

# Biedenbach Engineering

3975 East Pike  
Zanesville, OH 43701

Telephone (740) 453-1550  
Fax (740) 453-1000

EDEN GROUP LTD  
AUDITORS PARCEL NUMBER 17-17-12-02-42000 (PART)

OFFICE COPY  
NOT RECORDED

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 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 663.88 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE TRACT INTENDED TO BE DESCRIBED, PASSING AN IRON PIN SET AT 313.88 FEET;

**THENCE** NORTH 29 DEGREES 59 MINUTES 24 SECONDS WEST 404.33 FEET TO AN IRON PIN SET;

**THENCE** WITH THE EAST LINE OF A TRACT OWNED BY E. & V. HOLBEIN (DEED VOLUME 727, PAGE 212), NORTH 22 DEGREES 47 MINUTES 29 SECONDS EAST 328.93 FEET TO AN IRON PIN SET;

**THENCE** LEAVING THE SAID EAST LINE, SOUTH 63 DEGREES 10 MINUTES 27 SECONDS EAST 586.34 FEET TO AN IRON PIN SET, SAID IRON PIN BEING IN THE WEST RIGHT OF WAY OF SUNDOWN DRIVE, PASSING AN IRON PIN SET AT 120.04 FEET AND 503.53 FEET;

**THENCE** WITH SAID RIGHT OF WAY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET (CHORD BEARING SOUTH 03 DEGREES 27 MINUTES 56 SECONDS EAST 85.75 FEET) AN ARC DISTANCE OF 89.88 FEET TO AN IRON PIN SET;

**THENCE** LEAVING SAID RIGHT OF WAY, SOUTH 56 DEGREES 14 MINUTES 36 SECONDS WEST 545.74 FEET TO THE **PLACE OF BEGINNING**, PASSING AN IRON PIN SET AT 75.00 FEET.

**CONTAINING** 5.362 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).

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*

# Biedenbach Engineering

3975 East Pike  
Zanesville, OH 43701

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

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

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

OFFICE COPY  
NOT RECORDABLE

17-12-02-40-007  
3901 SUNDOWN DR.

# SURVEY FOR EDEN GROUP, LTD

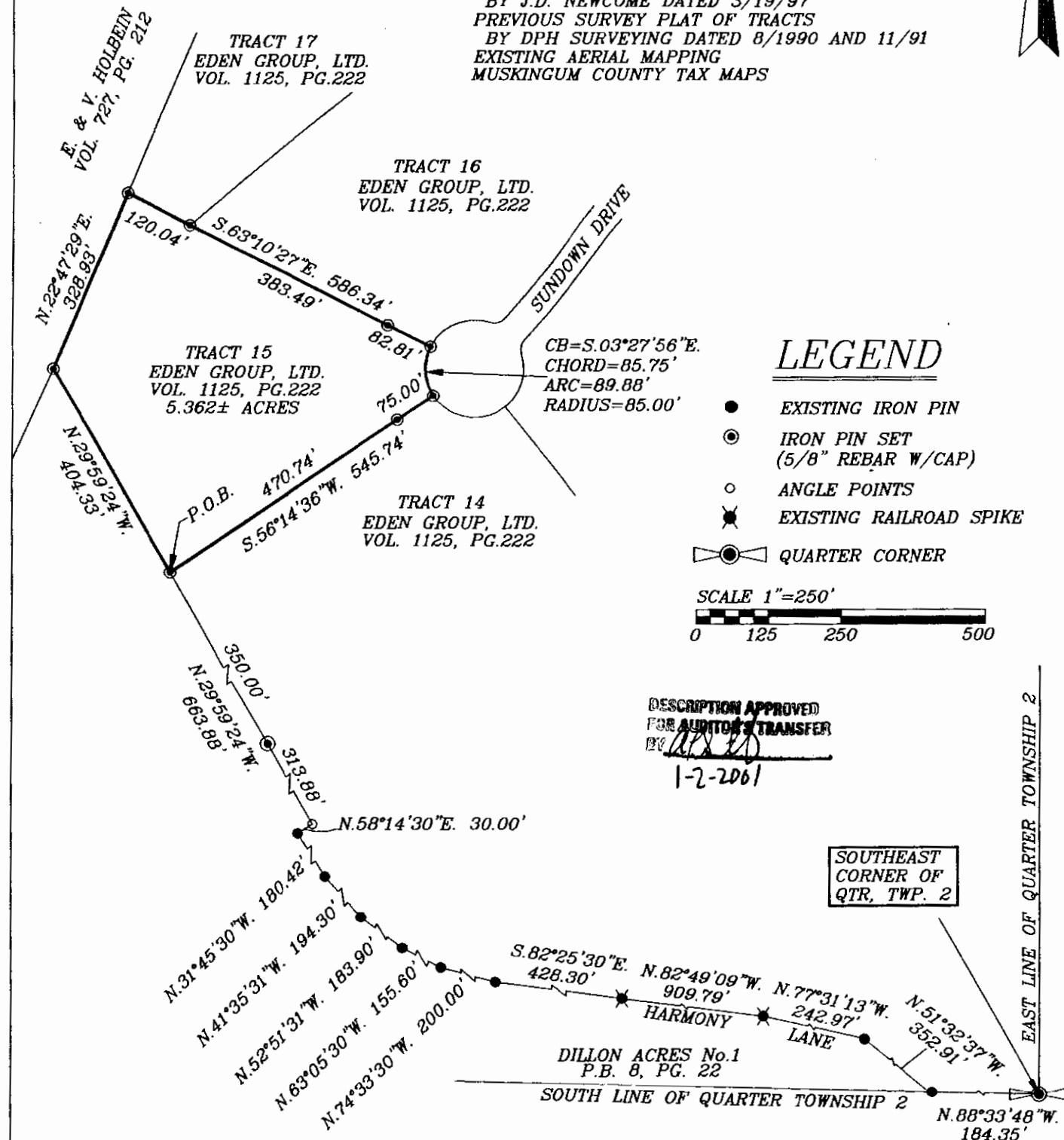
AUDITORS PARCEL NUMBER  
17-17-12-02-40-000 (PART)

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



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

MICHAEL J. NICHOLS  
REGISTERED SURVEYOR #6923

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_15