

ADDRESS N/A
17-12-02-40-020

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 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 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 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, SAID POINT BEING THE PLACE OF BEGINNING FOR THE TRACT INTENDED TO BE DESCRIBED;

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;

THENCE SOUTH 38 DEGREES 37 MINUTES 02 SECONDS EAST 331.11 FEET TO AN IRON PIN SET ON THE NORTH RIGHT OF WAY OF EDEN PARK DRIVE, PASSING AN IRON PIN SET AT 305.45 FEET;

THENCE WITH SAID RIGHT OF WAY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET (CHORD BEARING SOUTH 11 DEGREES 44 MINUTES 20 SECONDS WEST 108.46 FEET) AN ARC DISTANCE OF 117.62 FEET TO AN IRON PIN SET;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 62 DEGREES 05 MINUTES 43 SECONDS WEST 655.97 FEET TO THE PLACE OF BEGINNING, PASSING AN IRON PIN SET AT 194.99 FEET.

CONTAINING 5.523 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.

MICHAEL J. 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

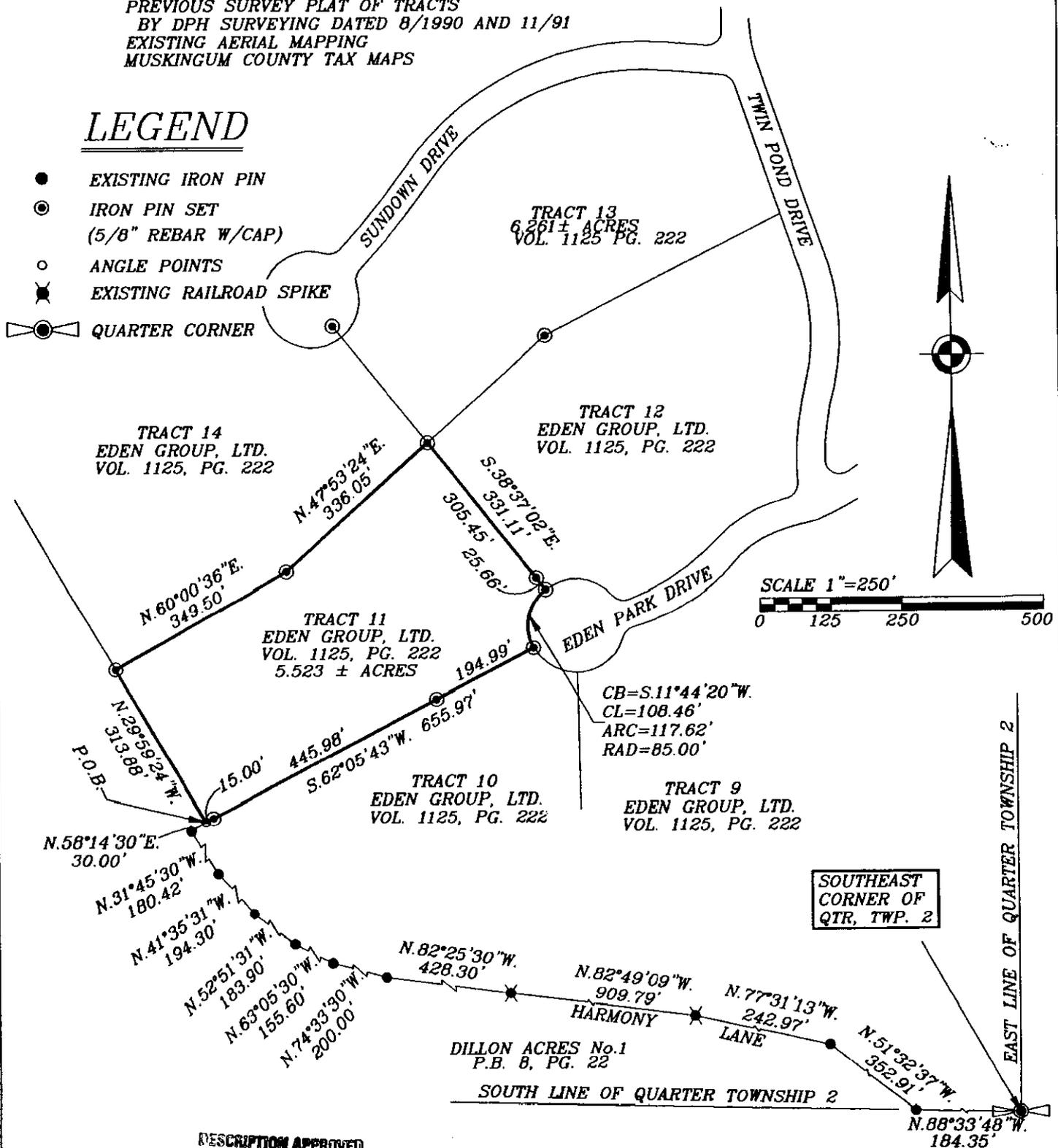
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 131.08
ACRES AS CONVEYED TO EDEN GROUP, LTD. AS RECORDED IN
VOL. 1125, PG. 222 OF THE MUSKINGUM COUNTY DEED RECORDS.

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
- ◁ QUARTER CORNER



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

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

MICHAEL D. NICHOLS
REGISTERED SURVEYOR #6923

OFFICE COPY
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_11