

**DIVERSIFIED  
ENGINEERING  
INC.**

304 East High Avenue  
New Philadelphia, Ohio 44663

Consulting Engineers & Surveyors

Phone: (330) 364-1631  
Fax: (330) 364-4031  
E-Mail: mail.dei@adelphia.net

**DESCRIPTION OF A 4.859 ACRE TRACT**

Situated in the Township of Harrison, County of Muskingum and the State of Ohio.

Being part of the Northwest and Southwest Quarters of Section 30 of Township 11, Range 13 of the Congress Lands East of the Scioto River and being all of a 2.75 acre tract and part of a tract as conveyed to Sonny Carl Elson by a deed recorded in Volume 1018, Page 381 of the Muskingum County Deed Records, Auditor's Parcel Nos. 20-50-30-17-000, 20-50-30-05-000, and being more fully described as follows:

Beginning at an iron pipe (found) at the southeast corner of the northwest quarter of said section, the southwest corner of the northeast quarter of said section, the northwest corner of the southeast quarter of said section, the northeast corner of the southwest quarter of said section, the northeast corner of said 2.75 acre tract, the southwest corner of a 20 acre tract as conveyed to Sonny Carl Elson (Volume 1018, Page 381), and the northwest corner of a 73.11 acre tract as conveyed to Sonny Carl Elson (Volume 1018, Page 381);

thence from said beginning and with the east line of said 2.75 acre tract, the west line of said 73.11 acre tract, the east line of the southwest quarter of said section, and the west line of the southeast quarter of said section, S 02° 27' 27" W, 713.39 feet to a point at the southeast corner of said 2.75 acre tract, on the west line of said 73.11 acre tract, on the east line of said southwest quarter section, on the west line of said southeast quarter section, and at a corner of a 35.35 acre tract as conveyed to Howard H. Harrop (O.R. 1750, Page 247), from which point an iron pin (found) stamped "C.R. HARKNESS PLS #6885", bears S 58° 39' 25" E, 7.69 feet;

thence leaving the west line of said southeast quarter section and the east line of said southwest quarter section, with the westerly boundary of said 2.75 acre tract and the northeasterly boundary of said 35.35 acre tract the following six (6) courses: N 58° 39' 25" W, 75.64 feet to an iron pin (found) stamped "C.R. HARKNESS PLS #6885";

thence N 40° 25' 05" W, 80.12 feet to an iron pin (found) stamped "C.R. HARKNESS PLS #6885";

thence N 08° 10' 50" W, 116.73 feet to an iron pin (found) stamped "C.R. HARKNESS PLS #6885";

thence N 00° 28' 45" E, 179.81 feet to an iron pin (found) stamped "C.R. HARKNESS PLS #6885";

thence N 16° 29' 00" W, 200.47 feet to an iron pin (found) stamped "C.R. HARKNESS PLS #6885";

thence N 44° 20' 30" W, 198.00 feet to an iron pin (set) at the northwest corner of said 2.75 acre tract, a corner of said 35.35 acre tract, on the south line of said northwest quarter section, on the north line of said southwest quarter section, and on the south line of said Elson tract;

thence with the north line of said 2.75 acre tract, the south line of said northwest quarter section, the north line of said southwest quarter section, and the south line of said Elson tract, S 87° 18' 37" E, 85.16 feet to an iron pin (set) on the north line of said 2.75 acre tract, the south line of said northwest quarter section, the north line of said southwest quarter section, and the south line of said Elson tract;

thence leaving the north line of said 2.75 acre tract, the south line of said northwest quarter section, the north line of said southwest quarter section, and the south line of said Elson tract, with a new line through said Elson tract the following ten (10) courses: with a curve to the left having a radius of 275.00 feet (Chord Bearing & Distance N 57° 29' 18" W, 26.88 feet), a central angle of 05° 36' 08" and an arc distance of 26.89 feet to an iron pin (set);

thence N 60° 17' 22" W, 163.72 feet to an iron pin (set);

thence with a curve to the right having a radius of 160.00 feet (Chord Bearing & Distance N 05° 31' 57" E, 291.93 feet), a central angle of 131° 38' 38" and an arc distance of 367.62 feet to an iron pin (set);

thence N 71° 21' 16" E, 244.86 feet to an iron pin (set);

thence with a curve to the left having a radius of 95.00 feet (Chord Bearing & Distance N 12° 41' 34" E, 162.28 feet), a central angle of 117° 19' 24" and an arc distance of 194.53 feet to an iron pin (set);

thence N 45° 58' 09" W, 129.92 feet to an iron pin (set);

thence with a curve to the right having a radius of 175.00 feet (Chord Bearing & Distance N 06° 10' 12" E, 276.33 feet), a central angle of 104° 16' 40" and an arc distance of 318.50 feet to an iron pin (set);

thence N 58° 18' 32" E, 127.27 feet to an iron pin (set);

thence with a curve to the left having a radius of 190.00 feet (Chord Bearing & Distance N 32° 37' 29" E, 164.70 feet), a central angle of 51° 22' 05" and an arc distance of

170.34 feet to an iron pin (set);

thence N 06° 56' 26" E, 62.69 feet to a point in the center of Township Road 68 (Butterbean Ridge Road) and on the north line of said Elson tract, passing on line an iron pin (set) at 42.54 feet;

thence with the center of said road and the north line of said Elson tract, with a curve to the left having a radius of 405.00 feet (Chord Bearing & Distance N 86° 10' 39" E, 50.90 feet), a central angle of 07° 12' 18" and an arc distance of 50.93 feet to a point in the center of said road and the north line of said Elson tract;

thence leaving said road and the north line of said Elson tract, with a new line through said Elson tract the following ten (10) courses: S 06° 56' 26" W, 72.20 feet to an iron pin (set), passing on line an iron pin (set) at 20.61 feet;

thence with a curve to the right having a radius of 240.00 feet (Chord Bearing & Distance S 32° 37' 29" W, 208.04 feet), a central angle of 51° 22' 05" and an arc distance of 215.17 feet to an iron pin (set);

thence S 58° 18' 32" W, 127.27 feet to an iron pin (set);

thence with a curve to the left having a radius of 125.00 feet (Chord Bearing & Distance S 06° 10' 12" W, 197.38 feet), a central angle of 104° 16' 40" and an arc distance of 227.50 feet to an iron pin (set);

thence S 45° 58' 09" E, 129.92 feet to an iron pin (set);

thence with a curve to the right having a radius of 145.00 feet (Chord Bearing & Distance S 12° 41' 34" W, 247.69 feet), a central angle of 117° 19' 24" and an arc distance of 296.91 feet to an iron pin (set);

thence S 71° 21' 16" W, 244.86 feet to an iron pin (set);

thence with a curve to the left having a radius of 110.00 feet (Chord Bearing & Distance S 05° 31' 57" W, 200.70 feet), a central angle of 131° 38' 38" and an arc distance of 252.74 feet to an iron pin (set);

thence S 60° 17' 22" E, 163.72 feet to an iron pin (set);

thence with a curve to the right having a radius of 325.00 feet (Chord Bearing & Distance S 51° 31' 33" E, 99.03 feet), a central angle of 17° 31' 38" and an arc distance of 99.42 feet to an iron pin (set) on the north line of said 2.75 acre tract, the south line of said Elson tract, the north line of said southwest quarter section, and the south line of said northwest quarter section;

thence with the north line of said 2.75 acre tract, the south line of said Elson tract, the north line of said southwest quarter section, and the south line of said northwest quarter section, S 87° 18' 37" E, 193.01 feet to the Place of Beginning containing 4.859

acres, more or less of which 2.771 acres is all of a 2.75 acre tract (Parcel No. 20-50-30-17-000) and 2.088 acres is part of the Elson tract in the Northwest Quarter of Section 30 (Parcel No. 20-50-30-05-000), subject to all legal highways, easements, reservations and restrictions of record.

Bearings are oriented to the 35.35 acre tract as recorded in O.R. 1750, Page 247 of the Muskingum County Official Records.

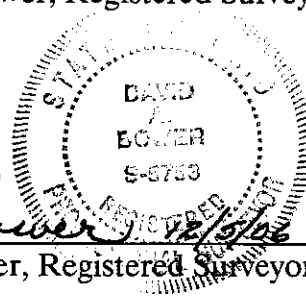
All iron pins set are 30" x 3/4" round steel bars with plastic caps stamped "D A Bower 5753".

Description prepared from field survey by David A. Bower, Registered Surveyor No. 5753 in September 2006.

APPROVED FOR CLOSURE

*[Signature]* 11/20/2006

OFFICE COPY  
NOT RECORDABLE



David A. Bower, Registered Surveyor  
No. 5753

BUTTERBEAN RIDGE ROAD  
P. RD. 68) (40' RIGHT OF WAY)

ELSON, SONNY CARL  
V. 1018, P. 381  
Parcel No.  
20-50-30-05-000

NORTHWEST QUARTER  
SECTION 30

(2.088 AC.)

ELSON, SONNY CARL  
V. 1018, P. 381  
Parcel No.  
20-50-30-05-000

ELSON, SONNY CARL  
20 AC. TR.  
V. 1018, P. 381

NORTHEAST QUARTER  
SECTION 30

APPROVED FOR CLOSURE

**APPROVED**  
**MINOR LOT SPLIT ONLY**  
**MUSKINGUM COUNTY**  
**PLANNING COMMISSION**

12/12/2006 yes  
Date Fee Paid

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00'	26.89'	26.88'	N 57°28'18" W	05°36'08"
C2	160.00'	367.62'	291.93'	N 05°31'57" E	131°38'38"
C3	95.00'	194.53'	162.28'	N 12°41'34" E	117°19'24"
C4	175.00'	318.50'	276.33'	N 06°10'12" E	104°16'40"
C5	190.00'	170.34'	164.70'	N 32°37'29" E	51°22'05"
C6	405.00'	50.93'	50.90'	N 88°10'39" E	07°12'18"
C7	240.00'	215.17'	208.04'	S 32°37'29" W	51°22'05"
C8	125.00'	227.50'	197.38'	S 06°10'12" W	104°16'40"
C9	145.00'	296.91'	247.69'	S 12°41'34" W	117°19'24"
C10	110.00'	252.74'	200.70'	S 05°31'57" W	131°38'38"
C11	325.00'	99.42'	99.03'	S 51°31'33" E	17°31'36"

Reference used:  
V.1018, P.381  
V.1150, P.369  
O.R.1505, P.956  
O.R.1750, P.247  
O.R.1874, P.479

- ☼ denotes walnut tree (found)
- denotes stone monument (found)
- ⊙ denotes iron pipe (found)
- denotes iron pin (found)
- denotes iron pin (set)

Bearings are oriented to the 35.35 acre tract  
as recorded in O.R. 1750, Page 247.  
Iron pins (set) are 30"x3/4" steel rod with  
plastic cap stamped D.A. Bower, #5753

HARROP, HOWARD H.  
50.02 AC. TR.  
O.R. 1505, P. 956

HARROP, HOWARD H.  
35.35 AC. TR.  
O.R. 1750, P. 247

SOUTHEAST QUARTER  
SECTION 30

ELSON, SONNY CARL  
73.11 AC. TR.  
V. 1018, P. 381

- ELSON, SONNY CARL  
2.75 AC. TR.  
V. 1018, P. 381  
Parcel No.  
20-50-30-17-000

OSBORN, SANDRA  
75.89 AC. TR.  
V. 1150, P. 369

0'                      300'                      600'                      900'

SCALE: 1" = 300'	
SURVEYED: MBS, JJG	8-21-06
DRAWN: MBS	9-26-06
CHECKED: DAB	9-26-06
DATE: 12-5-06	

## PLAT OF SURVEY

GRANTOR: SONNY C AND DONNA K ELSON

GRANTOR:	SUNNY STATE BANK
GRANTEE:	INTERRA INVESTMENTS LLC

**LOCATION:** PART OF THE NW & SW QTRS. OF SECTION 30, TOWNSHIP 11, RANGE 13, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, HARRISON TOWNSHIP, MUSKINGUM COUNTY, OHIO

FILE ID: MISC-229

SHEET 1 OF 1

DAVID A. BOWER, REGISTERED SURVEYOR #5753

POWER, REGISTERED SURVEYOR #5753