

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)
ROADWAY EXCEPTION

OFFICE COPY
NOT RECORDABLE

BEING A PART OF QUARTER TOWNSHIP TWO (2), TOWNSHIP ONE (1), RANGE EIGHT (8), IN THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO 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 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 242.97 FEET TO AN EXISTING RAILROAD SPIKE;

THENCE NORTH 82 DEGREES 49 MINUTES 09 SECONDS WEST ALONG THE CENTER OF SAID HARMONY LANE 909.79 FEET TO AN EXISTING RAILROAD SPIKE, SAID SPIKE BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE CONVEYED; PASSING THROUGH AN EXISTING RAILROAD SPIKE AT 872.22 FEET;

THENCE ALONG THE CENTER OF SAID HARMONY LANE AS BUILT ON THE ABANDONED INTERURBAN RIGHT-OF-WAY AND THE NORTHERLY LINE OF DILLON ACRES No. 1 AND 2 (PLAT BOOK 8, PAGE 85 AND 22) THE FOLLOWING 6 COURSES AND DISTANCES:

- 1) NORTH 82 DEGREES 25 MINUTES 30 SECONDS WEST 428.30 FEET TO AN EXISTING IRON PIN;
- 2) NORTH 74 DEGREES 33 MINUTES 30 SECONDS WEST 200.00 FEET TO AN EXISTING IRON PIN;
- 3) NORTH 63 DEGREES 05 MINUTES 30 SECONDS WEST 155.60 FEET TO AN EXISTING IRON PIN;
- 4) NORTH 52 DEGREES 51 MINUTES 31 SECONDS WEST 183.90 FEET TO AN EXISTING IRON PIN;
- 5) NORTH 41 DEGREES 35 MINUTES 31 SECONDS WEST 194.30 FEET TO AN EXISTING IRON PIN;
- 6) NORTH 31 DEGREES 45 MINUTES 30 SECONDS WEST 180.42 FEET TO AN EXISTING IRON PIN;

THENCE SOUTH 59 DEGREES 03 MINUTES 59 SECONDS WEST 211.57 FEET TO A POINT ON THE LOW WATER MARK OF THE LICKING RIVER, PASSING AN EXISTING IRON PIN ON THE NORTHERLY LINE OF LOT 35 OF DILLON ACRES No. 2 (PLAT BOOK 8, PAGE 85) AT 22.93 FEET AND A EXISTING IRON PIN AT 83.88 FEET, SAID POINT BEING SOUTH 72 DEGREES 50 MINUTES 36 SECONDS EAST 49.77 FEET FROM AN EXISTING IRON PIN;

THENCE SOUTH 89 DEGREES 36 MINUTES 49 SECONDS WEST 369.95 FEET TO A POINT ON THE LOW WATER MARK OF THE LICKING RIVER, SAID POINT BEING SOUTH 15 DEGREES 57 MINUTES 48 SECONDS WEST 15.00 FEET FROM AN EXISTING IRON PIN;

THENCE NORTH 56 DEGREES 41 MINUTES 04 SECONDS WEST 218.84 FEET TO A POINT ON THE LOW WATER MARK OF THE LICKING RIVER, SAID POINT BEING SOUTH 36 DEGREES 23 MINUTES 04 SECONDS WEST 11.00 FEET FROM AN EXISTING IRON PIN;

THENCE NORTH 51 DEGREE 32 MINUTES 36 SECONDS WEST 158.72 FEET TO A POINT ON THE LOW WATER MARK OF THE LICKING RIVER;

THENCE NORTH 22 DEGREES 47 MINUTES 29 SECONDS EAST 903.90 FEET TO AN IRON PIN SET, PASSING EXISTING IRON PINS AT 17.00 FEET, 413.73 FEET AND 754.15 FEET;

THENCE SOUTH 29 DEGREES 59 MINUTES 24 SECONDS EAST 1068.21 FEET AN IRON PIN SET;

THENCE SOUTH 31 DEGREES 45 MINUTES 30 SECONDS EAST 177.84 FEET TO AN IRON PIN SET;

THENCE SOUTH 41 DEGREES 35 MINUTES 31 SECONDS EAST 188.76 FEET TO AN IRON PIN SET;

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THENCE SOUTH 52 DEGREES 51 MINUTES 31 SECONDS EAST 178.25 FEET TO AN IRON PIN SET;
THENCE SOUTH 63 DEGREES 05 MINUTES 30 SECONDS EAST 149.90 FEET TO AN IRON PIN SET;
THENCE SOUTH 74 DEGREES 33 MINUTES 30 SECONDS EAST 194.93 FEET TO AN IRON PIN SET;
THENCE SOUTH 82 DEGREES 25 MINUTES 30 SECONDS EAST 438.98 FEET TO AN IRON SET;
THENCE SOUTH 30 DEGREES 35 MINUTES 22 SECONDS WEST 32.59 FEET TO THE PLACE OF
BEGINNING.

CONTAINING 12.203 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 9TH DAY OF OCTOBER 2000.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY A. W. Swinehart
10-12-2000

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, 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 VOLUME 1125, PAGE 222 OF THE MUSKINGUM COUNTY DEED RECORDS.

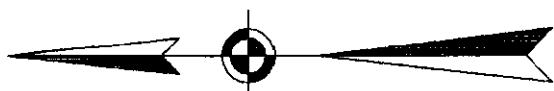
LEGEND

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

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

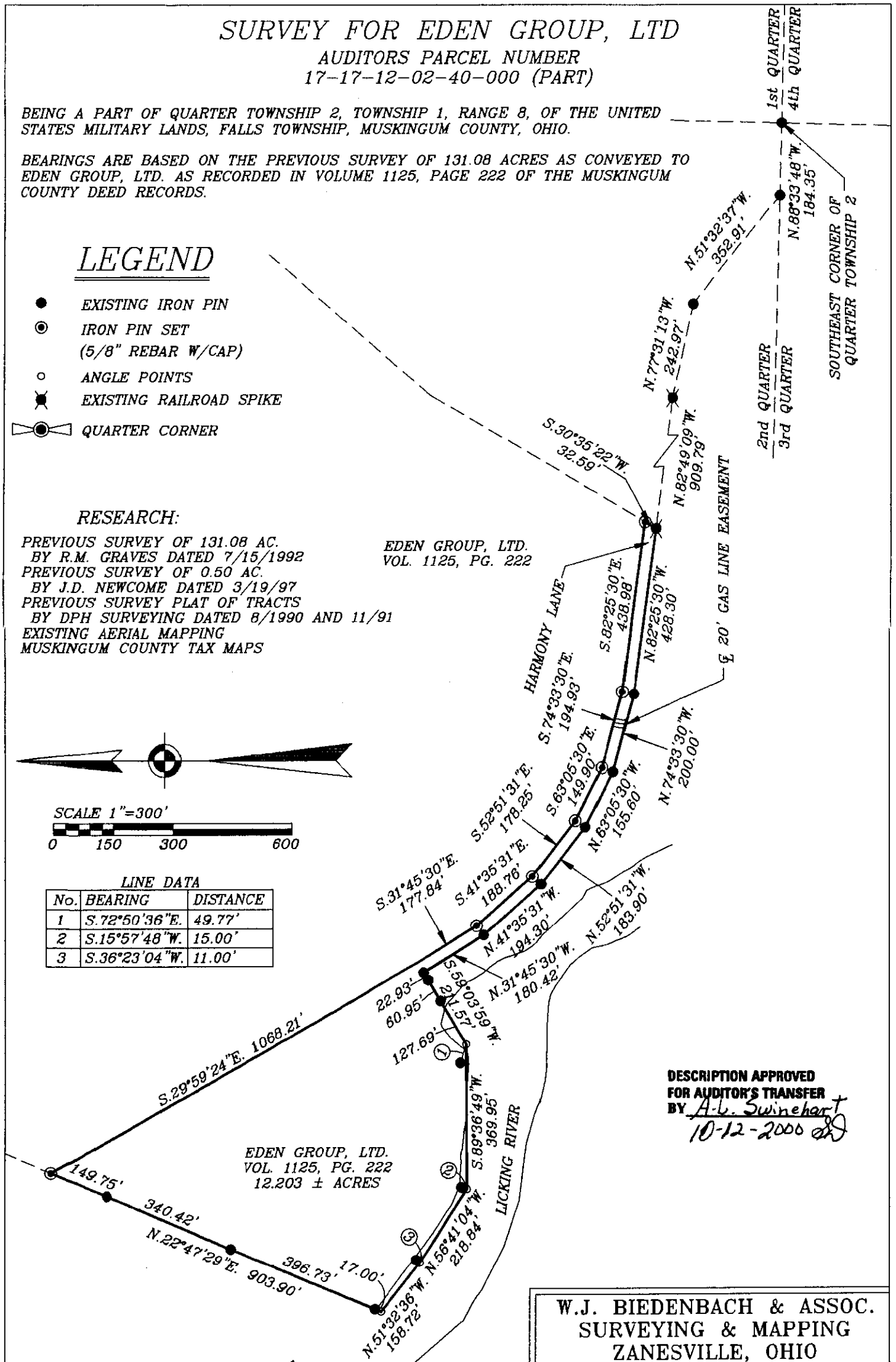
EDEN GROUP, LTD.
VOL. 1125, PG. 222



SCALE 1"=300'
0 150 300 600

LINE DATA

No.	BEARING	DISTANCE
1	S.72°50'36"E.	49.77'
2	S.15°57'48"W.	15.00'
3	S.36°23'04"W.	11.00'



EDEN GROUP, LTD.
VOL. 1125, PG. 222
12.203 ± ACRES

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY A.L. Swinehart
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I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THAT THE ABOVE
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THIS 9th DAY OF OCTOBER, 2000

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

W.J. BIEDENBACH & ASSOC.
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DRAWN BY: AJS	DATE: 10-09-00
SCALE: 1"=300'	CHECKED BY: WJB
JOB NO: 4321	DRAWING NO: D:\4321\4321BAC