

# 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 LOT 5 OF A SURVEY BY JOHN ROBERT'S (DEED VOLUME 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 1,068.21 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 313.88 AND 663.88;

THENCE WITH THE EASTERLY LINE OF A TRACT OWNED BY E. & V. HOLBEIN (DEED VOLUME 727, PAGE 212), NORTH 22 DEGREES 47 MINUTES 29 SECONDS EAST 753.68 FEET TO AN EXISTING STONE, PASSING AN IRON PIN SET AT 328.93 FEET;

THENCE CONTINUING WITH THE SAID EAST LINE, NORTH 22 DEGREES 49 MINUTES 00 SECONDS EAST 250.12 FEET TO AN EXISTING IRON PIN;

THENCE WITH THE SOUTH LINE OF A TRACT OWNED BY A. & M. WILSON (DEED VOLUME 611, PAGE 203), SOUTH 67 DEGREES 11 MINUTES 00 SECONDS EAST 246.01 FEET TO AN EXISTING IRON PIN, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE WITH THE EAST LINE OF THE SAID WILSON TRACT, NORTH 22 DEGREES 34 MINUTES 15 SECONDS EAST 384.82 FEET TO AN EXISTING IRON PIN;

THENCE CONTINUING WITH THE SAID EAST LINE, NORTH 39 DEGREES 18 MINUTES 25 SECONDS EAST 195.39 FEET TO AN EXISTING IRON PIN;

THENCE WITH THE SOUTH LINE OF HOMECROFT ACRES (PLAT BOOK 8, PAGE 9), SOUTH 50 DEGREES 42 MINUTES 54 SECONDS EAST 570.00 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 57 DEGREES 31 MINUTES 52 SECONDS WEST 519.58 FEET TO AN IRON PIN SET;

THENCE NORTH 64 DEGREES 04 MINUTES 46 SECONDS WEST 304.98 FEET TO THE PLACE OF BEGINNING.

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CONTAINING 5.487 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

## ALSO THE FOLLOWING INGRESS AND EGRESS EASEMENT

SITUATED IN LOT 5 OF A SURVEY BY JOHN ROBERT'S (DEED VOLUME 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:

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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,
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- 5) NORTH 63 DEGREES 05 MINUTES 30 SECONDS WEST 155.60 FEET TO AN EXISTING IRON PIN,
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- 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;

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THENCE WITH THE EASTERLY LINE OF A TRACT OWNED BY E. & V. HOLBEIN (DEED VOLUME 727, PAGE 212), NORTH 22 DEGREES 47 MINUTES 29 SECONDS EAST 753.68 FEET TO AN EXISTING STONE, PASSING AN IRON PIN SET AT 328.93 FEET;

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THENCE WITH THE SOUTH LINE OF A TRACT OWNED BY A. & M. WILSON (DEED VOLUME 611, PAGE 203), SOUTH 67 DEGREES 11 MINUTES 00 SECONDS EAST 246.01 FEET TO AN EXISTING IRON PIN;

THENCE SOUTH 64 DEGREES 04 MINUTES 46 SECONDS EAST 304.98 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

THENCE NORTH 57 DEGREES 31 MINUTES 52 SECONDS EAST 519.58 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE SOUTH 52 DEGREES 48 MINUTES 23 SECONDS EAST 321.71 FEET TO AN IRON PIN SET ON THE WESTERLY LINE OF TWIN POND DRIVE;

THENCE WITH THE SAID WESTERLY LINE, SOUTH 35 DEGREES 03 MINUTES 26 SECONDS WEST 39.77 FEET TO A POINT;

THENCE LEAVING THE SAID WESTERLY LINE, NORTH 78 DEGREES 23 MINUTES 14 SECONDS WEST 79.31 FEET TO A POINT;

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THENCE NORTH 57 DEGREES 38 MINUTES 58 SECONDS WEST 256.01 FEET TO A POINT;

THENCE SOUTH 57 DEGREES 31 MINUTES 52 SECONDS WEST 446.77 FEET TO A POINT;

THENCE NORTH 01 DEGREES 28 MINUTES 12 SECONDS WEST 35.00 FEET TO THE PLACE OF BEGINNING.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BIEDENBACH PSS718-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.

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

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY [Signature]  
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, OF THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO.

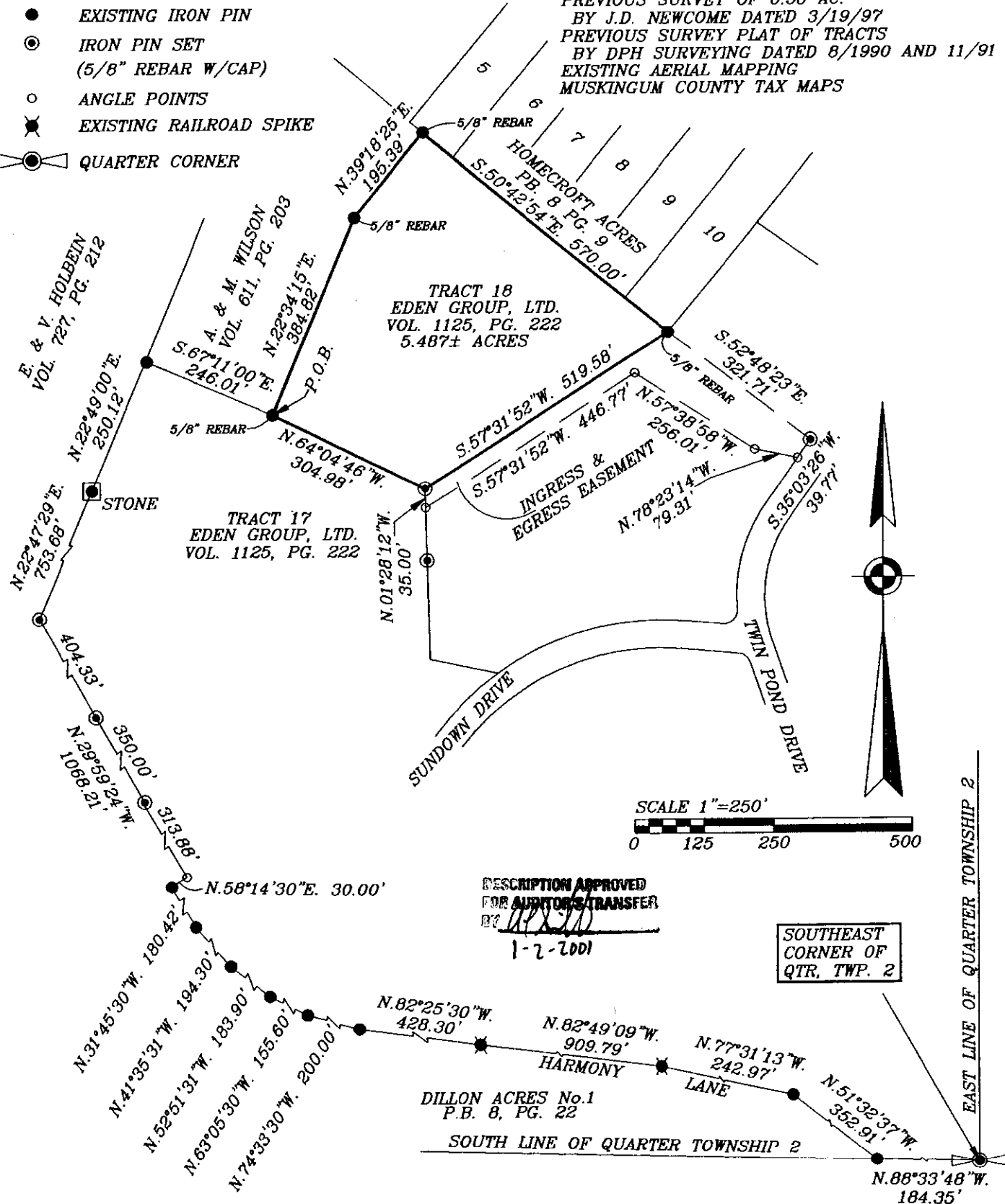
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 131.08 ACRES AS CONVEYED TO EDEN GROUP, LTD. AS RECORDED IN VOL. 1125, PG. 222 OF THE MUSKINGUM COUNTY DEED RECORDS.

## 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



DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY *[Signature]*  
1-7-2001

SOUTHEAST  
CORNER OF  
QTR, TWP. 2

I HEREBY CERTIFY TO THE TRUTH OF MY  
KNOWLEDGE AND BELIEF THAT THE PLAT AND  
SURVEY IS A CORRECT AND PREPARED BY ME,  
THIS 29TH DAY OF NOVEMBER, 2000.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

BIEDENBACH ENGINEERING  
ZANESVILLE, OHIO  
(740) 453-4850

|                   |                                |
|-------------------|--------------------------------|
| DRAWN BY:<br>HTM  | DATE:<br>11-29-00              |
| SCALE:<br>1"=250' | CHECKED BY:<br>MDN             |
| JOB NO:<br>4321   | DRAWING NO:<br>D:\4321\4321_18 |