



R. TAMBURO  
VOL.1177-PG.310

B. & C. KOZENKO  
VOL.1109-PG.909

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*R.S.* *5/11/99*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

L. KOZENKO  
VOL.1109-PG.912



**WILLIAM R. GRAY ASSOCIATES, INC.**  
 7519 MENTOR AVE. MENTOR, OHIO 44060  
 (440) 946-1616

SHEET NO.	RICHARD TAMBURO 15661 MOSELEY RD. MADISON, OHIO	DATE	4-29-99	CHECKED BY	J H	SCALE	1" = 50'
		BOUNDARY SURVEY - LOT SPLIT/CONSOLIDATION APPROX 7 ACRE PARCEL MOSELEY RD. PART OF LOT 7 THOMPSON TWP., COUNTY OF GEAUGA, STATE OF OHIO	DRAWN BY	J H	TCC		

THO-00206

THO 00206

Tamburo  
picked up 5-13-99

**WM. R. GRAY ASSOCIATES, INC.**

TERRENCE G. GERSON, P.E., P.S.

Mentor Colonial Plaza  
7519 Mentor Avenue  
Mentor, Ohio 44060

PHONE: (440) 946-1616  
FAX NO. (440) 946-1920

**LEGAL DESCRIPTION**

**3.123 ACRE**

**RESIDUAL/CONSOLIDATED PARCEL**

30-078300

29 April 99

Situated in the township of Thompson, County of Geauga, and State of Ohio and known as being a part of Lot 7 in said Township and is bounded and described as follows:

Beginning at an Iron Pin Monument Box Found at the intersection of the centerline of Moseley Road with the centerline of Clay Street.

Thence S 88° 22' 00" W along the centerline of Moseley Road a distance of 500.00 feet to a point. Said point being the Principal Place of Beginning for this description.

Thence S 88° 22' 00" W continuing along the centerline of Moseley Road a distance of 367.55 feet to a point, said point being the northeast corner of a parcel of land conveyed to R. Tamburo in Volume 1177 – Page 310 of the Geauga County Official Records.

Thence S 04° 31' 00" E along the easterly property line of the aforementioned Tamburo property passing through a 5/8 inch iron pin set at 30.00 feet on the southerly right-of-way line of Moseley Road a distance of 385.87 feet to a 1/2" iron pin found (0.11' W) at the southeast corner of the said Tamburo property and intersecting the northern line of land conveyed to B. and C. Kozenko in Volume 1109 – Page 909 of the Geauga County Official Records;

Thence N 88° 40' 42" E along the northerly line of the aforementioned Kozenko property a distance of 336.74 feet to a 5/8 inch iron pin set.

Thence N 00° 03' 12" E a distance of 387.39 feet and passing through a 5/8 inch iron pin set at the southern right-of-way line of Moseley Road to a point in the centerline of Moseley Road. Said point being the principal place of beginning and containing 3.123 acres of land as surveyed by Terrence G. Gerson, P.S. #6662, for William R. Gray Associates, Inc., Professional Engineers and Surveyors, in April of 1999. Be the same, more or less, but subject to all legal highways and easements.

The Basis of Bearing for this description is the centerline of Moseley Road, N 88° 22' 00" E.

The Deeds of Record are Volume 1177 Page 310 and Volume 512 Page 30 of Geauga County Deed Records.

1.863 Acres out of Parcel # 30-078200  
1.260 Acres out of Parcel # 30-078300

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7519 Mentor Avenue  
Mentor, Ohio 44060

PHONE: (440) 946-1616  
FAX NO. (440) 946-1920

30-095050

29 April 98

LEGAL DESCRIPTION

**4.460 ACRE  
SPLIT PARCEL**

Situated in the township of Thompson, County of Geauga, and State of Ohio and known as being a part of Lot 7 in said Township and is bounded and described as follows:

Beginning at an Iron Pin Monument Box found at the intersection of the centerline of Moseley Road with the centerline of Clay Street. Said point being the Principal Place of Beginning for this description.

Thence S 88° 22' 00" W along the centerline of Moseley Road a distance of 500.00 feet to a point;

Thence S 00° 03' 12" W and passing through a 5/8 inch iron pin set on the southerly right-of-way line of Moseley Road at 30.00 feet a distance of 387.39 feet to a 5/8 inch iron pin set intersecting the northerly property line of land conveyed to B. and C. Kozenko in Volume 1109 - Page 909 of the Geauga County Official Records;

Thence N 88° 40' 42" E along the northerly line of the aforementioned Kozenko property a distance of 499.93 feet and passing through a 5/8" iron pin found (.40' W) on the west right-of-way line of Clay Street to a point in the centerline of said Clay Street;

Thence N 00° 03' 12" E along the centerline of Clay Street a distance of 390.11 feet to the place of beginning and containing 4.460 acres of land as surveyed by Terrence G. Gerson, P.S. #6662, for William R. Gray Associates, Inc., Professional Engineers and Surveyors, in April of 1999. Be the same, more or less, but subject to all legal highways and easements.

The Basis of Bearing for this description is the centerline of Moseley Road, N 88° 22' 00" E.

The Deed of Record is Volume 1177 Page 310 of Geauga County Deed Records.

SURVEY PLAT & LEGAL DESCRIPTION  
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R.S. 5/11/99

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

X F.S.  
X R.T.  
X pt