

**RESURVEY OF LANDS**  
 ALL THAT CERTAIN LANDS SITUATE IN LOT 20, TOWNSHIP OF THOMPSON, TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A RESURVEY OF THE LANDS TO MCAR PROPERTIES LLC, AS RECORDED IN DEED VOLUME 1869, PAGE 2050 (PPN 30-015100) IN THE OFFICE OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MADISON ROAD NORTH 10°-09'-05" WEST

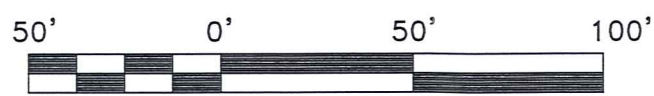
**LEGEND**

- CAPPED 5/8 IRON PIN SET
- ⊙ IRON PIPE
- CONCRETE MONUMENT
- IRON PIN FOUND
- CALC CALCULATED
- MEAS MEASURED
- OBS OBSERVED
- DEED DEED RECITED
- PLAT PLAT RECITED

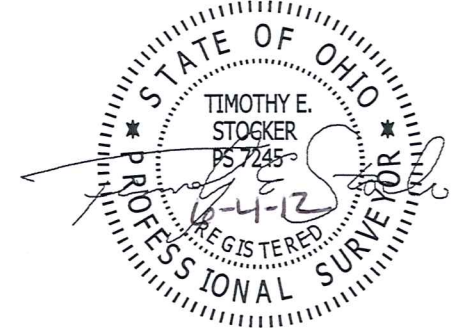
SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251

*PAK 6/12/12*  
 OFFICE OF THE  
 GEAUGA COUNTY ENGINEER

THIS SURVEY WAS PERFORMED TO AN ACCURACY AS SET FORTH IN THE 2003 OHIO ADMINISTRATIVE CODE 4733-37.



SCALE: 1" = 50'  
 SURVEY: MAY 12, 2012  
 MAP: MAY 21, 2012  
 REVISED: JUNE 5, 2012



TIMOTHY E. STOCKER, P.S. 7245

**REFERENCES**

-DEEDS OF RECORD

ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".

PREPARED FOR:  MCAR PROPERTIES LLC	PROJECT NAME: RESURVEY OF LANDS	PROJECT ADDRESS: 6615 MADISON ROAD THOMPSON, OHIO
	PROJECT LOCATION: GEAUGA COUNTY, OHIO	JOB NUMBER: 5380
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:		CHK: T. STOCKER
<b>CSS</b> CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 1-800-488-3968		DRN: S. LOVEJOY REV:
PAGE 1 OF 1		

THO 00245

THO 00245

MCAR Properties (12-044)

Pick up date

6-19-12

6615 MADISON ROAD, THOMPSON – PPN 30-015100

ALL THAT CERTAIN LANDS SITUATE IN LOT 20, TOWNSHIP OF THOMPSON, TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A RESURVEY OF THE LANDS TO MCAR PROPERTIES LLC, AS RECORDED IN DEED VOLUME 1869, PAGE 2050 (PPN 30-015100) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK EAST LINE OF MADISON ROAD (STATE ROUTE 528 – 60 FEET WIDE) AT THE NORTHWEST CORNER OF LANDS TO LISA NUZUM, AS RECORDED IN DEED VOLUME 1908, PAGE 2334 (PPN 30-018190) SAID POINT BEING FROM A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY IN THE CENTERLINE OF THOMPSON ROAD, IN THE LINE COMMON TO LOTS 20 & 21, SOUTH 88°-47'-56" EAST, WITH THE CENTERLINE OF THOMPSON ROAD AND THE LINE COMMON TO LOTS 20 & 21, A DISTANCE OF 170.00 FEET TO MARK THE CENTERLINE INTERSECTION OF MADISON ROAD WITH THE CENTERLINE OF THOMPSON ROAD (60 FEET WIDE), IN THE LINE COMMON TO LOTS 20 & 21, NORTH 10°-09'-05" WEST, WITH THE CENTERLINE OF MADISON ROAD, A DISTANCE OF 802.07 FEET AND NORTH 83°-43'-37" EAST, A DISTANCE OF 30.07 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 10°-09'-05" WEST, WITH THE EAST LINE OF MADISON ROAD, A DISTANCE OF 97.03 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE EAST LINE OF MADISON ROAD, AT THE SOUTHWEST CORNER OF LANDS TO JOSEPH R. & DEBBIE M. WRAYNO, AS RECORDED IN DEED VOLUME 1115, PAGE 1310 (PPN 30-095585).

THENCE; NORTH 84°-38'-02" EAST, WITH THE SOUTH LINE OF SAID WRAYNO (PPN 30-095585) A DISTANCE OF 149.56 FEET TO MARK A POINT AT THE SOUTHEAST CORNER OF SAID WRAYNO (PPN 30-095585), IN THE WEST LINE OF LANDS TO THOMPSON TOWNSHIP BOARD OF TRUSTEES, AS RECORDED IN DEED VOLUME 1818, PAGE 1834 (PPN 30-703024) (SAID POINT BEING REFERENCED BY A 5/8" IRON PIN FOUND NORTH 88°-28'-56" WEST, 0.20 FEET FROM THE CORNER).

SAVED AS 5380\_6615 LEGAL.doc



**Crabbs' Surveying Service, Inc.**

P.O. Box 908

Painesville, OH 44077

PHONE (440) 357-5941

FAX (440) 357-1816

E-MAIL [crabbsurv@mwwweb.com](mailto:crabbsurv@mwwweb.com)

<http://www.crabbs-surveying.com>

THENCE; SOUTH 10°-09'-05" EAST, WITH THE WEST LINE OF SAID THOMPSON TOWNSHIP BOARD OF TRUSTEES (PPN 30-703024), (THRU A CAPPED 5/8" IRON PIN SET FOR REFERENCE AT 92.65 FEET - TREE ROOT AT CORNER) A TOTAL DISTANCE OF 94.65 FEET TO MARK A POINT IN THE WEST LINE OF SAID THOMPSON TOWNSHIP BOARD OF TRUSTEES (PPN 30-703024), AT THE NORTHEAST CORNER OF SAID NUZUM (PPN 30-018190).

THENCE; SOUTH 83°-43'-37" WEST, WITH THE NORTH LINE OF SAID NUZUM (PPN 30-018190) (THRU A CAPPED 5/8" IRON PIN SET FOR REFERENCE AT 2.00 FEET AND THRU A 1 1/2" IRON PIPE FOUND AT 147.99 FEET) A TOTAL DISTANCE OF 149.38 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 0.3279 ACRES BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED AND DESCRIBED IN MAY 2012, AS ILLUSTRATED ON A CERTAIN MAP RECORDED IN THE OFFICE OF THE GEAUGA COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 5380. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MADISON ROAD, NORTH 10°-09'-056" WEST.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE THE LANDS TO MCAR PROPERTIES LLC, AS RECORDED IN DEED VOLUME 1869, PAGE 2050 (PPN 30-015100).

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".

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