

# 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)

OFFICE COPY  
NOT RECORDABLE

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 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 313.88 FEET TO AN IRON PIN SET;

**THENCE** NORTH 60 DEGREES 00 MINUTES 36 SECONDS EAST 349.50 FEET TO AN IRON PIN SET;

**THENCE** NORTH 47 DEGREES 53 MINUTES 24 SECONDS EAST 336.05 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE **PLACE OF BEGINNING** FOR THE TRACT INTENDED TO BE DESCRIBED;

**THENCE** NORTH 38 DEGREES 37 MINUTES 02 SECONDS WEST 239.55 FEET TO AN IRON PIN SET, SAID IRON PIN BEING ON THE SOUTH RIGHT OF WAY OF SUNDOWN DRIVE, PASSING AN IRON PIN SET AT 164.55 FEET;

**THENCE** WITH SAID SOUTH RIGHT OF WAY THE FOLLOWING FIVE COURSES AND DISTANCES:

- 1) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET (CHORD BEARING NORTH 16 DEGREES 39 MINUTES 21 SECONDS EAST 96.84 FEET) AN ARC DISTANCE OF 103.03 FEET TO AN IRON PIN SET,
- 2) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING NORTH 12 DEGREES 22 MINUTES 03 SECONDS EAST 25.33 FEET) AN ARC DISTANCE OF 26.56 FEET TO AN IRON PIN SET,
- 3) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1,332.40 FEET (CHORD BEARING NORTH 38 DEGREES 39 MINUTES 38 SECONDS EAST 192.65 FEET) AN ARC DISTANCE OF 192.82 FEET TO AN IRON PIN SET,
- 4) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 453.56 FEET (CHORD BEARING NORTH 64 DEGREES 08 MINUTES 17 SECONDS EAST 463.14 FEET) AN ARC DISTANCE OF 486.07 FEET TO AN IRON PIN SET,
- 5) SOUTH 85 DEGREES 09 MINUTES 40 SECONDS EAST 104.33 FEET TO AN IRON PIN SET;

**THENCE** LEAVING SAID SOUTH RIGHT OF WAY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 52 DEGREES 06 MINUTES 37 SECONDS EAST 27.27 FEET)

# Biedenbach Engineering

3975 East Pike  
Zanesville, OH 43701

Telephone (740) 453-4850  
Fax (740) 450-1000

AN ARC DISTANCE OF 28.84 FEET TO AN IRON PIN SET, SAID IRON PIN BEING ON THE WEST RIGHT OF WAY OF MAIN STREET;

THENCE WITH SAID WEST RIGHT OF WAY SOUTH 19 DEGREES 03 MINUTES 34 SECONDS EAST 244.07 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID WEST RIGHT OF WAY SOUTH 63 DEGREES 00 MINUTES 44 SECONDS WEST 468.87 FEET TO AN IRON PIN SET;

THENCE SOUTH 47 DEGREES 53 MINUTES 24 SECONDS WEST 280.57 FEET TO THE PLACE OF BEGINNING.

CONTAINING 6.206 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.

MICHAEL E. NICHOLS  
REGISTERED SURVEYOR 6923

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

1-2-2001

ADDRESS VIA  
SNR

# 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.

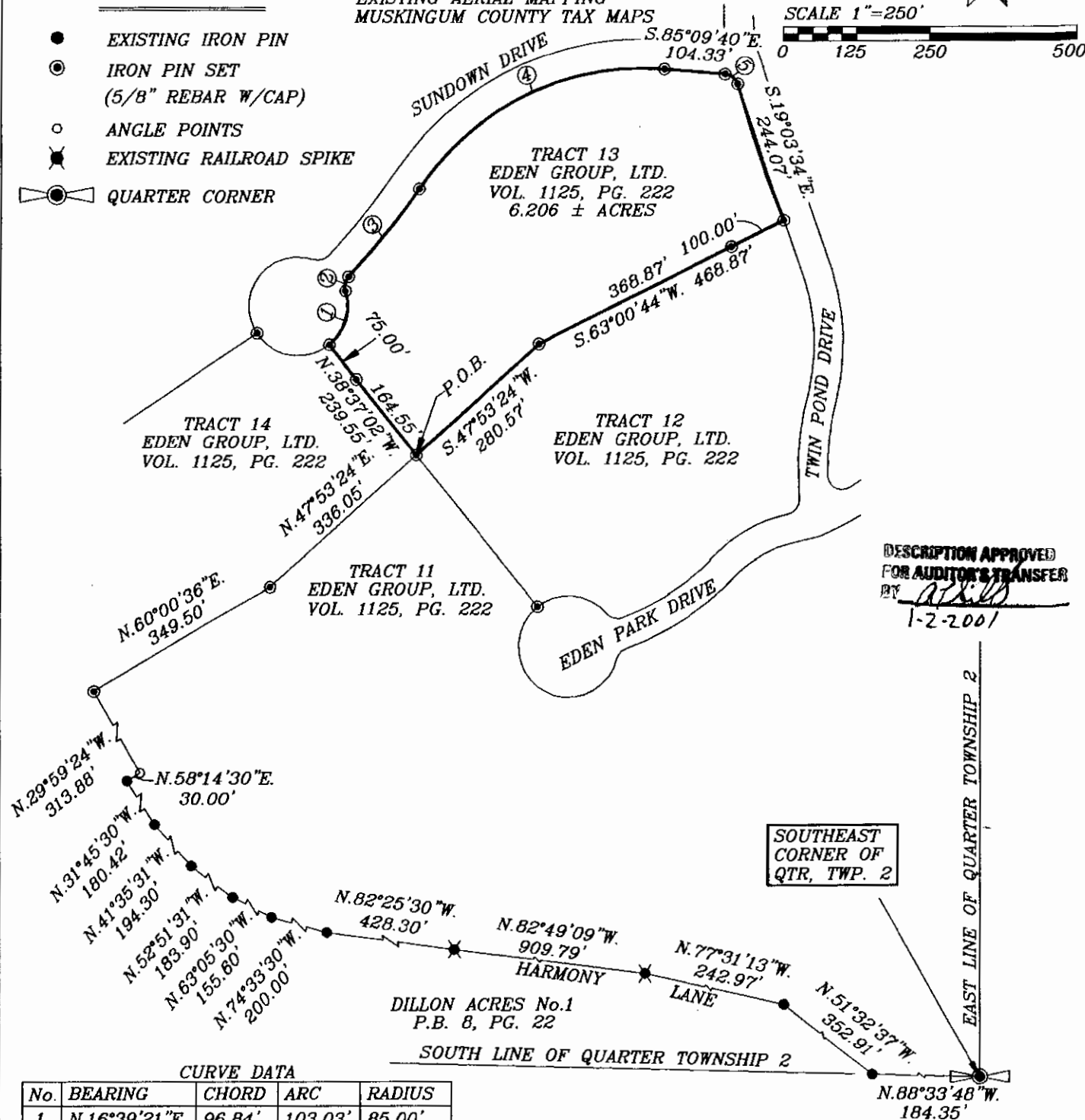
## RESEARCH:

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

## 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



DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
1-2-2001

## CURVE DATA

No.	BEARING	CHORD	ARC	RADIUS
1	N.16°39'21"E.	96.84'	103.03'	85.00'
2	N.12°22'03"E.	25.33'	26.56'	25.00'
3	N.38°39'38"E.	192.65'	192.82'	1332.40'
4	N.64°08'17"E.	463.14'	486.07'	453.56'
5	S.52°06'37"E.	27.27'	28.84'	25.00'

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THAT 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\_13