



MOSELEY ROAD-60'

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**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  
JANUARY 13, 2003

THIS BOUNDARY SURVEY PLAT WAS DRAWN ON JANUARY 15th, 2002,  
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  
6.882 Acres,  
299787.9 Sq.ft.

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

EUGENE P. SNODGRASS  
VOL. 1252, PG. 855

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

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

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

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

**R.S.** 123103  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

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



MADISON ROAD  
STATE ROUTE 528 - 60'

LOT 19  
LOT 20

LOT 19  
LOT 20

THO-00064  
THO 00064

Green  
picked up 1-23-03

**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 351.71 feet to a point;

Thence S 03°09'30" W passing through a 5/8" pin set at 30.06 feet on the southerly right-of-way line of Moseley Road, a total distance of 733.23 feet to a 5/8" 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" pin set on line at 436.21 feet, a total distance of 482.79 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 6.882 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 January 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. 1/23/03

OFFICE OF THE  
GEAUGA COUNTY ENGINEER



1-22-03