 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 THE 2ND QUARTER;

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 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 THE FOLLOWING 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 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 313.88 FEET TO AN IRON PIN SET;

THENCE NORTH 60 DEGREES 00 MINUTES 36 SECONDS EAST 349.50 FEET TO AN IRON PIN SET;

THENCE NORTH 47 DEGREES 53 MINUTES 24 SECONDS EAST 336.05 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING FOR THE TRACT INTENDED TO BE DESCRIBED;

THENCE NORTH 47 DEGREES 53 MINUTES 24 SECONDS EAST 280.57 FEET TO AN IRON PIN SET;

THENCE NORTH 63 DEGREES 00 MINUTES 44 SECONDS EAST 468.87 FEET TO AN IRON PIN SET, SAID IRON PIN BEING ON THE WEST RIGHT OF WAY OF TWIN POND DRIVE, PASSING AN IRON PIN SET AT 368.87 FEET;

THENCE WITH THE SAID WEST RIGHT OF WAY THE FOLLOWING FOUR COURSES AND DISTANCES:

- 1) SOUTH 19 DEGREES 03 MINUTES 34 SECONDS EAST 78.14 FEET TO AN IRON PIN SET,
- 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 368.06 FEET (CHORD BEARING SOUTH 04 DEGREES 51 MINUTES 16 SECONDS EAST 217.81 FEET) AN ARC DISTANCE OF 221.12 FEET TO AN IRON PIN SET,
- 3) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 501.72 FEET (CHORD BEARING SOUTH 06 DEGREES 35 MINUTES 09 SECONDS WEST 154.92 FEET) AN ARC DISTANCE OF 155.54 FEET TO AN IRON PIN SET,
- 4) SOUTH 02 DEGREES 17 MINUTES 43 SECONDS EAST 32.50 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID RIGHT OF WAY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 37 DEGREES 01 MINUTES 44 SECONDS WEST 31.69 FEET) AN ARC DISTANCE OF 34.32 FEET TO AN IRON PIN SET, SAID IRON PIN BEING ON THE NORTH RIGHT OF WAY OF EDEN PARK DRIVE;

THENCE WITH THE SAID NORTH RIGHT OF WAY THE FOLLOWING FIVE COURSES AND DISTANCES:

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- 1) SOUTH 76 DEGREES 21 MINUTES 12 SECONDS WEST 6.57 FEET TO AN IRON PIN SET,
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 240.15 FEET (CHORD BEARING SOUTH 60 DEGREES 42 MINUTES 08 SECONDS WEST 129.57 FEET) AN ARC DISTANCE OF 131.20 FEET TO AN IRON PIN SET,
- 3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 414.60 FEET (CHORD BEARING SOUTH 55 DEGREES 33 MINUTES 17 SECONDS WEST 196.62 FEET) AN ARC DISTANCE OF 198.51 FEET TO AN IRON PIN SET,
- 4) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 75 DEGREES 21 MINUTES 39 SECONDS WEST 28.94 FEET) AN ARC DISTANCE OF 30.86 FEET TO AN IRON PIN SET,
- 5) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET (CHORD BEARING NORTH 84 DEGREES 18 MINUTES 19 SECONDS WEST 118.76 FEET) AN ARC DISTANCE OF 131.48 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID NORTH RIGHT OF WAY NORTH 38 DEGREES 37 MINUTES 02 SECONDS WEST 331.11 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 25.66 FEET.

CONTAINING 6.322 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 CORRECT AS PREPARED BY ME, THIS 29th DAY OF NOVEMBER 2000.

**OFFICE COPY
NOT RECORDABLE**
MICHAEL D. NICHOLS
REGISTERED SURVEYOR



DESCRIPTION
APPROVED

By: A.L. Seaman
1-2-2001 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, 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 OEDD RECORDS.

RESEARCH:

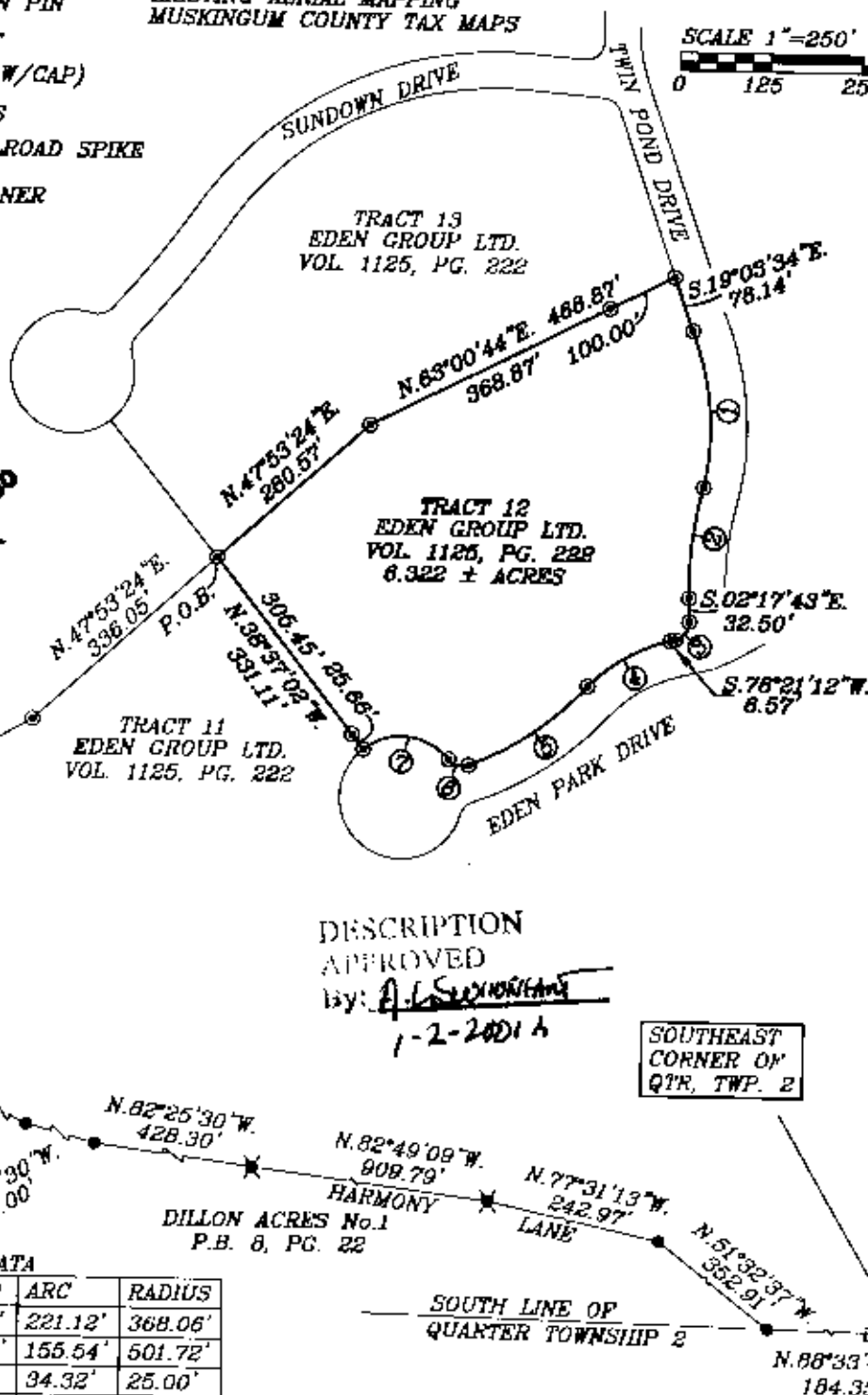
PREVIOUS SURVEY OF 131.08 AC.
BY R.M. GRAVES DATED 7/15/1992
PREVIOUS SURVEY OF 0.50 AC.
BY J.D. NEWCOME DATED 3/19/97
PREVIOUS SURVEY PLAT OF TRACTS
BY DPH SURVEYING DATED 8/1990 AND 11/91
EXISTING AERIAL MAPPING
MUSKINGUM COUNTY TAX MAPS

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ANGLE POINTS
- ✱ EXISTING RAILROAD SPIKE
- ⊕ QUARTER CORNER

SCALE 1"=250'
0 125 250 500

Approved For Transfer
On-Lot Sewage O.K.
Date 2/27/00
Zanesville - Muskingum Co
Health Department



DESCRIPTION

APPROVED

By: A.L. Swearingen

1-2-2001

SOUTHEAST
CORNER OF
QTR. TWP. 2

CURVE DATA

No.	BEARING	CHORD	ARC	RADIUS
1	S.04°51'16\"E.	217.81'	221.12'	368.06'
2	S.06°35'09\"W.	154.92'	155.54'	501.72'
3	S.37°01'44\"W.	31.69'	34.32'	25.00'
4	S.60°42'08\"W.	129.57'	131.20'	240.15'
5	S.55°33'17\"W.	196.62'	198.51'	414.60'
6	N.75°21'39\"W.	28.94'	30.86'	25.00'
7	N.84°18'19\"W.	118.76'	131.48'	85.00'

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 11th DAY OF NOVEMBER, 2000.

OFFICE COPY
NOT RECORDED
MICHAEL BOGGS
REGISTERED SURVEYOR 19923

BIEDENBACH ENGINEERING
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY: HTM	DATE: 11-29-00
SCALE: 1"=250'	CHECKED BY: MDN
JOB NO: 4321	DRAWING NO: D:\4321\4321_12