

ADDRESS N/A
17-12-02-40

W. J. Biedenbach & Associates

3120 Lisa Lane
Zanesville, OH 43701

Surveying and Mapping

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

EDEN GROUP LTD.
AUDITORS PARCEL NUMBER 17-17-12-02-40-000 (PAGE 9)

OFFICE COPY
NOT RECORDABLE

BEING A PART OF LOT 5 OF A SURVEY BY JOHN ROBERTS (DEED BOOK 2, PAGE 66) QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 8, OF THE UNITED STATES MILITARY LANDS, FALES 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 QUARTER TOWNSHIP 2;

THENCE NORTH 88 DEGREES 33 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF THE 2ND QUARTER, 184.35 FEET TO AN EXISTING IRON PIN IN THE CENTER OF THE OLD INTERURBAN RAILROAD;

THENCE NORTH 51 DEGREES 32 MINUTES 37 SECONDS WEST ALONG THE SAID RIGHT-OF-WAY 352.91 FEET TO AN EXISTING IRON PIN NEAR THE INTERSECTION OF DILLON ACRES DRIVE AND HARMONY LANE;

THENCE WITH THE CENTER OF SAID HARMONY LANE AS BUILT ON THE ABANDONED INTERURBAN RAILROAD RIGHT-OF-WAY AND THE NORTHERLY LINE OF DILLON ACRES 1 AND 2 (PLAT BOOK 8, PAGE 22 AND PLAT BOOK 8, PAGE 85) THE NEXT 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 THE SAID CENTERLINE, NORTH 58 DEGREES 14 MINUTES 30 SECONDS EAST 30.00 FEET TO AN IRON PIN SET;

THENCE NORTH 29 DEGREES 59 MINUTES 24 SECONDS WEST 1068.21 FEET TO AN IRON PIN SET ON THE EAST LINE OF A TRACT CONVEYED TO E. AND V. HOLBEIN (DEED VOLUME 727, PAGE 212), PASSING IRON PINS SET AT 313.88 FEET AND 663.88 FEET;

THENCE WITH THE SAID EAST LINE OF THE SAID HOLBEIN TRACT, NORTH 22 DEGREES 47 MINUTES 29 SECONDS EAST 753.68 FEET TO AN EXISTING STONE;

THENCE CONTINUING WITH THE SAID EAST LINE OF THE HOLBEIN TRACT, NORTH 22 DEGREES 49 MINUTES 00 SECONDS EAST 250.12 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE SOUTH LINE OF A TRACT CONVEYED TO A. AND M. WILSON (DEED VOLUME 611, PAGE 203), SOUTH 67 DEGREES 11 MINUTES 00 SECONDS EAST 246.01 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

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 THE TRACT HEREIN INTENDED TO BE DESCRIBED;

THENCE NORTH 57 DEGREES 31 MINUTES 52 SECONDS EAST 519.58 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) AT THE SOUTHEAST CORNER OF LOT 10 OF HOMECROFT ACRES (PLAT BOOK 8, PAGE 9);

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

THENCE WITH THE SAID WEST LINE OF TWIN POND DRIVE THE NEXT THREE COURSES AND DISTANCES:

- 1) SOUTH 35 DEGREES 03 MINUTES 26 SECONDS WEST 124.99 FEET TO AN IRON PIN SET;
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 295.60 FEET (CHORD BEARING SOUTH 16 DEGREES 36 MINUTES 23 SECONDS WEST 213.15 FEET) AN ARC DISTANCE OF 218.06 FEET TO AN IRON PIN SET;

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- 3) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET (CHORD BEARING SOUTH 45 DEGREES 09 MINUTES 24 SECONDS WEST 38.12 FEET) AN ARC DISTANCE OF 43.36 FEET TO AN IRON PIN SET;

THENCE WITH THE NORTH LINE OF SUNDOWN DRIVE THE NEXT TWO COURSES AND DISTANCES:

- 1) NORTH 85 DEGREES 09 MINUTES 40 SECONDS WEST 71.10 FEET TO AN IRON PIN SET;
- 2) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 503.56 FEET (CHORD BEARING SOUTH 74 DEGREES 42 MINUTES 53 SECONDS WEST 346.51 FEET) AN ARC DISTANCE OF 353.74 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID ROAD, NORTH 78 DEGREES 39 MINUTES 43 SECONDS WEST 124.27 FEET TO AN IRON PIN SET;

THENCE NORTH 01 DEGREES 28 MINUTES 12 SECONDS WEST 310.02 FEET TO THE PLACE OF BEGINNING.

CONTAINING 6.052 MORE OR LESS ACRES, SUBJECT TO ALL APPLICABLE EASEMENTS.

ALSO THE FOLLOWING 30 FOOT INGRESS AND EGRESS EASEMENT

BEING A PART OF LOT 5 OF A SURVEY BY JOHN ROBERTS (DEED BOOK 2, PAGE 66) 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 NORTH 88 DEGREES 33 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF THE 2ND QUARTER, 184.35 FEET TO AN EXISTING IRON PIN IN THE CENTER OF THE OLD INTERURBAN RAILROAD;

THENCE NORTH 51 DEGREES 32 MINUTES 37 SECONDS WEST ALONG THE SAID RIGHT-OF-WAY 352.91 FEET TO AN EXISTING IRON PIN NEAR THE INTERSECTION OF DILLON ACRES DRIVE AND HARMONY LANE;

THENCE WITH THE CENTER OF SAID HARMONY LANE AS BUILT ON THE ABANDONED INTERURBAN RAILROAD RIGHT-OF-WAY AND THE NORTHERLY LINE OF DILLON ACRES 1 AND 2 (PLAT BOOK 8, PAGE 22 AND PLAT BOOK 8, PAGE 85) THE NEXT EIGHT COURSES AND DISTANCES:

- 9) NORTH 77 DEGREES 31 MINUTES 13 SECONDS WEST 242.97 FEET TO AN EXISTING RAIL ROAD SPIKE;
- 10) NORTH 82 DEGREES 49 MINUTES 09 SECONDS WEST 909.79 FEET TO AN EXISTING RAIL ROAD SPIKE;
- 11) NORTH 82 DEGREES 25 MINUTES 30 SECONDS WEST 428.30 FEET TO AN EXISTING IRON PIN;
- 12) NORTH 74 DEGREES 33 MINUTES 30 SECONDS WEST 200.00 FEET TO AN EXISTING IRON PIN;
- 13) NORTH 63 DEGREES 05 MINUTES 30 SECONDS WEST 155.60 FEET TO AN EXISTING IRON PIN;
- 14) NORTH 52 DEGREES 51 MINUTES 31 SECONDS WEST 183.90 FEET TO AN EXISTING IRON PIN;
- 15) NORTH 41 DEGREES 35 MINUTES 31 SECONDS WEST 194.30 FEET TO AN EXISTING IRON PIN;
- 16) NORTH 31 DEGREES 45 MINUTES 30 SECONDS WEST 180.42 FEET TO AN EXISTING IRON PIN;

THENCE LEAVING THE SAID CENTERLINE, NORTH 58 DEGREES 14 MINUTES 30 SECONDS EAST 30.00 FEET TO AN IRON PIN SET;

THENCE NORTH 29 DEGREES 59 MINUTES 24 SECONDS WEST 1068.21 FEET TO AN IRON PIN SET ON THE EAST LINE OF A TRACT CONVEYED TO E. AND V. HOLBEIN (DEED VOLUME 727, PAGE 212), PASSING IRON PINS SET AT 313.88 FEET AND 663.88 FEET;

THENCE WITH THE SAID EAST LINE OF THE SAID HOLBEIN TRACT, NORTH 22 DEGREES 47 MINUTES 29 SECONDS EAST 753.68 FEET TO AN EXISTING STONE;

THENCE CONTINUING WITH THE SAID EAST LINE OF THE HOLBEIN TRACT, NORTH 22 DEGREES 49 MINUTES 00 SECONDS EAST 250.12 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

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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 35.00 FEET TO A POINT;

THENCE SOUTH 01 DEGREES 28 MINUTES 12 SECONDS EAST 304.10 FEET TO A POINT;

THENCE SOUTH 78 DEGREES 39 MINUTES 43 SECONDS EAST 131.06 FEET TO A POINT ON THE NORTH LINE OF SUNDOWN DRIVE;

THENCE WITH THE NORTH LINE OF SUNDOWN DRIVE AND A CURVE TO THE LEFT HAVING A RADIUS OF 503.56 FEET (CHORD BEARING SOUTH 57 DEGREES 02 MINUTES 06 SECONDS WEST 42.95 FEET) AN ARC DISTANCE OF 42.96 FEET TO AN IRON PIN SET;

THENCE LEAVING THE SAID ROAD, NORTH 78 DEGREES 39 MINUTES 43 SECONDS WEST 124.27 FEET TO AN IRON PIN SET;

THENCE NORTH 01 DEGREES 28 MINUTES 12 SECONDS WEST 310.02 FEET TO THE PLACE OF BEGINNING.

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 ACRES CONVEYED TO EDEN GROUP LTD. (DEED 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 20TH DAY OF MARCH 2000.

W. J. BIEDENBACH
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED
FOR RECORDING
BY *[Signature]*

3-29-2000

SURVEY FOR EDEN GROUP, LTD

AUDITORS PARCEL NUMBER
17-17-12-02-40-000 (PART)

BEING A PART OF LOT 5 OF A SURVEY BY JOHN ROBERTS (DEED BOOK 2, PAGE 66) 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.

THE BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 131.08 ACRES CONVEYED TO EDEN GROUP LTD. (DEED VOLUME 1125, PAGE 222)

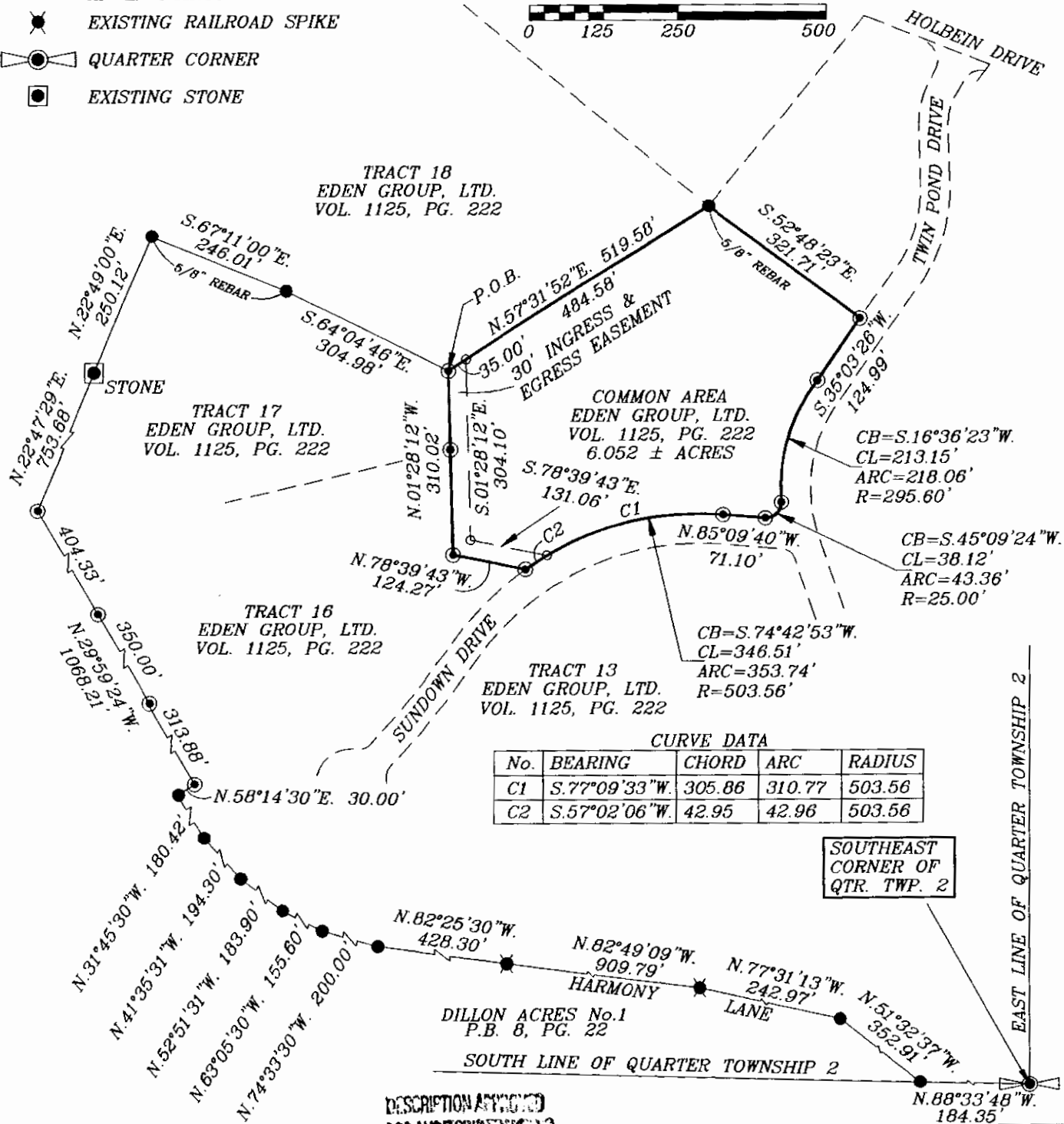
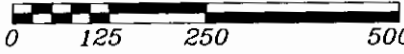
LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET
(5/8" REBAR W/CAP)
- ANGLE POINTS
- ⊗ EXISTING RAILROAD SPIKE
- ⊠ QUARTER CORNER
- ◼ EXISTING STONE

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

SCALE 1"=250'



No.	BEARING	CHORD	ARC	RADIUS
C1	S.77°09'33"W.	305.86	310.77	503.56
C2	S.57°02'06"W.	42.95	42.96	503.56

SOUTHEAST
CORNER OF
QTR. TWP. 2

DESCRIPTION ATTACHED
FOR AUDITION MATERIAL
BY

3-24-2000

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 18th DAY OF JANUARY, 1999

W.J. BLEDENBACH
REGISTERED SURVEYOR #5718

W.J. BIEDENBACH & ASSOC.
SURVEYING & MAPPING
ZANESVILLE, OHIO
(740) 453-4850

DRAWN BY:
HTM

DATE: 03-20-00

SCALE:
1"=250'

CHECKED BY:
WJB

JOB NO:
4321

DRAWING NO:
D:\4321\4321POND