



MOSELEY ROAD-60'

MOSELEY ROAD-60'

PROPOSED LOT SPLIT

FOR

FRED GREEN

FREDERICK H. & JOHN A. GREEN
VOL. 1510, PAGE 0009

PART OF LOT 19, OF THOMPSON TWP.
COUNTY OF GEAUGA, STATE OF OHIO
MARCH 26, 2003

THIS BOUNDARY SURVEY PLAT WAS DRAWN ON MARCH 26th, 2003
IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE,
FOR MINIMUM STANDARDS FOR BOUNDARY SURVEYS

NOTES

BASIS OF BEARINGS IS N83°20'30"W AS REFERRED TO IN
FREDERICK GREEN'S DEED, RECORDED IN
VOL. 1510, PAGE 0009 OF GEAUGA COUNTY DEED RECORDS

RECORDS INCLUDING DEEDS CITED ON EACH PARCEL
ALONG WITH COUNTY ROAD RECORDS, WERE USED
AS REFERENCE DOCUMENTS AND SOURCES OF DATA

ALL IRON PINS SET ARE 5/8" DIA x 30" LONG REBAR
WITH A REGISTRATION CAP MARKED AS "AAA #7794"

CURVE DATA

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	9°52'05"	548.28'	3183.38'	N14°32'57"E	547.61'
C2	0°31'55"	29.54'	3183.38'	N19°44'57"E	29.54'
C3	10°24'00"	577.83'	3183.38'	N14°48'54"E	577.04'

PROPOSED LOT SPLIT
6.014 Acres.
261958.6 Sq.ft.

ALAN R. WOODARD
(TRUSTEE)
VOL. 1532, PG. 359

EUGENE P. SNODGRASS
VOL. 1252, PG. 855

ROBERT D. GREEN (TOD)
VOL. 1456, PG. 326

WILLIAM B. &
BONNIE S. BORER
VOL. 1408, PG. 659

FREDERICK H. & JOHN A. GREEN
VOL. 1510, PG. 0009

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 327/03
OFFICE OF THE
GEAUGA COUNTY ENGINEER

(Signature) 3/26/03
KEITH B. JONES
REGISTERED LAND SURVEYOR #7794
AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH 44024
(440) 286-2393



STATE ROUTE 528 - 60'
MADISON ROAD

LOT 19
LOT 20

LOT 19
LOT 20

Vol. 1519 - Pg. 95

5/8" IP
FD & USED
TEMPLATE

9.97'
REC & USED

N9°36'54"E
208.79'

S83°20'30"E
356.29'

S83°20'30"E
210.41'
MS & USED

S83°20'30"E
300.00'
DEED & USED

250.00'
DEED & USED

250.00'
DEED & USED

739.22'
S11°54'07"W

300.00'
S83°20'30"E

374.98'
N85°36'18"W

46.58'
C2

N20°00'54"E

253.08' DEED
253.52' OBS & USED
N4°16'28"E

671.47' OBS & USED
N85°36'18"W

31.25'
OBS

1" PINCH PIPE
FD & USED

1" PINCH PIPE
FD & USED

2" PIPE
FD & USED

5/8" IP
FD

5/8" IP
FD

5/8" IP
FD

5/8" IP
SET

5/8" IP
SET

5/8" IP
SET

P.O.B.

THO-00063
THO 00063

picked up ^{Green} 3-27-03

AAA Land Surveying, Inc.
100 Center Street, Suite 150
Chardon, OH. 44024

Phone (440) 286-2393
Fax (440) 286-2394
AAAlandsurveying@Hotmail.com

Proposed Lot Split

Situated in the Township of Thompson, County of Geauga, and the State of Ohio, and known as being part of Original Lot 19 of said Township, and being further bounded and described as follows:

Beginning at a point at the intersection of Moseley Road and Madison Road (State Route 528); said point being the principal place of beginning of the description to be herein described;

Thence S 83°20'30" E along said centerline of Moseley Road a distance of 356.29 feet to a point;

Thence S 11°54'07" W passing through a 5/8" iron pin set at 30.13 feet on the southerly right-of-way line of Moseley Road, a total distance of 739.22 feet to a 5/8" iron pin set on the northerly line of Eugene P. Snodgrass, as recorded in Volume 1252, Page 855 of Geauga County Deed Records, said line also being the southerly line of Original Lot 19 of said Thompson Township;

Thence N 85°36'18" W along Snodgrass's northerly line, passing through a 5/8" iron pin set on line at 328.40 feet, a total distance of 374.98 feet to a point in the centerline of said Madison Road;

Thence along the centerline of Madison Road, being a curve deflecting to the left having a radius of 3183.38 feet, an arc distance of 548.28 feet, a chord bearing of N 14°32'57" E, and a chord distance of 547.61 feet to a point;

Thence N 09°36'54" E continuing along said centerline of Madison Road, a distance of 208.79 feet back to the principal place of beginning, containing 6.014 Acres of land, but subject to all legal highways. Being a parcel divided from lands deeded to Frederick H. and John A. Green, as recorded in Volume 1510, Page 0009 of Geauga County Deed Records. Pursuant to a survey done in March 2003 by Keith B. Jones, Ohio Registered Surveyor #7794 Chardon Ohio. Basis of Bearings is N 83°20'30" W as referred to in Frederick H. and John A. Green deed recorded in Vol. 1510, Page 0009 of Geauga County Deed Records. All iron pins set are 5/8" dia. X 30" long rebar with a registration cap marked as "AAA #7794".

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 3/27/03

OFFICE OF THE
GEAUGA COUNTY ENGINEER



3-26-03