



TH000246

MCAR Properties (12-041)

TH0 00246

Pick up date

Co-19-12

2.5529 ACRES SPLIT FROM PPN 30-014400

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 LOT SPLIT TAKEN FROM THE LANDS TO MCAR PROPERTIES LLC, AS RECORDED IN DEED VOLUME 1869, PAGE 2050 (PPN 30-014400) (TO BE COMBINED WITH ANOTHER PARCEL TO MCAR PROPERTIES LLC AS RECORDED IN DEED VOLUME 1869, PAGE 2050 - PPN 30-015000) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF THOMPSON ROAD (60 FEET WIDE) IN THE LINE COMMON TO LOTS 20 & 21, AT THE SOUTHEAST CORNER OF LANDS TO MCAR PROPERTIES LLC, AS RECORDED IN DEED VOLUME 1869, PAGE 2050 (PPN 30-014700) SAID POINT BEING LOCATED 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 A POINT AT THE CENTERLINE INTERSECTION OF THOMPSON ROAD WITH THE CENTERLINE OF MADISON ROAD (STATE ROUTE 528 - 60 FEET WIDE), 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 206.63 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (6) COURSES AND DISTANCES: NORTH 01°-34'-06" EAST, WITH THE EAST LINE OF SAID MCAR PROPERTIES LLC (PPN 30-014700) THRU A CAPPED 5/8" IRON PIN SET AT 30.00 FEET) A TOTAL DISTANCE OF 173.66 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE NORTHEAST CORNER OF SAID MCAR PROPERTIES LLC (PPN 30-014700) IN THE SOUTH LINE OF LANDS TO MCAR PROPERTIES LLC, AS RECORDED IN DEED VOLUME 1869, PAGE 2050 (PPN 30-015000).

SAVED AS 5380\_ SPLIT LEGAL.doc



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THENCE; NORTH 79°-46'-48" EAST, WITH THE SOUTH LINE OF SAID MCAR PROPERTIES LLC (PPN 30-015000), A DISTANCE OF 200.13 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE SOUTHEAST CORNER OF SAID MCAR PROPERTIES LLC (PPN 30-015000).

THENCE; NORTH 10°-58'-51" WEST, WITH THE EAST LINE OF SAID MCAR PROPERTIES LLC (PPN 30-015000), A DISTANCE OF 236.32 FEET TO AN IRON FENCE POST FOUND TO MARK A POINT AT THE NORTHEAST CORNER OF SAID MCAR PROPERTIES LLC (PPN 30-015000) AT THE SOUTHEAST CORNER OF LANDS TO THOMPSON TOWNSHIP BOARD OF TRUSTEES, AS RECORDED IN DEED VOLUME 1818, PAGE 1834 (PPN 30-703023).

THENCE; SOUTH 75°-16'-57" EAST, A DISTANCE OF 220.04 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 01°-12'-04" WEST, (THRU A CAPPED 5/8" IRON PIN SET AT 352.85 FEET) A TOTAL DISTANCE OF 392.85 FEET TO MARK A POINT IN THE CENTERLINE OF THOMPSON ROAD, IN THE LINE COMMON TO LOTS 20 & 21.

THENCE; NORTH 88°-47'-56" WEST, WITH THE CENTERLINE OF THOMPSON ROAD AND THE LINE COMMON TO LOTS 20 & 21, A DISTANCE OF 361.37 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 2.5529 ACRES (WITH 0.2488 ACRES IN THE RIGHT OF WAY OF THOMPSON ROAD) 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 THOMPSON ROAD, NORTH 88°-47'-56" WEST.

THE INTENT OF THIS DESCRIPTION IS TO SPLIT 2.5529 ACRES FROM THE LANDS TO MCAR PROPERTIES LLC, AS RECORDED IN DEED VOLUME 1869, PAGE 2050 (PPN 30-014400).

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

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*PAK* *6/12/12*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



## COMBINATION PPN 30-015000 &amp; PPN 30-014400

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 COMBINATION OF THE LANDS TAKEN FROM MCAR PROPERTIES LLC, AS RECORDED IN DEED VOLUME 1869, PAGE 2050 (PPN 30-014400) WITH ANOTHER PARCEL TO MCAR PROPERTIES LLC AS RECORDED IN DEED VOLUME 1869, PAGE 2050 (PPN 30-015000) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE CENTERLINE OF THOMPSON ROAD (60 FEET WIDE) IN THE LINE COMMON TO LOTS 20 & 21, AT THE SOUTHEAST CORNER OF LANDS TO MCAR PROPERTIES LLC, AS RECORDED IN DEED VOLUME 1869, PAGE 2050 (PPN 30-014700) SAID POINT BEING LOCATED 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 A POINT AT THE CENTERLINE INTERSECTION OF THOMPSON ROAD WITH THE CENTERLINE OF MADISON ROAD (STATE ROUTE 528 - 60 FEET WIDE), 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 206.63 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (11) COURSES AND DISTANCES: NORTH 01°-34'-06" EAST, WITH THE EAST LINE OF SAID MCAR PROPERTIES LLC (PPN 30-014700) THRU A CAPPED 5/8" IRON PIN SET AT 30.00 FEET) A TOTAL DISTANCE OF 173.66 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE NORTHEAST CORNER OF SAID MCAR PROPERTIES LLC (PPN 30-014700) IN THE SOUTH LINE OF LANDS TO MCAR PROPERTIES LLC, AS RECORDED IN DEED VOLUME 1869, PAGE 2050 (PPN 30-015000).

THENCE; SOUTH 79°-46'-48" WEST, WITH THE NORTH LINE OF SAID MCAR PROPERTIES LLC (PPN 30-014700) (THRU A 3/4" IRON PIPE FOUND AT 206.74 FEET) A TOTAL DISTANCE OF 237.87 FEET TO MARK A POINT IN THE CENTERLINE OF MADISON ROAD, AT THE NORTHWEST CORNER OF SAID MCAR PROPERTIES LLC (PPN 30-014700).

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THENCE; NORTH 10°-09'-05" WEST, WITH THE CENTERLINE OF MADISON ROAD, A DISTANCE OF 20.03 FEET TO MARK A POINT IN THE CENTERLINE OF MADISON ROAD, AT THE SOUTHWEST CORNER OF LANDS TO CAROLYN R. ROTH, AS RECORDED IN DEED VOLUME 532, PAGE 504 (PPN 30-062600).

THENCE; NORTH 79°-46'-48" EAST, WITH THE SOUTH LINE OF SAID CAROLYN R. ROTH (PPN 30-062600) (THRU A 5/8" IRON PIN FOUND AT 31.19 FEET AND 0.33 FEET SOUTH OF THE LINE BY PERPENDICULAR MEASUREMENT) A TOTAL DISTANCE OF 237.77 FEET TO A 1/2" IRON PIN FOUND TO MARK A POINT AT THE SOUTHEAST CORNER OF SAID CAROLYN R. ROTH (PPN 30-062600).

THENCE; NORTH 10°-41'-28" WEST, WITH THE EAST LINE OF SAID CAROLYN R. ROTH (PPN 30-062600), A DISTANCE OF 85.37 FEET TO A 3/4" IRON PIPE FOUND IN A CONCRETE MONUMENT TO MARK A POINT AT THE NORTHEAST CORNER OF SAID CAROLYN R. ROTH (PPN 30-062600).

THENCE; SOUTH 80°-25'-32" WEST, WITH THE NORTH LINE OF SAID CAROLYN R. ROTH (PPN 30-062600), A DISTANCE OF 55.00 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT IN THE NORTH LINE OF SAID CAROLYN R. ROTH (PPN 30-062600) AT THE SOUTHEAST CORNER OF LANDS TO CAROLYN ROBISON, AS RECORDED IN DEED VOLUME 1820, PAGE 3030 (PPN 30-045300).

THENCE; NORTH 10°-14'-55" WEST, WITH THE EAST LINE OF SAID CAROLYN ROBISON (PPN 30-045300) AND THE EAST LINE OF LANDS TO TOMMY W. & DEBRA L. LYNCH, AS RECORDED IN DEED VOLUME 1805, PAGE 1017 (PPN 30-027700) A DISTANCE OF 131.90 FEET TO MARK A POINT AT THE NORTHEAST CORNER OF SAID TOMMY W. & DEBRA L. LYNCH (PPN 30-027700), AT THE SOUTHWEST CORNER OF LANDS TO THOMPSON TOWNSHIP BOARD OF TRUSTEES, AS RECORDED IN DEED VOLUME 1818, PAGE 1834 (PN 30-703023) (SAID POINT BEING REFERENCED BY A PINCH PIPE FOUND SOUTH 59°-44'-53" EAST, 1.51 FEET FROM THE CORNER AND BY A CAPPED 5/8" IRON PIN FOUND "KOSIE" SOUTH 24°-42'-08" WEST, 2.73 FEET FROM THE CORNER).

THENCE; NORTH 80°-08'-54" EAST, WITH THE SOUTH LINE OF SAID THOMPSON TOWNSHIP BOARD OF TRUSTEES (PPN 30-703023) A DISTANCE OF 252.84 FEET TO AN IRON FENCE POST FOUND TO MARK A POINT AT THE NORTHEAST CORNER OF SAID M CAR PROPERTIES LLC (PPN 30-015000) AT THE SOUTHEAST CORNER OF LANDS TO THOMPSON TOWNSHIP BOARD OF TRUSTEES, AS RECORDED IN DEED VOLUME 1818, PAGE 1834 (PPN 30-703023).

THENCE; SOUTH 75°-16'-57" EAST, A DISTANCE OF 220.04 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE; SOUTH 01°-12'-04" WEST, (THRU A CAPPED 5/8" IRON PIN SET AT 352.85 FEET) A TOTAL DISTANCE OF 392.85 FEET TO MARK A POINT IN THE CENTERLINE OF THOMPSON ROAD, IN THE LINE COMMON TO LOTS 20 & 21.

THENCE; NORTH 88°-47'-56" WEST, WITH THE CENTERLINE OF THOMPSON ROAD AND THE LINE COMMON TO LOTS 20 & 21, A DISTANCE OF 361.37 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 3.9123 ACRES (1.3594 ACRES IN PPN 30-015000 AND 2.5529 ACRES FROM PPN 30-014400) (WITH 0.2488 ACRES IN THE RIGHT OF WAY OF THOMPSON ROAD AND 0.0138 ACRES IN THE RIGHT OF WAY OF MADISON ROAD) 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 THOMPSON ROAD, NORTH 88°-47'-56" WEST.

THE INTENT OF THIS DESCRIPTION IS TO COMBINE THE LANDS TAKEN FROM MCAR PROPERTIES LLC, AS RECORDED IN DEED VOLUME 1869, PAGE 2050 (PPN 30-014400) WITH ANOTHER PARCEL TO MCAR PROPERTIES LLC AS RECORDED IN DEED VOLUME 1869, PAGE 2050 (PPN 30-015000).

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

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MAY 12 2012  
SURVEYING

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

*PAK* 6/12/12

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

