

# Biedenbach Engineering

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## EDEN GROUP LTD AUDITORS PARCEL NUMBER 17-17-12-02-40-000 (PART)

SITUATED IN QUARTER TOWNSHIP 2, BEING A PART OF LOT 5 OF A 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), AND F. SMALTZ (VOLUME 1042, PAGE 100), 321.44 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 80 DEGREES 13 MINUTES 18 SECONDS WEST 608.85 FEET TO AN IRON PIN SET;

THENCE NORTH 00 DEGREES 59 MINUTES 19 SECONDS WEST 487.43 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF EDEN PARK DRIVE, PASSING AN IRON PIN SET AT 442.43 FEET;

THENCE WITH THE SOUTH LINE OF EDEN PARK DRIVE THE NEXT 3 COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET (CHORD BEARING NORTH 51 DEGREES 46 MINUTES 23 SECONDS EAST 102.87 FEET) AN ARC DISTANCE OF 110.49 FEET TO AN IRON PIN SET;
- 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 42 DEGREES 43 MINUTES 25 SECONDS EAST 23.62 FEET) AN ARC DISTANCE OF 24.60 FEET TO AN IRON PIN SET;
- 3) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 464.60 FEET (CHORD BEARING NORTH 65 DEGREES 45 MINUTES 15 SECONDS EAST 83.54 FEET) AN ARC DISTANCE OF 83.66 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID SOUTH LINE, SOUTH 38 DEGREES 22 MINUTES 46 SECONDS EAST 786.51 FEET TO AN IRON PIN SET ON THE WESTERLY LINE OF A TRACT OWNED BY SIX COUNTY INC. (VOLUME 1036, PAGE 531);

THENCE WITH SAID WESTERLY LINE, SOUTH 30 DEGREES 35 MINUTES 22 SECONDS WEST 103.99 FEET TO THE PLACE OF BEGINNING.

CONTAINING 6.200 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 AND REFERRED BY ME, THIS 29<sup>TH</sup> DAY OF NOVEMBER 2000.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR 6923

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

17-2001

# 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, 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 VOL. 1125, PG. 222 OF THE MUSKINGUM COUNTY DEED RECORDS.

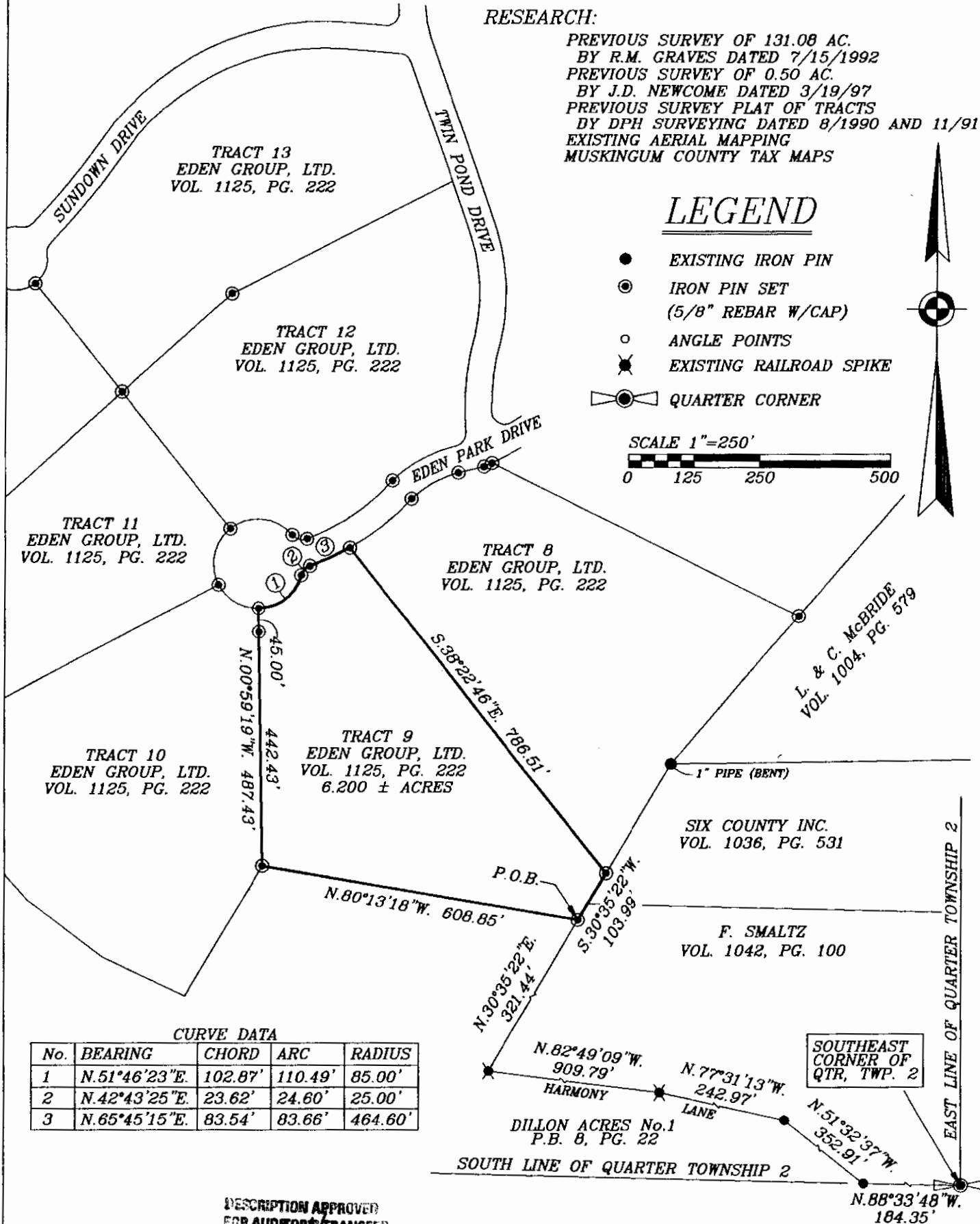
## RESEARCH:

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

## LEGEND

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

SCALE 1"=250'  
0 125 250 500



### CURVE DATA

No.	BEARING	CHORD	ARC	RADIUS
1	N.51°46'23"E.	102.87'	110.49'	85.00'
2	N.42°43'25"E.	23.62'	24.60'	25.00'
3	N.65°45'15"E.	83.54'	83.66'	464.60'

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

1-2-2001

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THAT THE ABOVE PLAT AND  
SURVEY TO BE CORRECTLY 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_11