

5000 FLORENZ PARK DR

ADDRESS N/A  
17-12-02-40 003

# 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 (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 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, PASSING THROUGH A RAILROAD SPIKE FOUND AT 872.22 FEET;

**THENCE** NORTH 30 DEGREES 35 MINUTES 22 SECONDS EAST ALONG THE WESTERLY LINE AT PROPERTY OWNED BY CONSTANCE AKINS (VOLUME 1046, PAGE 305), F. SMALTZ (VOLUME 1042, PAGE 100) AND SIX COUNTIES, INC. (VOLUME 1036, PAGE 531) A DISTANCE OF 667.78 FEET TO AN IRON PIPE FOUND;

**THENCE** NORTH 41 DEGREES 01 MINUTES 21 SECONDS EAST ALONG THE WESTERLY LINE AT LARRY AND CHERYL McBRIDE (VOLUME 1004, PAGE 579) A DISTANCE OF 248.77 FEET TO AN IRON PIN SET, SAID IRON PIN SET BEING THE PLACE OF BEGINNING OF THE TRACT INTENDED TO BE CONVEYED;

**THENCE** TRAVERSING THROUGH THE LANDS OF THE EDEN GROUP, LTD. AS RECORDED IN DEED VOLUME 1125, PAGE 222 OF MUSKINGUM COUNTY DEED RECORDS NORTH 65 DEGREES 35 MINUTES 35 SECONDS WEST 733.63 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF A PROPOSED FIFTY FOOT RIGHT-OF-WAY;

**THENCE** ALONG SAID RIGHT-OF-WAY THE NEXT FIVE COURSES AND DISTANCES:

- 1) WITH A RADIUS TO THE LEFT HAVING A RADIUS OF 464.60 FEET (CHORD BEARING NORTH 43 DEGREES 12 MINUTES 32 SECONDS EAST 14.85 FEET) AN ARC DISTANCE OF 14.85 FEET TO A POINT;
- 2) WITH A RADIUS TO THE RIGHT HAVING A RADIUS OF 190.15 FEET (CHORD BEARING NORTH 60 DEGREES 53 MINUTES 42 SECONDS EAST 101.36 FEET) AN ARC DISTANCE OF 102.60 FEET TO A POINT;
- 3) NORTH 76 DEGREES 21 MINUTES 12 SECONDS EAST 49.69 FEET TO A POINT;
- 4) WITH A CURVE TO THE LEFT HAVING A RADIUS OF 590.34 FEET (CHORD BEARING NORTH 51 DEGREES 28 MINUTES 23 SECONDS EAST 307.32 FEET) AN ARC DISTANCE OF 310.90 FEET TO A POINT;
- 5) WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 174.94 FEET (CHORD BEARING NORTH 45 DEGREES 15 MINUTES 17 SECONDS EAST 40.60 FEET) AN ARC DISTANCE OF 40.69 FEET TO AN IRON PIN SET;

**THENCE** LEAVING SAID RIGHT-OF-WAY SOUTH 72 DEGREES 58 MINUTES 30 SECONDS EAST 645.52 FEET TO AN IRON PIN SET ON THE EASTERLY LINE OF SAID EDEN GROUP, LTD. AND THE WESTERLY LINE OF STELLA MALCOLM (VOLUME 979, PAGE 393);

**THENCE** SOUTH 53 DEGREES 27 MINUTES 05 SECONDS WEST 42.89 FEET TO AN EXISTING IRON PIN (AXLE);

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THENCE SOUTH 41 DEGREES 01 MINUTES 21 SECONDS WEST 504.28 FEET TO THE PLACE OF BEGINNING.

CONTAINING 7.078 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).

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 SEPTEMBER 1998.

-----  
W. J. BIEDENBACH  
REGISTERED SURVEYOR NO. 5718

**OFFICE COPY  
NOT RECORDABLE**

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY WJ B

10-15-98

# SURVEY FOR EDEN GROUP, LTD

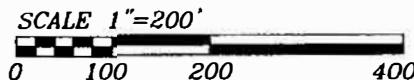
AUDITORS PARCEL NUMBER  
17-17-12-02-40-000 (PART)

BEING A PART OF THE SECOND QUARTER OF 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



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

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VOL. 1125, PG. 222

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VOL. 1125, PG. 222

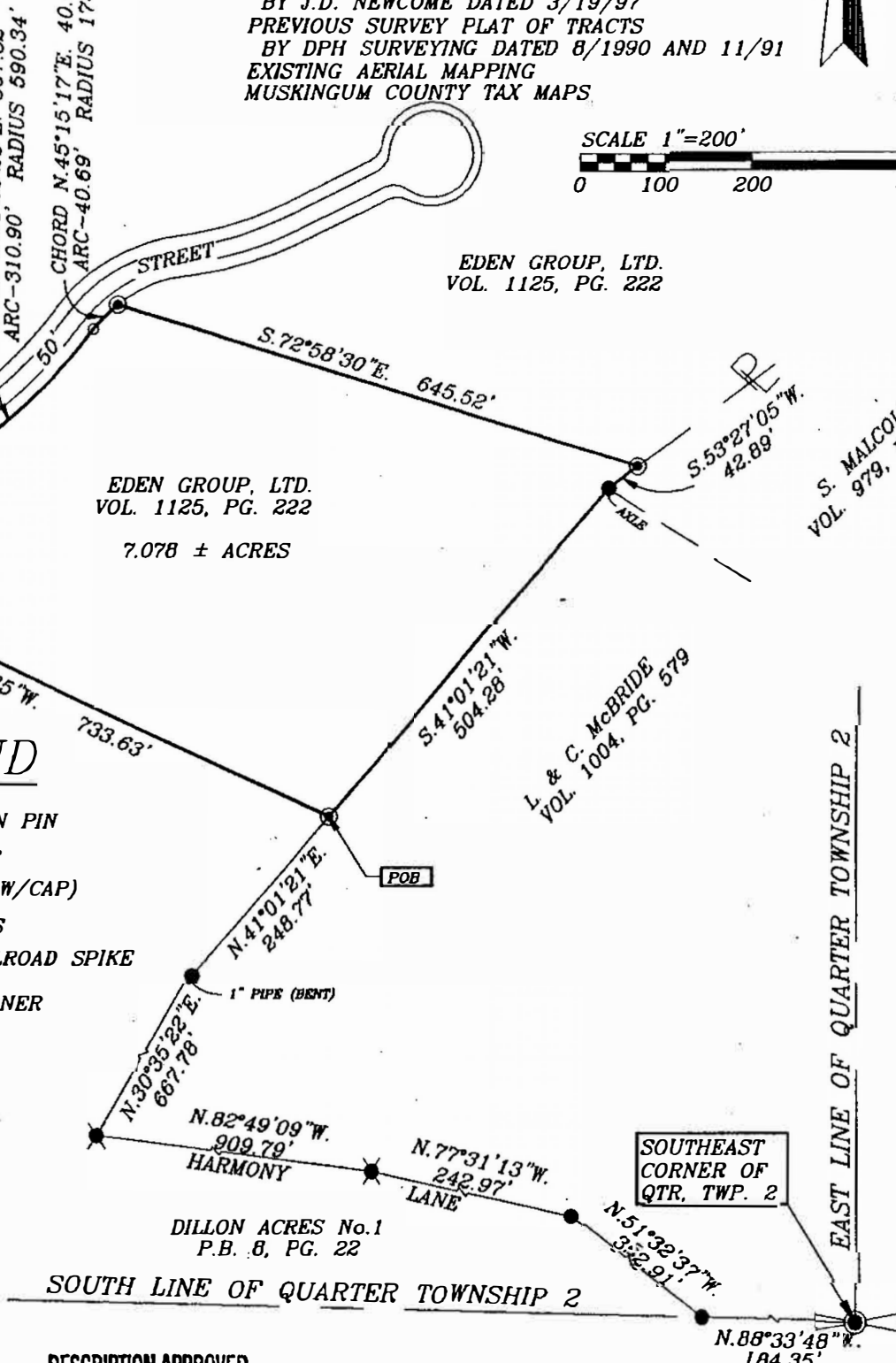
7.078 ± ACRES

S. MALCOLM  
VOL. 979, PG. 393

L. & C. McBRIDE  
VOL. 1004, PG. 579

## 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 *[Signature]*

10-15-98

I HEREBY CERTIFY TO THE BEST OF MY  
KNOWLEDGE AND BELIEF THAT ABOVE PLAT AND  
SURVEY TO BE CORRECT AS PREPARED BY ME,  
THIS 29th DAY OF SEPTEMBER, 1998.

OFFICE COPY  
NOT RECORDABLE

W.J. BIEDENBACH  
REGISTERED SURVEYOR #5718

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

DRAWN BY: MDN	DATE: 09-29-98
SCALE: 1"=200'	CHECKED BY: WJB
JOB NO: 4321	DRAWING NO: D:\4321\MICH7AC.