

# 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 (B115)

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 346.50 FEET TO AN EXISTING IRON PIN;

THENCE NORTH 34 DEGREES 36 MINUTES 34 SECONDS EAST 33.00 FEET TO AN EXISTING IRON;

THENCE NORTH 42 DEGREES 53 MINUTES 25 SECONDS WEST 95.00 FEET TO AN EXISTING STONE;

THENCE SOUTH 23 DEGREES 59 MINUTES 55 SECONDS WEST 61.53 FEET TO AN EXISTING IRON PIN (AXLE);

THENCE SOUTH 47 DEGREES 09 MINUTES 39 SECONDS WEST 303.17 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE SOUTH 56 DEGREES 04 MINUTES 30 SECONDS WEST 660.99 FEET TO AN IRON PIN SET ON THE EAST SIDE OF TWIN POND DRIVE, PASSING AN IRON PIN SET AT 243.09 FEET;

THENCE WITH THE EAST SIDE OF TWIN POND DRIVE THE NEXT 3 COURSES AND DISTANCES:

- 1) NORTH 19 DEGREES 03 MINUTES 34 SECONDS WEST 289.89 FEET TO AN IRON PIN SET;
- 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 245.60 FEET (CHORD BEARING NORTH 10 DEGREES 22 MINUTES 13 SECONDS EAST 227.79 FEET) AN ARC DISTANCE OF 236.87 FEET TO AN IRON PIN SET;
- 3) NORTH 35 DEGREES 03 MINUTES 26 SECONDS EAST 201.20 FEET TO AN IRON PIN SET;

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THENCE LEAVING TWIN POND DRIVE, SOUTH 58 DEGREES 52 MINUTES 08 SECONDS EAST 568.41 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5.144 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 22<sup>ND</sup> DAY OF NOVEMBER 2000.

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY [Signature]  
12-29-2008

# 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:

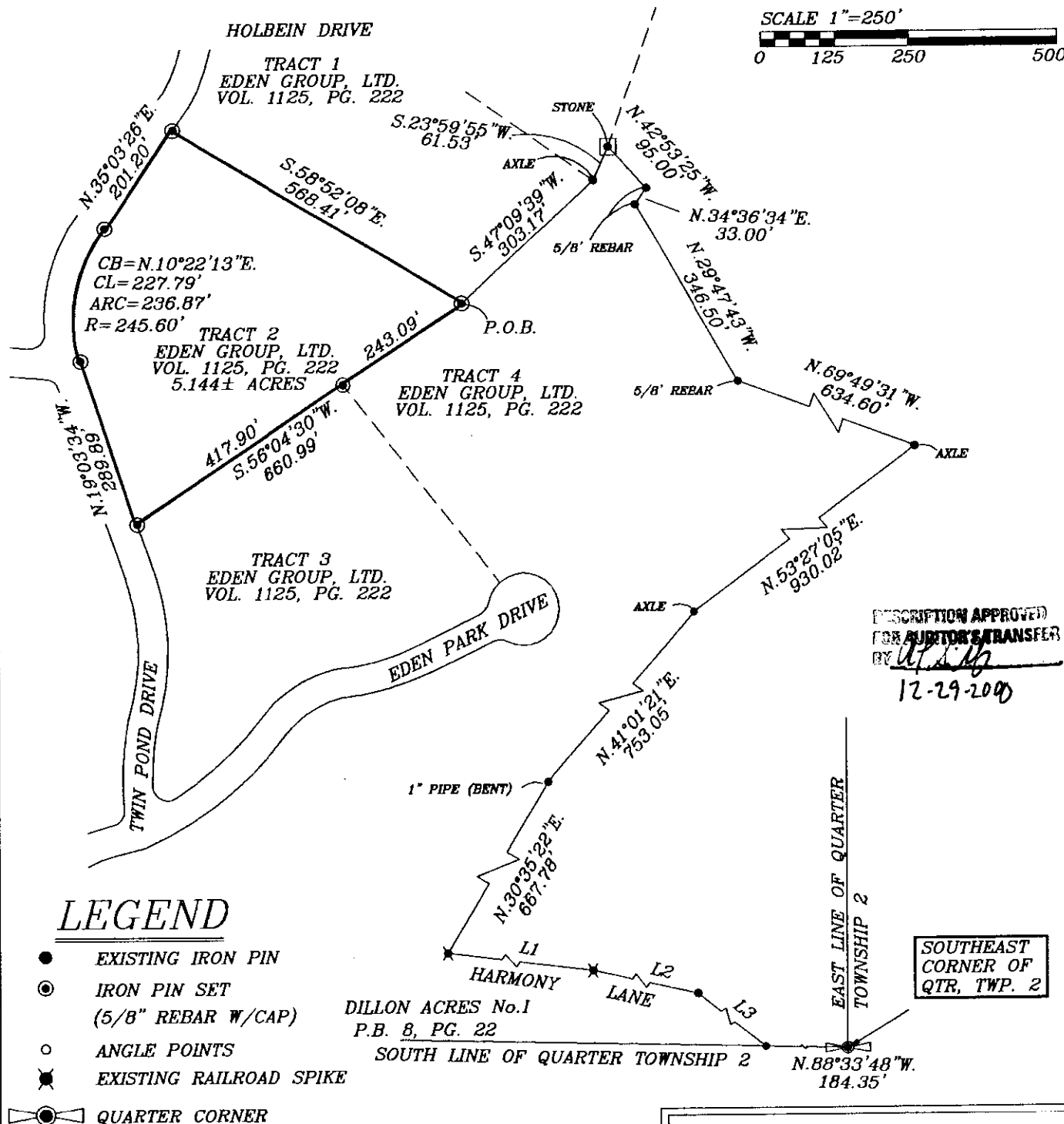
PREVIOUS SURVEY OF 131.08 AC.  
BY R.M. GRAVES DATED 7/15/1992  
PREVIOUS SURVEY OF 0.50 AC.  
BY J.D. NEWCOME DATED 3/19/97  
PREVIOUS SURVEY PLAT OF TRACTS  
BY DPH SURVEYING DATED 8/1990 AND 11/91  
EXISTING AERIAL MAPPING  
MUSKINGUM COUNTY TAX MAPS

## LINE DATA

No.	DIRECTION	DISTANCE
L1	N.82°49'09"W.	909.79'
L2	N.77°31'13"W.	242.97'
L3	N.51°32'37"W.	352.91'



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

I HEREBY CERTIFY TO THE ACCURACY OF MY  
KNOWLEDGE AND BELIEVE THE ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 22nd DAY OF NOVEMBER, 2000.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

BIEDENBACH ENGINEERING  
ZANESVILLE, OHIO  
(740) 453-4850

DRAWN BY: HTM	DATE: 11-22-00
SCALE: 1"=250'	CHECKED BY: MDN
JOB NO: 4321	DRAWING NO: D:\4321\4321_2