

# W. J. Biedenbach & Associates

3120 Lisa Lane  
Zanesville, OH 43701

Surveying and Mapping

Telephone (740) 453-4600  
Fax (740) 450-7000

EDEN GROUP, LTD  
AUDITORS PARCEL NUMBER  
17-17-12-02-40-000 (PART)

OFFICE COPY  
NOT RECORDABLE

BEING A PART OF QUARTER TOWNSHIP TWO (2), TOWNSHIP ONE (1), RANGE EIGHT (8), IN THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND PART OF PROPERTY NOW OWNED BY EDEN GROUP, LTD. AND RECORDED IN DEED BOOK 1125, PAGE 222 OF THE DEED RECORDS IN SAID COUNTY AND PART OF SAID PROPERTY IS IN LOT 5 OF A SURVEY BY JOHN ROBERTS (DEED BOOK 2, PAGE 66) BOUNDED AND DESCRIBED AS FOLLOWS:

**COMMENCING** AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID SECOND QUARTER;

**THENCE** NORTH 88 DEGREES 33 MINUTES 48 SECONDS WEST (THE BASE OF BEARINGS FOR THIS DESCRIPTION STATE PLANE GRID FROM A SOLAR OBSERVATION) ALONG THE SOUTH LINE OF SAID SECOND 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 SAID RIGHT-OF-WAY 352.91 FEET TO AN EXISTING IRON PIN NEAR THE INTERSECTION OF DILLON ACRES DRIVE AND HARMONY LANE;

**THENCE** NORTH 77 DEGREES 31 MINUTES 13 SECONDS WEST ALONG THE CENTER OF HARMONY LANE 242.97 FEET TO A RAILROAD SPIKE FOUND;

**THENCE** NORTH 82 DEGREES 49 MINUTES 09 SECONDS WEST ALONG THE CENTER OF SAID HARMONY LANE 909.79 FEET TO A RAILROAD SPIKE FOUND;

**THENCE** NORTH 30 DEGREES 35 MINUTES 22 SECONDS EAST 32.59 FEET TO THE PLACE OF BEGINNING OF THE TRACT INTENDED TO BE CONVEYED;

**THENCE** NORTH 82 DEGREES 25 MINUTES 30 SECONDS WEST 438.98 FEET TO AN IRON PIN SET, SAID COURSE AND DISTANCE BEING 30.00 NORTHERLY AND PARALLEL WITH THE CENTER OF SAID HARMONY LANE AS BUILT ON THE ABANDONED INTERURBAN RIGHT-OF-WAY AND THE NORTHERLY LINE OF DILLON ACRES No. 1 AND 2 (PLAT BOOK 8, PAGE 85 AND 22);

**THENCE** NORTH 74 DEGREES 33 MINUTES 30 SECONDS WEST 171.03 FEET TO AN IRON PIN SET, SAID COURSE AND DISTANCE BEING 30.00 NORTHERLY AND PARALLEL WITH THE CENTER OF SAID HARMONY LANE AS BUILT ON THE ABANDONED INTERURBAN RIGHT-OF-WAY AND THE NORTHERLY LINE OF DILLON ACRES No. 1 AND 2 (PLAT BOOK 8, PAGE 85 AND 22);

**THENCE** NORTH 30 DEGREES 35 MINUTES 22 SECONDS EAST 288.85 FEET TO AN IRON PIN SET;

**THENCE** SOUTH 80 DEGREES 13 MINUTES 18 SECONDS EAST 608.85 FEET TO AN IRON PIN SET;

**THENCE** SOUTH 30 DEGREES 35 MINUTES 22 SECONDS WEST 288.85 FEET ALONG THE WESTERLY LINE OF PROPERTY CONVEYED TO F. SMALTZ (DEED VOL. 1042, PAGE 100) AND CONSTANCE AKINS (DEED VOL. 1046, PAGE 305), TO THE PLACE OF BEGINNING.

CONTAINING 3.892 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 AS CONVEYED TO EDEN GROUP, LTD. (VOLUME 1125, PAGE 222).

ADDRESS N/A

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Fax (740) 450-1000

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## ALSO THE FOLLOWING INGRESS & EGRESS EASEMENT

BEING A PART OF QUARTER TOWNSHIP TWO (2), TOWNSHIP ONE (1), RANGE EIGHT (8), IN THE UNITED STATES MILITARY LANDS, FALLS TOWNSHIP, MUSKINGUM COUNTY, OHIO AND PART OF PROPERTY NOW OWNED BY EDEN GROUP, LTD. AND RECORDED IN DEED BOOK 1125, PAGE 222 OF THE DEED RECORDS IN SAID COUNTY AND PART OF SAID PROPERTY IS IN LOT 5 OF A SURVEY BY JOHN ROBERTS (DEED BOOK 2, PAGE 66) BOUNDED AND DESCRIBED AS FOLLOWS:

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

**THENCE** NORTH 77 DEGREES 31 MINUTES 13 SECONDS WEST ALONG THE CENTER OF HARMONY LANE 242.97 FEET TO A RAILROAD SPIKE FOUND;

**THENCE** NORTH 82 DEGREES 49 MINUTES 09 SECONDS WEST ALONG THE CENTER OF SAID HARMONY LANE 909.79 FEET TO A RAILROAD SPIKE FOUND, SAID SPIKE BEING THE PLACE OF BEGINNING OF THIS EASEMENT;

**THENCE** NORTH 82 DEGREES 25 MINUTES 30 SECONDS WEST 428.30 FEET TO AN EXISTING IRON PIN, SAID COURSE AND DISTANCE BEING ALONG THE CENTER OF HARMONY LANE AS BUILT ON THE ABANDONED INTERURBAN RIGHT-OF-WAY AND THE NORTHERLY LINE OF DILLON ACRES No. 1 AND 2 (PLAT BOOK 8, PAGE 85 AND 22);

**THENCE** NORTH 74 DEGREES 33 MINUTES 30 SECONDS WEST 181.21 FEET TO A POINT, SAID COURSE AND DISTANCE BEING ALONG THE CENTER OF HARMONY LANE AS BUILT ON THE ABANDONED INTERURBAN RIGHT-OF-WAY AND THE NORTHERLY LINE OF DILLON ACRES No. 1 AND 2 (PLAT BOOK 8, PAGE 85 AND 22);

**THENCE** NORTH 30 DEGREES 35 MINUTES 22 SECONDS EAST 31.08 FEET TO AN IRON PIN SET;

**THENCE** SOUTH 74 DEGREES 33 MINUTES 30 SECONDS EAST 171.03 FEET TO AN IRON PIN SET;

**THENCE** SOUTH 82 DEGREES 25 MINUTES 30 SECONDS EAST 438.98 FEET TO AN IRON PIN SET;

**THENCE** SOUTH 30 DEGREES 35 MINUTES 22 SECONDS WEST 32.59 FEET ALONG THE WESTERLY LINE OF PROPERTY CONVEYED TO CONSTANCE AKINS (DEED VOL. 1046, PAGE 305), 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 MORE OR LESS ACRES AS 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 10<sup>TH</sup> DAY OF OCTOBER 2000.

W. J. BIEDENBACH  
REGISTERED SURVEYOR 5718

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY *[Signature]*  
10-12-2000

OFFICE COPY  
NOT RECORDABLE

# 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.

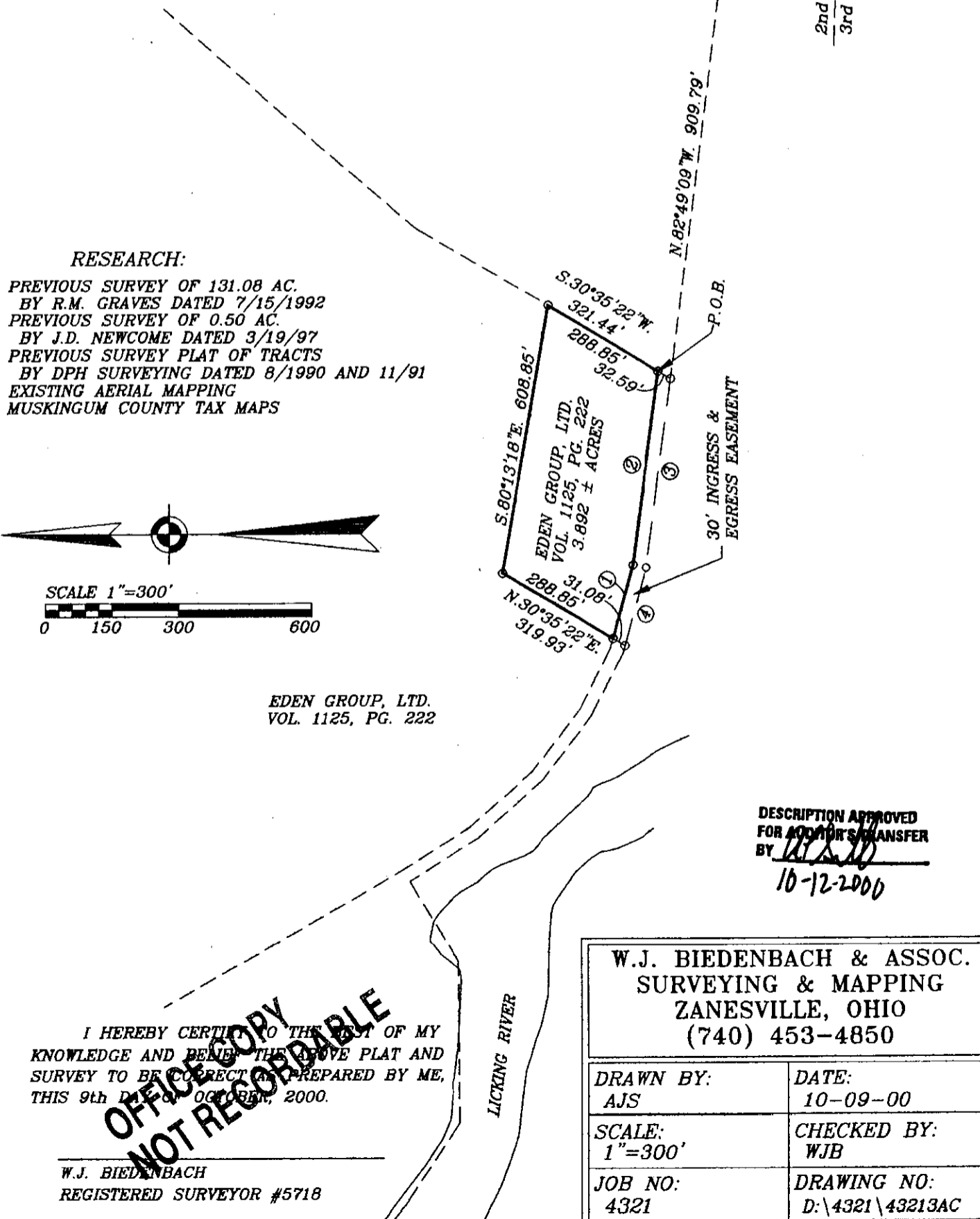
BEARINGS ARE BASED ON THE PREVIOUS SURVEY OF 131.08 ACRES AS CONVEYED TO EDEN GROUP, LTD. AS RECORDED IN VOLUME 1125, PAGE 222 OF THE MUSKINGUM COUNTY DEED RECORDS.

## LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP)
- ANGLE POINTS
- ✕ EXISTING RAILROAD SPIKE
- ⊕ QUARTER CORNER

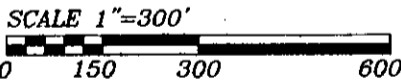
### LINE DATA

No.	BEARING	DISTANCE
1	S.74°33'30"E.	171.03'
2	S.82°25'30"E.	438.98'
3	N.82°25'30"W.	428.30'
4	N.74°33'30"W.	181.21'



### 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



EDEN GROUP, LTD.  
VOL. 1125, PG. 222

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER  
BY WJS  
10-12-2000

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 9th DAY OF OCTOBER, 2000.

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

W.J. BIEDENBACH & ASSOC. SURVEYING & MAPPING ZANESVILLE, OHIO (740) 453-4850	
DRAWN BY: AJS	DATE: 10-09-00
SCALE: 1"=300'	CHECKED BY: WJB
JOB NO: 4321	DRAWING NO: D:\4321\43213AC

OFFICE COPY  
NOT RECORDABLE

# 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)

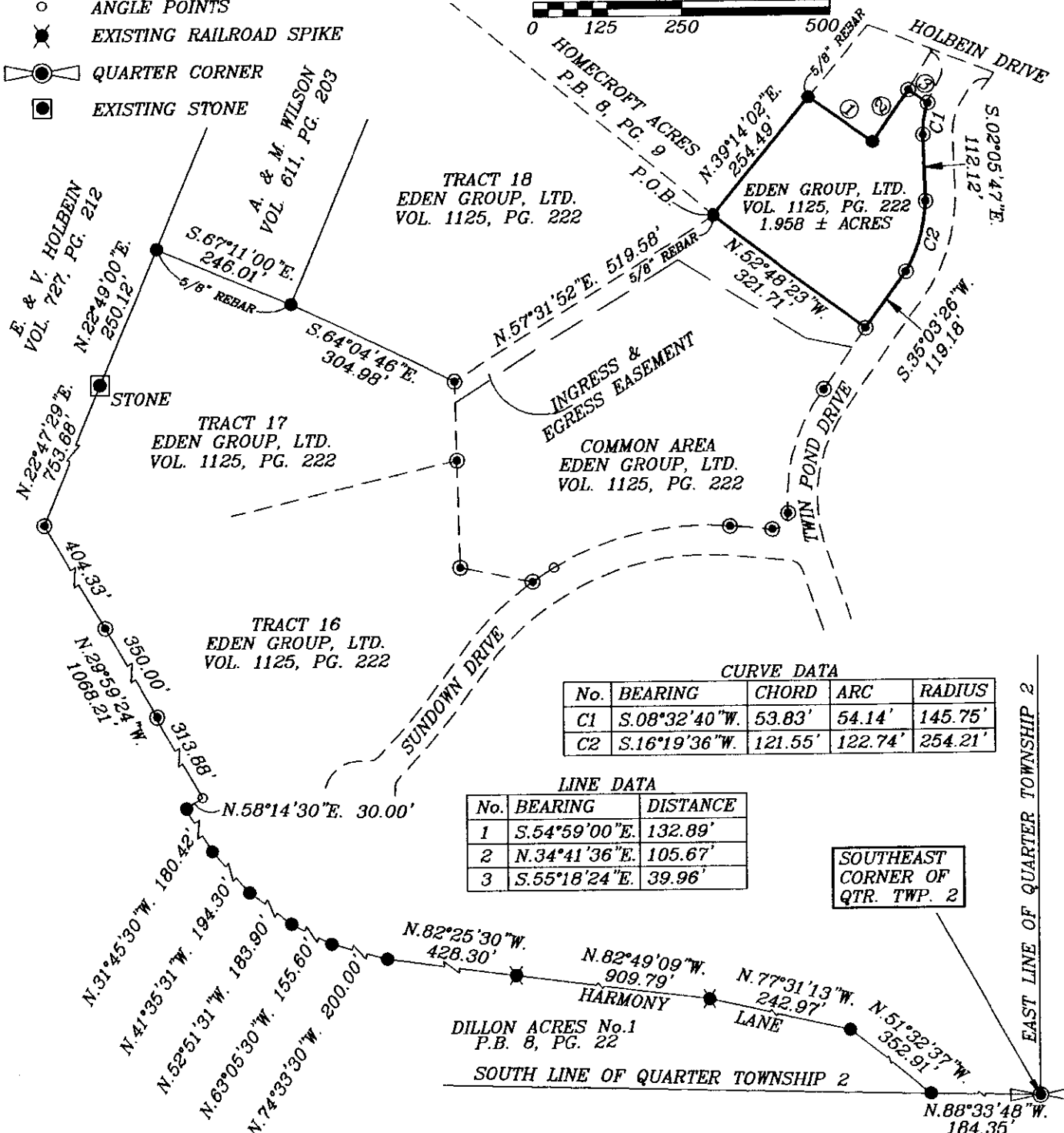
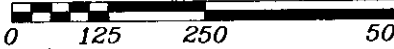
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- PREVIOUS SURVEY PLAT OF TRACTS  
BY DPH SURVEYING DATED 8/1990 AND 11/91
- EXISTING AERIAL MAPPING
- MUSKINGUM COUNTY TAX MAPS

## LEGEND

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

SCALE 1"=250'



**CURVE DATA**

No.	BEARING	CHORD	ARC	RADIUS
C1	S.08°32'40"W.	53.83'	54.14'	145.75'
C2	S.16°19'36"W.	121.55'	122.74'	254.21'

**LINE DATA**

No.	BEARING	DISTANCE
1	S.54°59'00"E.	132.89'
2	N.34°41'36"E.	105.67'
3	S.55°18'24"E.	39.96'

SOUTHEAST CORNER OF QTR. TWP. 2

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

11-29-2000

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE PLAT AND SURVEY TO WHICH THIS CORRESPONDENCE IS PREPARED BY ME, THIS 29th DAY OF NOVEMBER, 2000.

MICHAEL D. NICHOLS  
REGISTERED SURVEYOR #6923

OFFICE COPY NOT RECORDED

**BIEDENBACH ENGINEERING**  
ZANESVILLE, OHIO  
(740) 453-4850

DRAWN BY: AJS	DATE: 11-29-00
SCALE: 1"=250'	CHECKED BY: MDN
JOB NO: 4321	DRAWING NO: D:\4321\4321_OUT