

20-50-30-10-000

**Legal Description for Parcel 20-50-30-10-000
1975 Back Run Road**

Situated in the Township of Harrison, County of Muskingum and State of Ohio, being part of the West Half of the Northwest Quarter of Section 30, Township 11, Range 13 and being further bounded and described as follows:

Commencing at a Chiseled X in a Stone found at the Southwest Corner of the Northwest Quarter of Section Number 30;

Thence North 00° 11'45" West along the Westerly line of said Section Number 30, a distance of 421.67 feet to a Northwesterly corner of a 68.884 acre parcel of land conveyed to Kevin Komaromy and Kelly Komaromy (O.R. Volume 1019, Page 269) and being the Point of Beginning of the Parcel herein described.

Course Number 1: Thence North 00° 11'45" West continuing along the Westerly line of said Section Number 30, a distance of 703.34 feet to a Southwesterly corner of said 68.884 acre parcel of land conveyed to Kevin Komaromy and Kelly Komaromy (O.R. Volume 1019, Page 269);

Course Number 2: Thence North 89° 56'06" East along a Southerly line of said lands conveyed to Kevin Komaromy and Kelly Komaromy, passing through a 5/8" iron pin found at a distance of 23.59 feet, a total distance of 186.44 feet to a 5/8" iron pin found at an interior corner thereof;

Course Number 3: Thence South 06° 59'24" East along a Westerly line of said lands conveyed to Kevin Komaromy and Kelly Komaromy, a distance of 707.90 feet to a 5/8" iron pin found at an interior corner thereof;

Course Number 4: Thence South 89° 48'24" West along a Northerly line of said lands conveyed to Kevin Komaromy and Kelly Komaromy, passing through a 5/8" iron pin found at a distance of 248.39 feet, a total distance of 270.18 feet to the Point of Beginning and containing 160,522 Square Feet or 3.6851 Acres of land more or less, as surveyed and described by Scott J. Casey, Professional Surveyor Number 8219 on June 3rd of 2014 and being subject to the right-of-way of Back Run Road (Township Road 140), all legal highways, easements, reservations or restrictions of record.

Bearings are based on the Centerline of Back Run Road, North 00° 11'45" West, as described in O.R. Volume 1019, Page 269.

All iron pins set are 5/8" diameter by 30" long rebar with plastic identification caps reading "Casey, P.S. 8219".

20-56-30-10-000 A

Based on an actual field survey performed by:

Scott Casey, P.S. for

Exacta Ohio

2132 East 9th Street

Cleveland, OH 44115

216-751-9000

OFFICE COPY
NOT RECORDABLE

DESCRIPTION
APPROVED
By: *[Signature]* 12/7/20



20-50-30-10-000 B

PLAT OF BOUNDARY SURVEY
KNOWN AS
1975 BACK RUN ROAD, PHILO, OHIO
SURVEYED JUNE 4TH, 2014

SITUATED IN THE TOWNSHIP OF HARRISON, COUNTY OF MUSKINGUM AND STATE OF OHIO,
BEING PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11, RANGE 13,

BUTTERBEAN RIDGE ROAD
(AKA TOWNSHIP ROAD 484)
(A PUBLIC RIGHT-OF-WAY)

5/8" CAPPED IRON PIN
"HARKNESS 6885", 33.07' N
OF CL BUTTERBEAN RIDGE
ROAD (AKA T.R. 140)

N 89°56'06" E, 188.44'(C)
180'(R-DEED), 186.02'(R-ADJ. DEED)

5/8" IRON PIN
FOUND AND USED

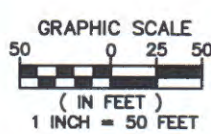
5/8" IRON PIN
FOUND AND USED
ONLINE AT 23.59'

DITCHLINE

GAR.

#1975

BEARINGS BASED ON THE CENTERLINE OF BACK
RUN ROAD, NORTH 00°11'45" WEST, AS DESCRIBED
IN O.R. VOLUME 1019, PAGE 269 M.C.R.



KEVIN KOMAROMY AND KELLY KOMAROMY
O.R. VOLUME 1019, PAGE 269

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PARCEL NUMBER 20-50-30-10-000
FANNIE MAE, AKA,
FEDERAL NATIONAL MORTGAGE ASSOCIATION
O.R. BOOK 2538, PAGE 460
160,522 S.F. OR 3.6851 ACRES



REFERENCE DATA:
1. MUSKINGUM COUNTY GIS AND HISTORIC TAX MAPS.
2. MAP OF SURVEY FOR LARRY SWINGLE PREPARED BY HARKNESS ON FILE WITH THE MUSKINGUM COUNTY TAX MAP OFFICE AND DATED MAY 3, 1985.

SURVEY NOTES:
THE INTENT OF THIS SURVEY IS TO UPDATE CURRENT DEED DESCRIPTION.

CHISELED X IN STONE
FOUND AT SW
CORNER OF NW 1/4
OF SECTION NO. 30

NORTHWEST 1/4, SECTION 30
SOUTHWEST 1/4, SECTION 30

• 5/8" BY 3/4" IRON PIN SET AND CAPPED "CASEY PS629"	ENCRS. M.C.R.	ENCROACHES MUSKINGUM COUNTY RECORDS
■ MONUMENT BOX FOUND	N	NORTH
○ IRON PIN/PIPE FOUND	P.O.B.	POINT OF BEGINNING
• DRILL HOLE SET	P.O.C.	POINT OF COMMENCEMENT
✕ MAG NAIL SET	O.R.	OFFICIAL RECORD
(R) RECORD	R.R.	ROAD RECORD
(C) CALCULATED	R/W	RIGHT-OF-WAY
(M) MEASURED	S	SOUTH
A ACRES	S.F.	SQUARE FEET
CL CENTERLINE	S.R.	STATE ROUTE
CLRS CLEARS	VOL	VOLUME
DIST. DISTURBED	Y.C.L.	YOUNGSTOWN CITY LOT
E EAST	G.C.	GOOD CONDITION
	F.C.	FAIR CONDITION

I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF
THIS PARCEL AND PREPARED THE PLAT SHOWN HEREON.
SAID PLAT IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF, AND THAT ALL THE CORNER
MONUMENTS AS SHOWN ARE IN PLACE.

SCOTT J. CASEY P.S.629

EXACTA OHIO
2132 E. 9TH ST., CLEVELAND, OH 44115
OFFICE: (216) 751-8000 FAX: (216) 752-9510
WEBSITE: WWW.EXACTA-OHIO.COM



JOB NO.
14068
SCALE: 1"=50'
DRAWN BY: SJC
FIELD WORK DATE:
6/4/2014

DESCRIPTION
APPROVED
By: [Signature]

Reduced copy, not to scale, Larger
copy available in the Muskingum
County Engineer's Map Dept.