



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MOSELEY ROAD SOUTH 86°-07'-30" EAST ..

THO-00078

THO 00018



Crabbs' Surveying Service

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HENDERSON/NELLS

Picked up 4-5-99

30-095055

Vol. 1240 - Pg. 440

6 ACRES DON NELLS

ALL THAT CERTAIN LANDS SITUATE IN LOT 31, THOMPSON TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A 6-ACRE CUT-OUT FROM THE SOUTHEAST CORNER OF LANDS TO ELLA C. HENDERSON AS RECORDED IN DEED VOLUME 469 PAGE 892. IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF MOSELEY ROAD (EAST) (60 FEET WIDE), AND THE SOUTH LINE OF LOT 31. SAID POINT BEING LOCATED FROM A 5/8" IRON PIN FOUND TO MARK THE CENTERLINE INTERSECTION OF LEDGE ROAD, WITH SAID MOSELEY ROAD (EAST) SOUTH 86°-07'-30" EAST, A DISTANCE OF 2070.62 FEET.

THENCE; THROUGH THE LANDS OF THE GRANTORS HEREIN. THE FOLLOWING (4) COURSES AND DISTANCES. NORTH 03°-13'-35" EAST, (THRU A CAPPED 5/8" IRON PIN SET AT 30.00 FEET) A TOTAL DISTANCE OF 872.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 86°-07'-30" EAST, A DISTANCE OF 300.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE WEST LINE OF LANDS TO CHARLES MOZINGO, ET.UX, AS RECORDED IN DEED VOLUME 923 PAGE 144.

THENCE; SOUTH 03°-13'-35" WEST, (THRU A 3/4" IRON PIPE (2 FEET HIGH) FOUND AT 1352.21 FEET) ALONG SAID WEST LINE TO MOZINGO, A TOTAL DISTANCE OF 872.00 FEET TO A SPIKE SET TO MARK THE SOUTHWEST CORNER OF LANDS TO SAID CHARLES MOZINGO, ET.UX. IN THE CENTERLINE OF MOSELEY ROAD.

THENCE; NORTH 86°-07'-30" WEST, ALONG THE CENTERLINE OF MOSELEY ROAD, AND THE SOUTH LINE OF LOT 31, A DISTANCE OF 300.00 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 6.005 ACRES AS SURVEYED AND DESCRIBED IN MARCH 1999 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 2040. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MOSELEY ROAD, SOUTH 86°-07'-30" EAST.

SAVED AS NEL2040



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

JK _____ *4/5/99*
OFFICE OF THE
GEAUGA COUNTY ENGINEER