

# 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 QUARTER TOWNSHIP 2, AND BEING A PART OF SURVEY BY JOHN ROBERTS (DEED BOOK 2, PAGE 66) 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) 42.89 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;**

**THENCE LEAVING SAID WESTERLY LINE, NORTH 72 DEGREES 58 MINUTES 30 SECONDS WEST 645.52 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF EDEN PARK DRIVE;**

**THENCE WITH THE SOUTH LINE OF EDEN PARK DRIVE THE NEXT 6 COURSES AND DISTANCES:**

- 1) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 174.94 FEET (CHORD BEARING NORTH 63 DEGREES 16 MINUTES 23 SECONDS EAST 68.88 FEET) AN ARC DISTANCE OF 69.34 FEET TO AN IRON PIN SET;
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 449.01 FEET (CHORD BEARING NORTH 74 DEGREES 10 MINUTES 26 SECONDS EAST 160.58 FEET) AN ARC DISTANCE OF 161.45 FEET TO AN IRON PIN SET;
- 3) NORTH 63 DEGREES 52 MINUTES 24 SECONDS EAST 87.35 FEET TO AN IRON PIN SET;
- 4) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 84 DEGREES 38 MINUTES 40 SECONDS EAST 26.11 FEET) AN ARC DISTANCE OF 27.47 FEET TO AN IRON PIN SET;
- 5) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET (CHORD BEARING SOUTH 84 DEGREES 38 MINUTES 40 SECONDS EAST 88.78 FEET) AN ARC DISTANCE OF 93.41 FEET TO AN IRON PIN SET;
- 6) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET (CHORD BEARING NORTH 25 DEGREES 50 MINUTES 56 SECONDS EAST 104.72 FEET) AN ARC DISTANCE OF 112.82 FEET TO AN IRON PIN SET;

**THENCE LEAVING SAID SOUTH LINE, NORTH 77 DEGREES 49 MINUTES 29 SECONDS EAST 146.90 FEET TO AN IRON PIN SET;**

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**THENCE SOUTH 76 DEGREES 45 MINUTES 57 SECONDS EAST 453.37 FEET TO AN IRON PIN SET ON THE WESTERLY LINE OF A TRACT OWNED BY STELLA MALCOLM (VOLUME 979, PAGE 393);**

**THENCE WITH SAID WESTERLY LINE, SOUTH 53 DEGREES 27 MINUTES 05 SECONDS WEST 525.52 FEET TO THE PLACE OF BEGINNING.**

**CONTAINING 4.895 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 29<sup>TH</sup> DAY OF NOVEMBER 2000.**

**OFFICE COPY  
NOT RECORDABLE**  
MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY ASB  
1-2-2001

# 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

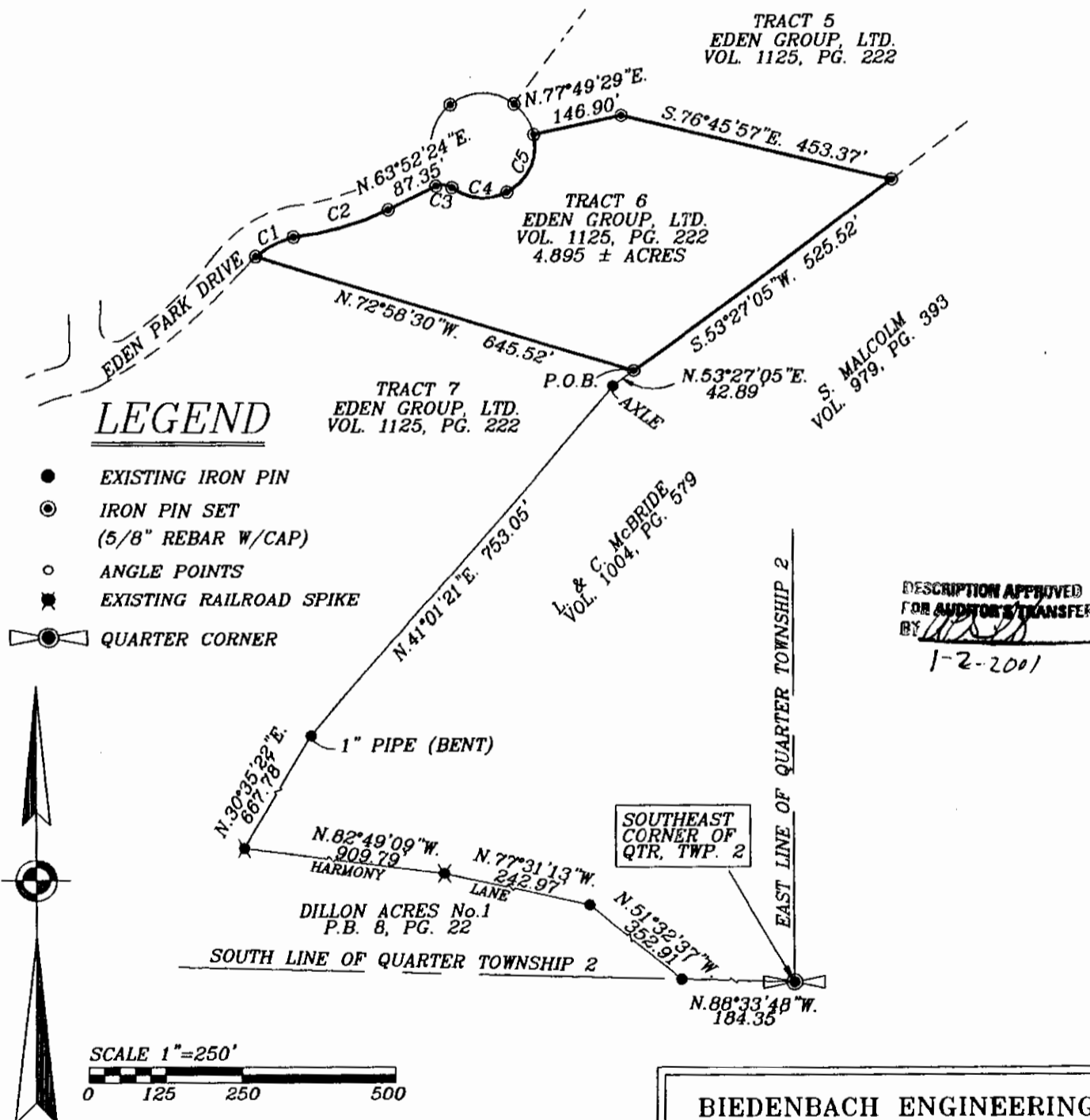
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 131.08  
ACRES AS CONVEYED TO EDEN GROUP, LTD. AS RECORDED IN  
VOL. 1125, PG. 222 OF THE MUSKINGUM COUNTY DEED RECORDS.

## 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

## CURVE DATA

No.	BEARING	CHORD	ARC	RADIUS
C1	N.63°16'23"E.	68.88'	69.34'	174.94'
C2	N.74°10'26"E.	160.58'	161.45'	449.01'
C3	S.84°38'40"E.	26.11'	27.47'	25.00'
C4	S.84°38'40"E.	88.78'	93.41'	85.00'
C5	N.25°50'56"E.	104.72'	112.82'	85.00'



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

MICHAEL D. 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_06