

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 (P/R)

OFFICE COPY
NOT RECORDABLE

SITUATED 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 2ND QUARTER;

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 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) 568.41 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 76 DEGREES 45 MINUTES 57 SECONDS WEST 453.37 FEET TO AN IRON PIN SET;

THENCE SOUTH 77 DEGREES 49 MINUTES 29 SECONDS WEST 146.90 FEET TO AN IRON PIN SET ON EDEN PARK DRIVE;

THENCE ALONG EDEN PARK DRIVE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET (CHORD BEARING NORTH 32 DEGREES 29 MINUTES 04 SECONDS WEST 59.00 FEET) AN ARC DISTANCE OF 60.25 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID EDEN PARK DRIVE, NORTH 37 DEGREES 12 MINUTES 23 SECONDS EAST 461.83 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF A TRACT OWNED BY R. AND F. DALTON (VOLUME 1036, PAGE 462);

THENCE WITH THE SAID SOUTH LINE OF DALTON, SOUTH 29 DEGREES 47 MINUTES 43 SECONDS EAST 64.77 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE CONTINUING WITH THE SAID SOUTH LINE, SOUTH 69 DEGREES 49 MINUTES 31 SECONDS EAST 634.60 FEET TO AN EXISTING IRON PIN (AXLE) ON THE WESTERLY LINE OF A TRACT OWNED BY STELLA MALCOLM (VOLUME 979, PAGE 393);

THENCE WITH SAID WESTERLY LINE SOUTH 53 DEGREES 27 MINUTES 05 SECONDS WEST 361.61 FEET TO THE PLACE OF BEGINNING.

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CONTAINING 5.137 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 29TH DAY OF NOVEMBER 2000.

**OFFICE COPY
NOT RECORDABLE**

MICHAEL NICHOLS
REGISTERED SURVEYOR 6923

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY
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, UNITED STATES MILITARY LANDS,
FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO

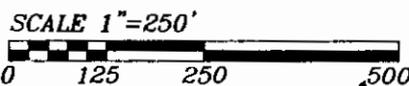
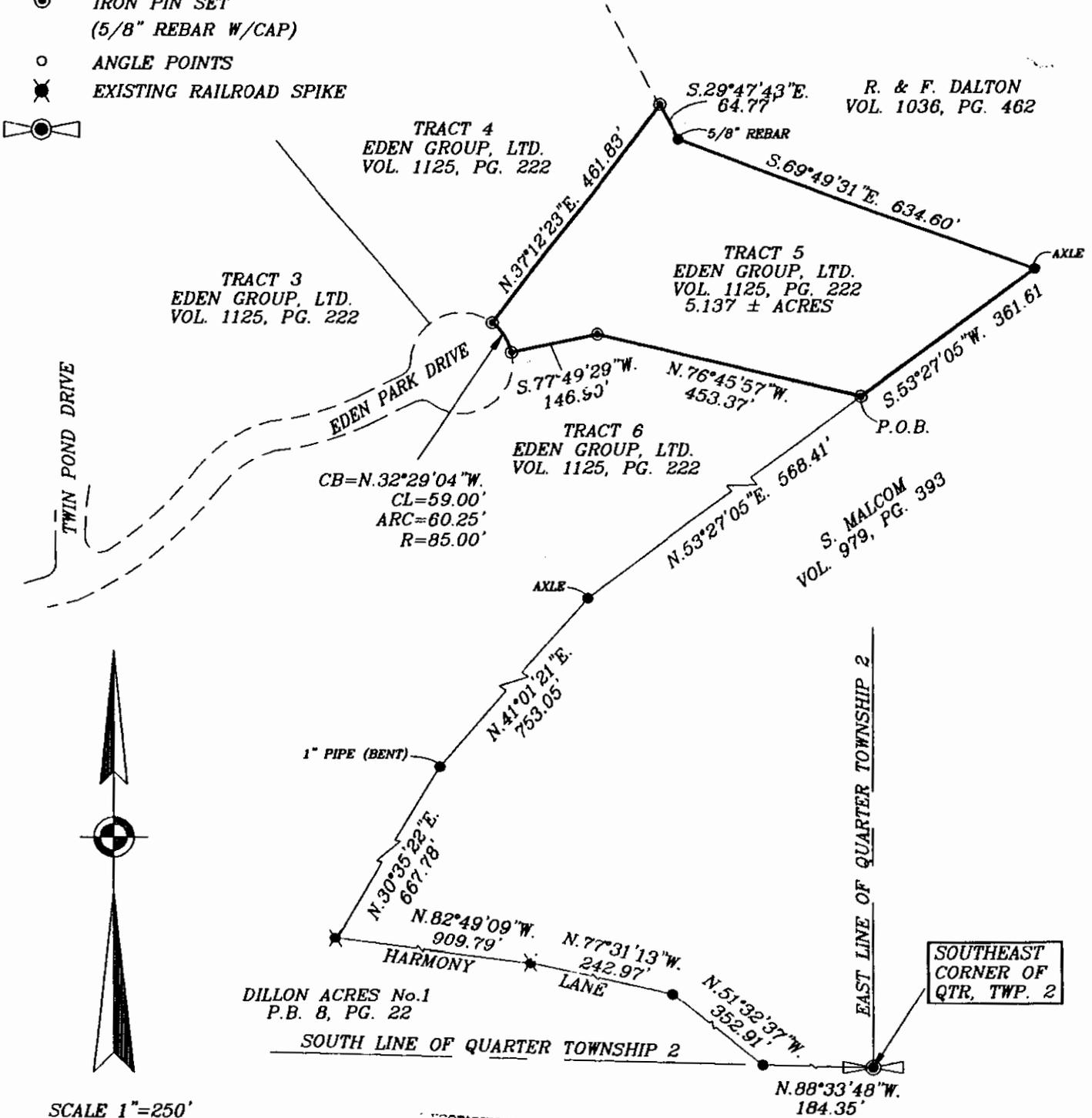
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 131.08
ACRES AS CONVEYED TO EDEN GROUP, LTD. AS RECORDED IN
VOL. 1125, PG. 222 OF THE MUSKINGUM COUNTY DEED RECORDS.

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



DESCRIPTION APPROVED
BY AUDITOR'S TRANSFER
1-2-2001

I HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF THE ABOVE PLAT AND
SURVEY TO BE CORRECT AS PREPARED BY ME,
THIS 29th DAY OF NOVEMBER, 2000.

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

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NOT RECORDABLE

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_05