

## W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

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) IN 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 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 64.77 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING INTO THE ABOVE SAID EDEN GROUP TRACT, SOUTH 37 DEGREES 12 MINUTES 23 SECONDS WEST 461.83 FEET TO AN IRON PIN SET, ON THE NORTHERLY LINE OF THE CULDESAC OF EDEN PARK DRIVE;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET (CHORD BEARING SOUTH 89 DEGREES 22 MINUTES 52 SECONDS WEST 104.64 FEET) AN ARC DISTANCE OF 112.72 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS TRACT;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET (CHORD BEARING SOUTH 26 DEGREES 03 MINUTES 52 SECONDS WEST 72.27 FEET) AN ARC DISTANCE OF 74.64 FEET TO AN IRON PIN SET;

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**THENCE WITH THE NORTH LINE OF EDEN PARK DRIVE THE NEXT SIX COURSES AND DISTANCES:**

- 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 32 DEGREES 23 MINUTES 28 SECONDS WEST 26.11 FEET) AN ARC DISTANCES OF 27.47 FEET TO AN IRON PIN SET;
- 2) SOUTH 63 DEGREES 52 MINUTES 24 SECONDS WEST 87.35 FEET TO AN IRON PIN SET;
- 3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 399.01 FEET (CHORD BEARING SOUTH 74 DEGREES 27 MINUTES 17 SECONDS WEST 146.54 FEET) AN ARC DISTANCE OF 147.38 FEET TO AN IRON PIN SET;
- 4) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 224.94 FEET (CHORD BEARING SOUTH 57 DEGREES 04 MINUTES 30 SECONDS WEST 144.61 FEET) AN ARC DISTANCE OF 147.22 FEET TO AN IRON PIN SET;
- 5) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 540.34 FEET (CHORD BEARING SOUTH 47 DEGREES 06 MINUTES 42 SECONDS WEST 202.86 FEET) AN ARC DISTANCE OF 204.07 FEET TO AN IRON PIN SET;
- 6) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 63 DEGREES 26 MINUTES 04 SECONDS WEST 42.69 FEET) AN ARC DISTANCE OF 51.17 FEET TO AN IRON PIN SET ON THE EAST LINE OF TWIN POND DRIVE;

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

- 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 451.72 FEET (CHORD BEARING NORTH 06 DEGREES 57 MINUTES 42 SECONDS EAST 136.15 FEET) AN ARC DISTANCE OF 136.67 FEET TO AN IRON PIN SET;
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 418.06 FEET (CHORD BEARING NORTH 04 DEGREES 39 MINUTES 48 SECONDS WEST 247.47 FEET) AN ARC DISTANCE OF 251.24 FEET TO AN IRON PIN SET;
- 3) NORTH 19 DEGREES 03 MINUTES 34 SECONDS WEST 63.20 FEET TO AN IRON PIN SET;

**THENCE LEAVING THE SAID EAST LINE, NORTH 56 DEGREES 04 MINUTES 30 SECONDS EAST 417.90 FEET TO AN IRON PIN SET;**

**THENCE SOUTH 38 DEGREES 46 MINUTES 38 SECONDS EAST 400.84 FEET TO THE PLACE OF BEGINNING.**

**CONTAINING 5.001 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 1<sup>ST</sup> DAY OF NOVEMBER 1999.**

\_\_\_\_\_  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

DESCRIPTION ATTACHED  
FOR AUDITOR'S TRACT  
BY 12-17-99

# SURVEY FOR EDEN GROUP, LTD

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

## RESEARCH:

PREVIOUS SURVEY OF 131.08 AC.  
BY R.M. GRAVES DATED 7/15/1982  
PREVIOUS SURVEY OF 0.50 AC.  
BY J.D. NEWCOME DATED 3/19/87  
PREVIOUS SURVEY PLAT OF TRACTS  
BY DPH SURVEYING DATED 8/1990  
AND 11/91  
EXISTING AERIAL MAPPING  
MUSKINGUM COUNTY TAX MAPS

SITUATED IN LOT 5 OF A SURVEY BY JOHN ROBERTS (DEED BOOK 2, PAGE 66) IN 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.

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

## CURVE DATA

NUMBER	BEARING	LENGTH	ARC	RADIUS
C1	N.04°39'48"W.	247.47'	251.24'	418.06'
C2	N.06°57'42"E.	136.15'	136.67'	451.72'
C3	N.63°26'04"W.	42.89'	51.17'	25.00'
C4	S.47°06'42"W.	202.86'	204.07'	540.34'
C5	S.57°04'30"W.	144.61'	147.22'	224.94'
C6	S.74°27'17"W.	146.54'	147.38'	399.01'
C7	S.32°23'28"W.	28.11'	27.47'	25.00'
C8	S.26°03'52"W.	72.27'	74.64'	85.00'
C9	S.89°22'52"W.	104.64'	112.72'	85.00'

## LINE DATA

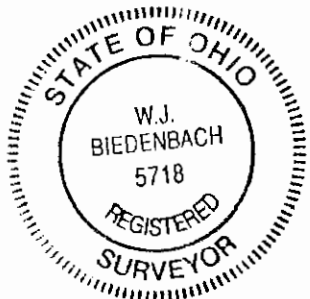
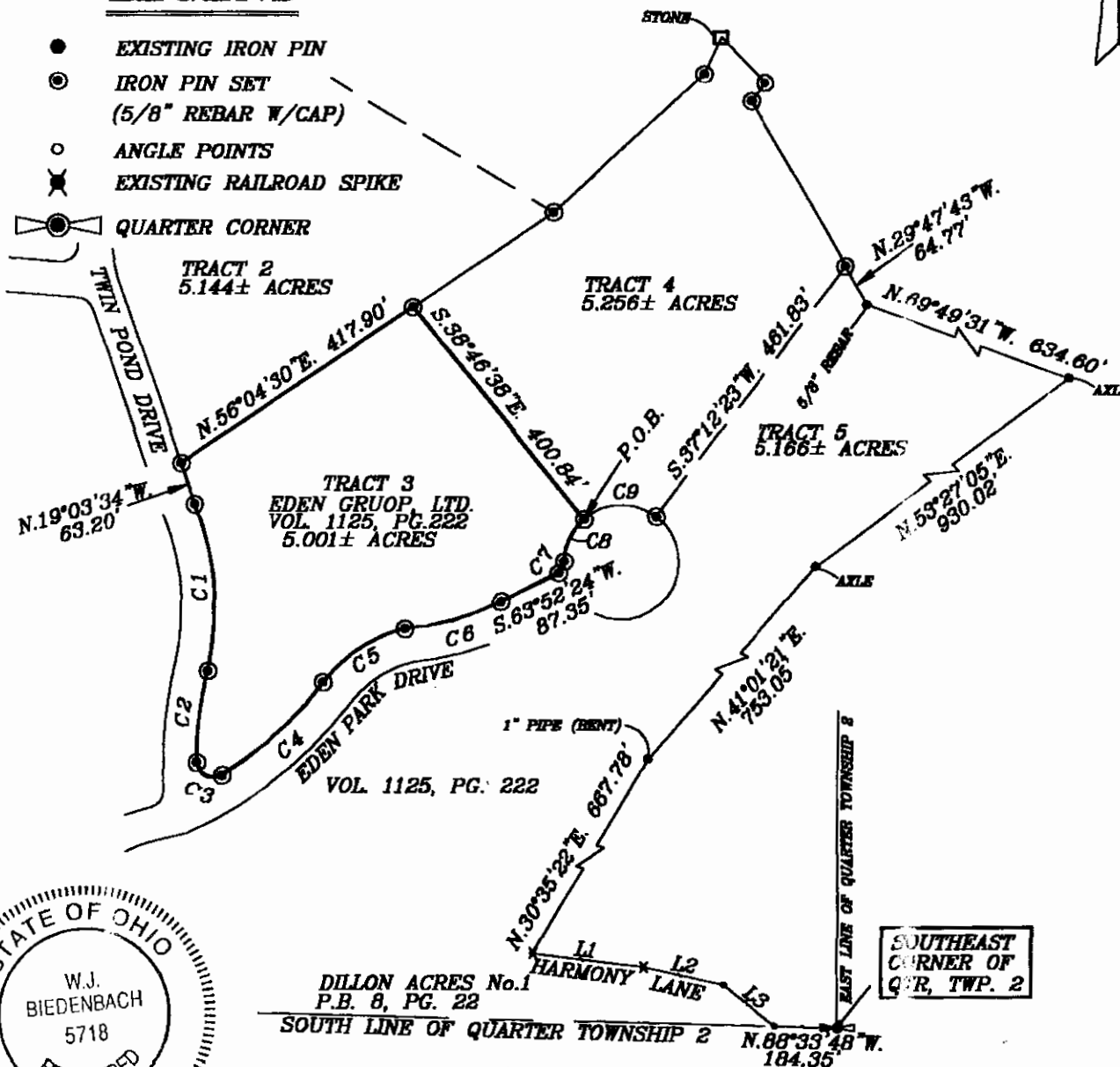
NO.	DIRECTION	DISTANCE
L1	N.82°49'09"W.	809.79'
L2	N.77°31'13"W.	242.97'
L3	N.51°32'37"W.	352.91'

SCALE 1"=250'



## LEGEND

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



DILLON ACRES No.1  
P.B. 8, PG. 22

DESCRIPTION APPROVED  
FOR AUDITORS USE  
BY *[Signature]*

12-17-99

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 21st DAY OF JANUARY, 1999.

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

W.J. BIEDENBACH & ASSOC.  
SURVEYING & MAPPING  
ZANESVILLE, OHIO  
(740) 453-4850

DRAWN BY:  
HTM

DATE:  
01-21-99

SCALE:  
1"=250'

CHECKED BY:  
WJB

JOB NO:  
4321

DRAWING NO:  
D:\4321\4321\_03