

W. J. Biedenbach & Associates

3120 Lisa Lane
Zanesville, OH 43701

Surveying and Mapping

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

17-12-02-40.005
3805 SUNDOWN DR

EDEN GROUP, LTD.
AUDITORS PARCEL NUMBER
17-17-12-02-40-000 (PART)
TRACT No. 16

OFFICE COPY
NOT RECORDABLE

BEING A PART OF QUARTER TOWNSHIP TWO (2), TOWNSHIP ONE (1), RANGE EIGHT (8) OF THE UNITED STATES MILITARY LANDS AND PART OF PROPERTY NOW OWNED BY EDEN GROUP, LTD. AND RECORDED IN DEED BOOK 1125, PAGE 222 OF THE DEED RECORDS IN SAID COUNTY AND PART OF SAID PROPERTY IS IN LOT 5 OF A SURVEY BY JOHN ROBERTS (DEED BOOK 2, PAGE 66) BOUNDED AND DESCRIBED AS FOLLOWS:

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

THENCE NORTH 88 DEGREES 33 MINUTES 48 SECONDS WEST (THE BASE OF BEARINGS FOR THIS DESCRIPTION STATE PLANE GRID FROM A SOLAR OBSERVATION) ALONG THE SOUTH LINE OF SAID SECOND QUARTER A DISTANCE OF 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 SAID RIGHT-OF-WAY 352.91 FEET TO AN EXISTING IRON PIN NEAR THE INTERSECTION OF DILLON ACRES DRIVE AND HARMONY LANE;

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

THENCE NORTH 82 DEGREES 49 MINUTES 09 SECONDS WEST ALONG THE CENTER OF SAID HARMONY LANE A DISTANCE OF 909.79 FEET TO A RAILROAD SPIKE FOUND, PASSING THROUGH A RAILROAD SPIKE FOUND AT 872.22 FEET;

THENCE NORTH 82 DEGREES 25 MINUTES 30 SECONDS WEST A DISTANCE OF 428.30 FEET TO AN IRON PIPE FOUND;

THENCE NORTH 74 DEGREES 33 MINUTES 30 SECONDS WEST A DISTANCE OF 200.00 FEET TO AN IRON PIN FOUND;

THENCE NORTH 63 DEGREES 05 MINUTES 30 SECONDS WEST A DISTANCE OF 155.60 FEET TO AN IRON PIN FOUND;

THENCE NORTH 52 DEGREES 51 MINUTES 31 SECONDS WEST A DISTANCE OF 183.90 FEET;

THENCE NORTH 41 DEGREES 35 MINUTES 31 SECONDS WEST A DISTANCE OF 194.30 FEET TO AN IRON PIN FOUND;

THENCE NORTH 31 DEGREES 45 MINUTES 30 SECONDS WEST A DISTANCE OF 180.42 FEET TO AN IRON PIN FOUND;

THENCE NORTH 58 DEGREES 14 MINUTES 33 SECONDS EAST A DISTANCE OF 30.00 FEET TO AN IRON PIN FOUND;

THENCE NORTH 29 DEGREES 59 MINUTES 24 SECONDS WEST A DISTANCE OF 1068.21 FEET TO AN IRON PIN FOUND, PASSING IRON PINS FOUND AT 313.88 FEET AND 663.88 FEET;

THENCE NORTH 22 DEGREES 47 MINUTES 29 SECONDS EAST 328.93 FEET TO AN IRON PIN FOUND;

THENCE SOUTH 63 DEGREES 10 MINUTES 27 SECONDS EAST 120.04 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE **PLACE OF BEGINNING** OF THE TRACT INTENDED TO BE CONVEYED;

THENCE TRAVERSING THROUGH THE LANDS OF EDEN GROUP, LTD. AS RECORDED IN DEED VOLUME 1125, PAGE 222 OF MUSKINGUM COUNTY DEED RECORDS NORTH 50 DEGREES 47 MINUTES 26 SECONDS EAST 359.71 FEET TO AN IRON PIN SET;

THENCE TRAVERSING THROUGH THE LANDS OF EDEN GROUP, LTD. AS RECORDED IN DEED VOLUME 1125, PAGE 222 OF MUSKINGUM COUNTY DEED RECORDS NORTH 76 DEGREES 50 MINUTES 58 SECONDS EAST 390.36 FEET TO AN IRON PIN SET;

THENCE TRAVERSING THROUGH THE LANDS OF EDEN GROUP, LTD. AS RECORDED IN DEED VOLUME 1125, PAGE 222 OF MUSKINGUM COUNTY DEED RECORDS SOUTH 01 DEGREES 28 MINUTES 12 SECONDS EAST A DISTANCE OF 178.59 FEET TO AN IRON PIN SET;

THENCE TRAVERSING THROUGH THE LANDS OF EDEN GROUP, LTD. AS RECORDED IN DEED VOLUME 1125, PAGE 222 OF MUSKINGUM COUNTY DEED RECORDS SOUTH 78 DEGREES 39 MINUTES 43 SECONDS EAST A DISTANCE OF 124.27 FEET TO AN IRON PIN SET ON THE NORTH LINE OF A PROPOSED FIFTY FOOT RIGHT-OF-WAY;

W. J. Biedenbach & Associates

3120 Lisa Lane
Zanesville, OH 43701

Surveying and Mapping

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

THENCE ALONG SAID RIGHT-OF-WAY THE NEXT FOUR COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 503.56 FEET (CHORD BEARING SOUTH 44 DEGREES 02 MINUTES 30 SECONDS WEST A DISTANCE OF 184.38 FEET) AN ARC DISTANCE OF 185.43 FEET TO AN IRON PIN SET;
- 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1282.40 FEET (CHORD BEARING SOUTH 38 DEGREES 35 MINUTES 18 SECONDS WEST A DISTANCE OF 181.29 FEET) AN ARC DISTANCE OF 181.44 FEET TO AN IRON PIN SET;
- 3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 75 DEGREES 13 MINUTES 45 SECONDS WEST A DISTANCE OF 26.93 FEET) AN ARC DISTANCE OF 28.44 FEET TO AN IRON PIN SET;
- 4) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET (CHORD BEARING SOUTH 67 DEGREES 19 MINUTES 16 SECONDS WEST A DISTANCE OF 110.40 FEET) AN ARC DISTANCE OF 120.16 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID ROAD NORTH 63 DEGREES 10 MINUTES 27 SECONDS WEST A DISTANCE OF 466.30 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.067 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 AS 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 4TH DAY OF JANUARY 1999.

W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY WJB
6-21-2000

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.

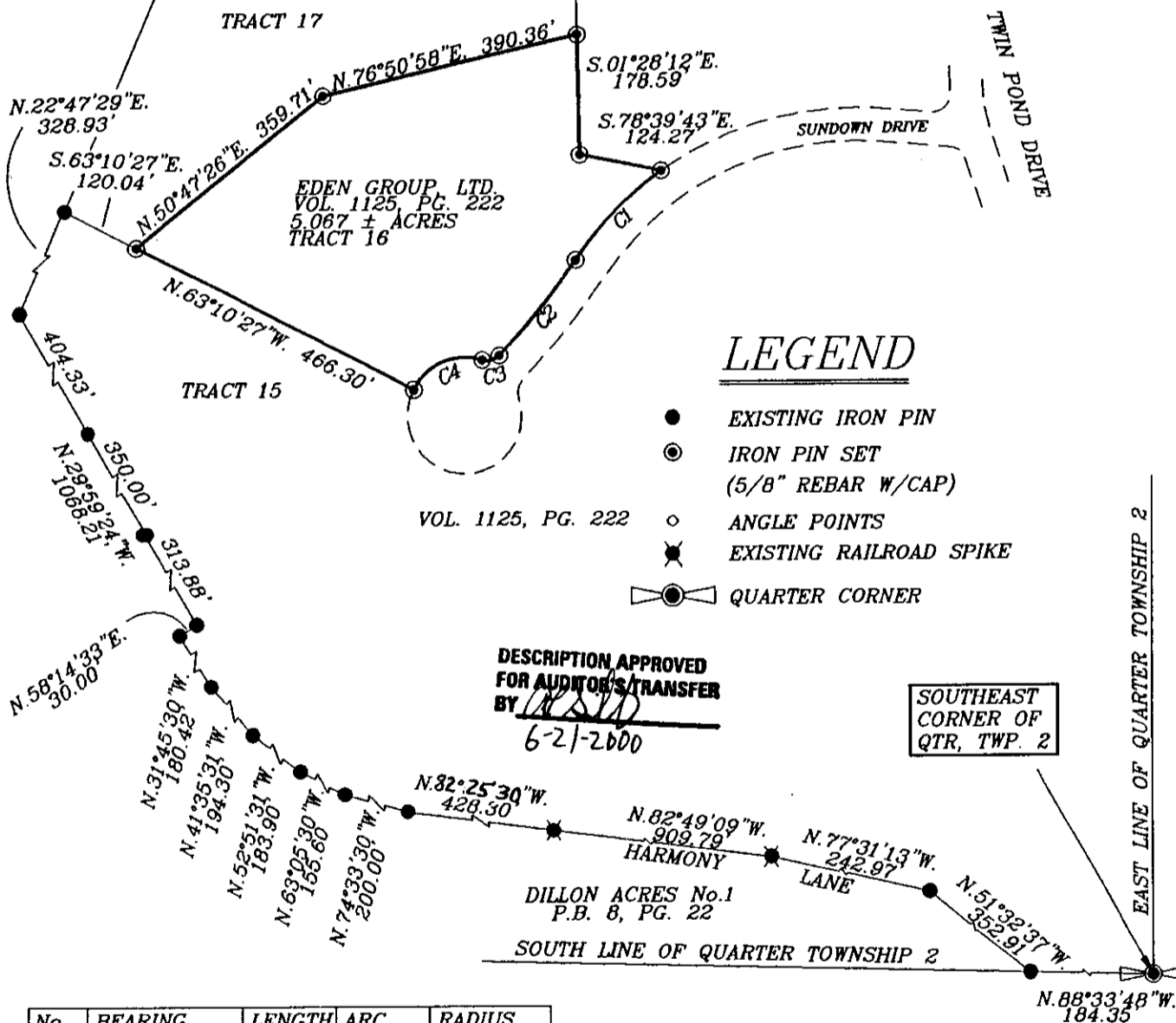
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 131.08 ACRES AS CONVEYED TO EDEN GROUP, LTD. AS RECORDED IN VOL. 1125, PG. 222 OF THE MUSKINGUM COUNTY DEED RECORDS.

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



SCALE 1"=250'
0 125 250 500



LEGEND

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

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY *[Signature]*
6-21-2000

SOUTHEAST
CORNER OF
QTR, TWP. 2

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

SOUTH LINE OF QUARTER TOWNSHIP 2

No.	BEARING	LENGTH	ARC	RADIUS
C1	S.44°02'30"W.	184.38	185.43	503.58
C2	S.38°35'18"W.	181.29	181.44	1282.40
C3	S.75°13'45"W.	26.93	28.44	25.00
C4	S.67°19'16"W.	110.40	120.16	85.00

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE SURVEY
AND SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 4th 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: 01-04-99
SCALE: 1"=250'	CHECKED BY: WJB
JOB NO: 4321	DRAWING NO: D:\4321\4321_16