

DESCRIPTION

APPROVED

By: 3/9/2017

Eden Group LTD, Deed Book 1673, Page 522

Description For Conveyance .

7.73 Acres

All of Parcel #86-34-01-01-041

**COMMON AREA**

Situated in the State of Ohio, County of Muskingum,  
City of Zanesville.

Being a part of Lot 6 in Sibley's Subdivision as per  
Annexation Plat recorded in Plat Book 16, Pages 87 and 88.

Beginning at an iron pin found at the northwest corner of said Lot 6; thence south 87 degrees 39 minutes 46 seconds east 151.09 feet to an iron pin found; thence south 47 degrees 46 minutes 49 seconds east 39.47 feet to an iron pin found; thence south 79 degrees 04 minutes 50 seconds east 50.06 feet to an iron pin found; thence south 59 degrees 17 minutes 49 seconds east 38.27 feet to an iron pin found; thence south 61 degrees 22 minutes 38 seconds east 62.42 feet to an iron pin found; thence south 55 degrees 20 minutes 32 seconds east 43.64 feet to an iron pin found; thence south 79 degrees 14 minutes 08 seconds east 26.83 feet to an iron pin found; thence south 50 degrees 32 minutes 37 seconds east 63.64 feet to an iron pin found; thence south 49 degrees 24 minutes 55 seconds east 32.13 feet to an iron pin found; thence south 22 degrees 53 minutes 17 seconds east 30.76 feet to an iron pin found; thence south 59 degrees 09 minutes 36 seconds east 69.66 feet to an iron pin found; thence south 59 degrees 26 minutes east 32.06 feet to an iron pin found; thence south 82 degrees 53 minutes 05 seconds east 42.02 feet to an iron pin found; thence north 32 degrees 59 minutes 09 seconds east 27.78 feet to an iron pin found; thence north 80 degrees 47 minutes 01 seconds east 29.73 feet to a point; thence north 80 degrees 03 minutes east 41.72 feet to an iron pin found; thence south 38 degrees 15 minutes 52 seconds east 35.49 feet to an iron pin found; thence south 88 degrees 22 minutes 06 seconds east 24.13 feet to an iron pin found on the west right of way line of Northpointe Road; thence along said right of way line the following three (3) courses and distances south 37 degrees 14 minutes 37 seconds west 18.52 feet to an iron pin found; thence on a curve to the left having a radius of 3814.36 feet an arc length of 281.32 feet (the chord of which bears south 30 degrees 17 minutes 40 seconds west 281.25 feet) to an iron pin found; thence south 23 degrees 21 minutes 05 seconds west 341.98 feet to an iron pin placed; thence north 66 degrees 39 minutes 24 seconds west 246.02 feet to an iron pin placed; thence south 23 degrees 20 minutes 19 seconds west 91.77 feet to a iron pin placed; thence north 66 degrees 39 minutes 41 seconds west 14.37 feet to an iron pin set; thence north 23 degrees 22 minutes 50 seconds east 193.56 feet to an iron pin set; thence south 66 degrees 41 minutes 16 seconds east 15.0 feet to the northwest corner of Building 5, Unit 4025; thence along the exterior of Unit 4025 the following three (3) courses and distances south 23 degrees 18 minutes 44 seconds west 64.00 feet to the southwest corner of Unit 4025; thence south 66 degrees 41 minutes 16 seconds east 100.00 feet to the southeast corner of Unit 4025; thence north 23 degrees 18 minutes 44 seconds east 64.00 feet to the northeast corner of Unit 4025; thence north 23 degrees 32 minutes 32 seconds east 20 feet to a drill hole in concrete walk placed; thence south 66 degrees 37 minutes 10 seconds east 20.88 feet to an iron pin placed; thence north 23 degrees 22 minutes 50 seconds east 222.79 feet to a drill hold in concrete walk placed; thence north 66 degrees 31 minutes 58 seconds west



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18.62 feet to a railroad spike set; thence north 23 degrees 28 minutes 02 seconds east 111.54 feet to an iron pin placed; thence north 66 degrees 31 minutes 58 seconds west 119.33 feet to an iron pin placed; thence south 23 degrees 28 minutes 02 seconds west 93.97 feet to a drill hole placed in a concrete walk; thence north 66 degrees 37 minutes 51 seconds west 40.66 feet to drill hole placed in concrete pad; thence south 23 degrees 22 minutes 50 seconds west 454.31 feet to a mag-nail in blacktop pavement placed; thence north 66 degrees 39 minutes 41 seconds west 160.47 feet to an iron pin placed; thence along the west line of said Lot 6 north 1 degree 57 minutes 06 seconds east 734.24 feet to the place of beginning, containing seven and seventy-three hundredths (7.73) acres more or less.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, December 6, 2016.

**EXCEPTION ONE:**

Building 6 0.147 Acres UNIT 4035-1 & UNIT 4035-2

Situated in the County of Muskingum, City of Zanesville, Township of Falls, Quarter Township One, Part of Lot 6 of Sibley's Subdivision, (as per Annexation Plat, Pl. Bk. 16, Pg. 87 and 88), Township 1, Range 8, United States Military Lands, and being part of the lands presently owned by the Eden Group LTD., as per Official Record 1673, page 522, and being more particularly described as follows:

Beginning for reference at an iron pin found on the northwest corner of said Eden Group LTD lands, as found in Plat Book 19, Page 52; thence along the west line of said Eden Group lands south 01 degrees 57 minutes 06 seconds west, 582.09 feet to a point; thence through said Eden Group lands, south 88 degrees 02 minutes 54 seconds east 450.93 feet to a point on the corner of an existing building and the principal place of beginning, thence along the building lines the following four courses, south 66 degrees 34 minutes 38 seconds east 64.0 feet to a point; thence south 23 degrees 25 minutes 22 seconds west 100.0 feet to a point; thence north 66 degrees 34 minutes 38 seconds west 64.0 feet to a point; thence north 23 degrees 25 minutes 22 seconds east 100.0 feet to the principal place of beginning, containing 6400 sq. ft. or 0.147 acres more or less.

**EXCEPTION TWO:**

Building 7 0.147 Acres, UNIT 4051-1 & UNIT 4051-2

Situated in the County of Muskingum, City of Zanesville, Township of Falls, Quarter Township One, Part of Lot 6 of Sibley's Subdivision, (as per Annexation Plat, Pl. Bk. 16, Pg. 87 and 88), Township 1, Range 8, United States Military Lands, and being part of the lands presently owned by the Eden Group LTD., as per Official Record 1673, page 522, and being more particularly described as follows:

Beginning for reference at an iron pin found on the northwest corner of said Eden Group LTD lands, as found in Plat Book 19, Page 52; thence along the west line of said Eden Group lands south 01 degrees 57 minutes 06 seconds west, 437.91 feet to a point; thence through said Eden Group lands, south 88 degrees 02 minutes 54 seconds east 507.69 feet to a point on the corner of an existing building and

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the principal place of beginning, thence along the building lines the following four courses, south 66 degrees 33 minutes 32 seconds east 64.0 feet to a point; thence south 23 degrees 26 minutes 28 seconds west 100.0 feet to a point; thence north 66 degrees 33 minutes 32 seconds west 64.0 feet to a point; thence north 23 degrees 26 minutes 28 seconds east 100.0 feet to the principal place of beginning, containing 6400 sq. ft. or 0.147 acres more or less.

This description written from a survey made by L. Peter Dinan, Registered Surveyor #5451, December 6, 2016.

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NOT RECORDABLE





By: Masrizki



(740) 453-8448

BUYETING & MARKING

DEC. 23, 2016

AREA

PARCEL TWO  
BUILDING 7  
0.147 ACRES  
PART OF PARCEL  
# 86-34-01-01-041  
T4051-1 EUN/T4051-2

PARCEL ONE: BUILDING G  
0.147 ACRES  
PART OF PARCEL  
# 86-34-01-01-041  
UNIT 4035-1 & UNIT 4035-2

LIMITED  
COMMON  
ELEMENT  
UNIT 4051-2  
BLDG. 5/

5  
LIMITED  
COMMON  
ELEMENT  
UNIT 4035-2  
BLDG.

- X MAG-NAIL SET
- IRON PIN SET
- ~~X~~ RAILROAD SPIKE SET
- ~~+~~ DRILL HOLE SET
- IRON PIN FOUND



L. PETER DYAN  
REGISTERED SURVEYOR