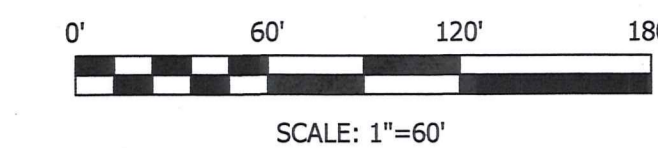


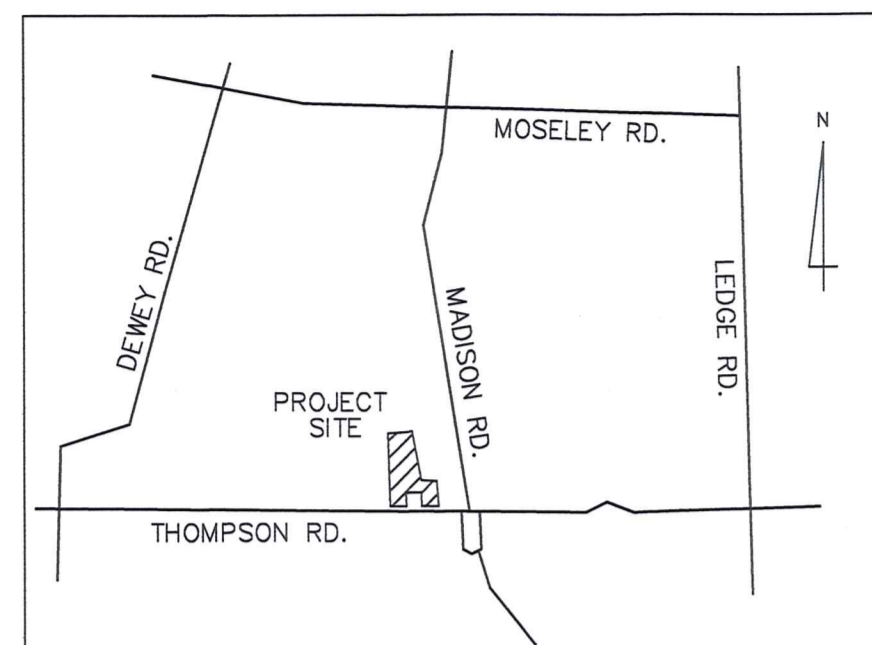
# STATE OF OHIO, COUNTY OF GEAUGA, TOWNSHIP OF THOMPSON, (T-10, R-6 OF THE CONNECTICUT WESTERN RESERVE) BEING A PART OF LOT 20

THOMAS M. KEATY &  
RITA T. KEATY  
D.V. 922, PG. 434  
PN 30-037000

THO 00264 Replaces THO 00262 (16-083)  
THO 00264



**BASIS OF BEARINGS**  
THE BASIS FOR BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).



VICINITY MAP N.T.S.

**LEGEND**

- P.O.B. - POINT OF BEGINNING
- T.P.O.B. - TRUE POINT OF BEGINNING
- B.O.B. - BASIS OF BEARINGS
- REC. - RECORD DISTANCE
- OBS. - OBSERVED DISTANCE
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A SET
- - MONUMENT BOX
- ⊕ - CENTERLINE
- R/W - RIGHT-OF-WAY

**ZONING APPROVAL**

THIS DIVISION OF LAND COMPLIES WITH THE APPLICABLE THOMPSON TOWNSHIP ZONING RESOLUTIONS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KEN WALSH  
THOMPSON TOWNSHIP ZONING INSPECTOR

NOTE: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD INFORMATION, OTHERS ARE OBSERVED.

**REFERENCES**

- GEAUGA COUNTY DEEDS REFERENCED HEREON.
- GEAUGA COUNTY GIS
- GEAUGA COUNTY ENGINEER FIELD BOOK 119
- CH-007-A-H THOMPSON ROAD 130 PLANS
- THOMPSON ROAD SEWER PROJECT PLANS URS - 2012
- SURVEYS:  
SCHWARTZ LAND SURVEYING - OCT., 2007
- CRABBS' SURVEYING SERVICE - DEC., 2007
- URS - MAY, 2014
- O'HARA LAND SURVEYING - MAY, 2015

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
M. Keaty  
07/19/16  
GEAUGA COUNTY AUDITOR  
747 MAP DEPT.



**AREA SUMMARY**

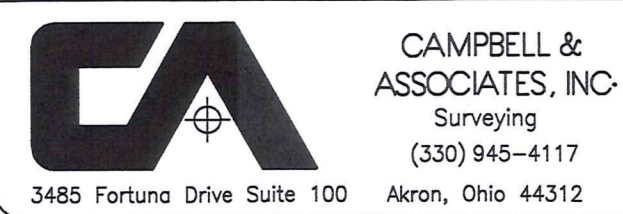
PARCEL	LOT	IN R/W	TOTAL
PARCEL 1	1.500	0.143	1.643
PARCEL 2	10.945	0.205	11.150
TOTAL	12.445	0.348	12.793

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

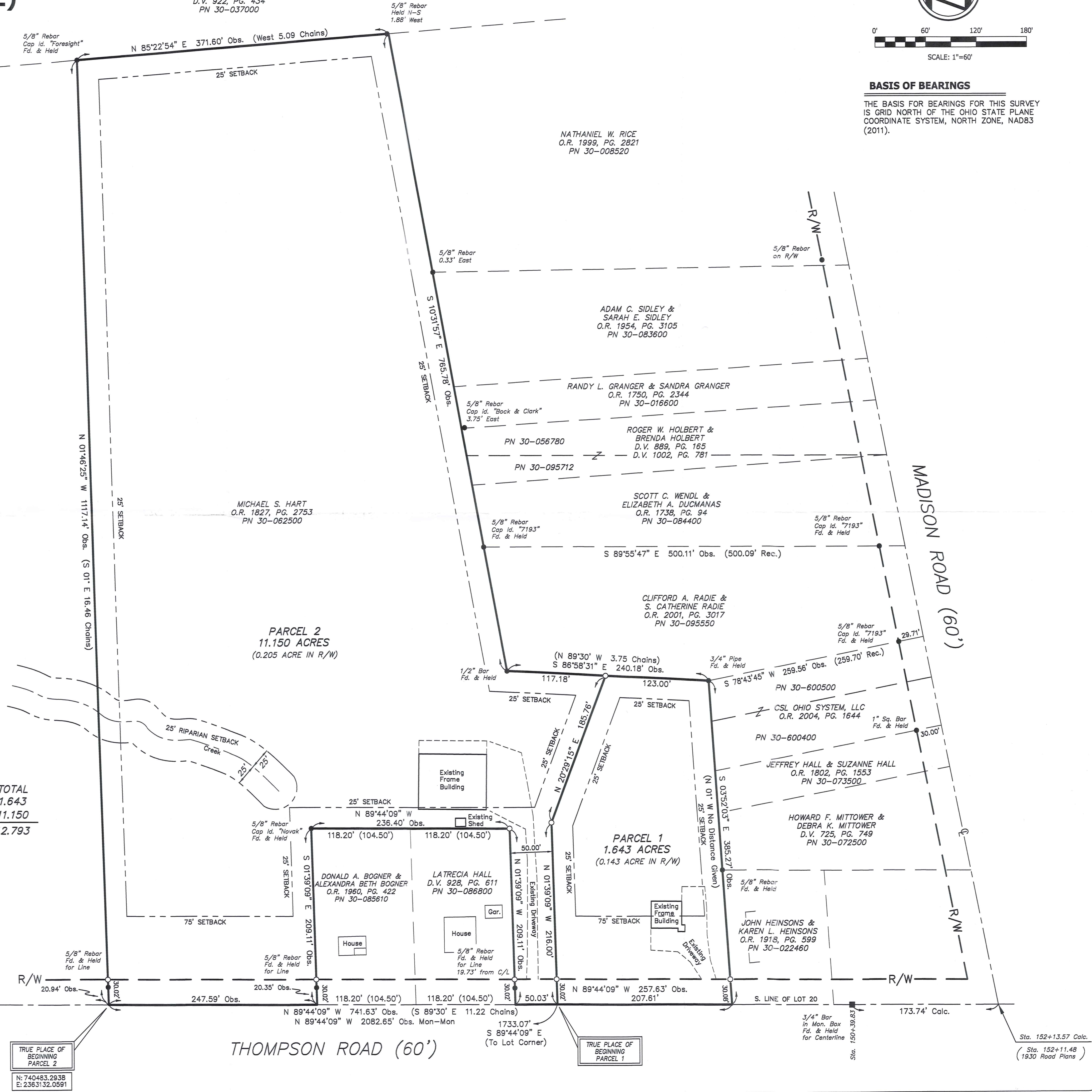
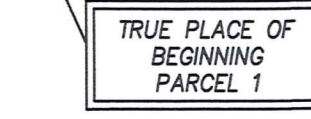
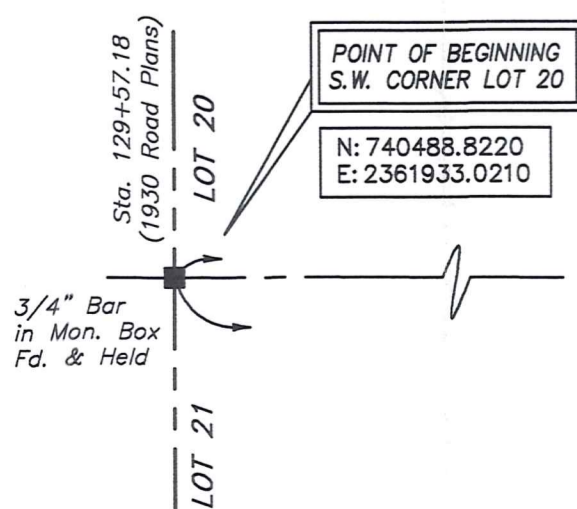
JAMES P. YURKSCHATT REG. NO. 7809  
CAMPBELL & ASSOCIATES, INC. DATE 4/15/2016

**MINOR SUBDIVISION**

MICHAEL S. HART  
16526 THOMPSON ROAD  
THOMPSON TOWNSHIP, OHIO



Date: June, 2016  
By: RJH  
Scale: 1"= 60'  
Job: 20160068  
Sheet 1 of 1



THO 00264  
REPLACES  
THO 00262  
THO 00264

Hart, Michael (16-083)  
Picked Up 7-12-16  
REPLACES (16-076)  
VOL 2017 pg 2337  
pn# 30-095888

**1.643 Acres – Parcel 1**

Situated in the State of Ohio, County of Geauga, Township of Thompson (T-10, R-6 of the Connecticut Western Reserve), being part of Lot 20, being a portion of land conveyed to Michael S. Hart as recorded in O.R. 1827, Page 2753 (PN 30-062500) of Geauga County Recorder's records, and being more particularly bounded and described as follows:

Beginning at a 3/4" bar in monument box found and held marking the southwest corner of Thompson Township Lot 20 and being in the centerline of Thompson Road (60' wide).

Thence S 89°44'09"E, along the South line of Lot 20 and the centerline of Thompson Road, a distance of 1733.07' to a point thereon being the **TRUE PLACE OF BEGINNING** for the parcel described herein;

Thence N 01°39'09"W, passing over a 5/8" rebar set on the North right-of-way line of Thompson Road at 30.02', a total distance of 216.00' to a 5/8" rebar set;

Thence N 20°29'15"E, a distance of 185.76' to a 5/8" rebar set on a South line of land conveyed to Clifford A. Radie and S. Catherine Radie as recorded in O.R. 2001, Page 3017 (PN 30-095550) of Geauga County Recorder's records;

Thence S 86°58'31"E, along a South line of said Radie land, a distance of 123.00' to a 3/4" pipe found and held marking a corner thereof and being the Northwest corner of land conveyed to CSL Ohio System, LLC as recorded in O.R. 2004, Page 1644 (PN 30-600500) of Geauga County Recorder's records;

Thence S 03°52'03"E, along the West line of said CSL Ohio System, LLC land (PN 30-600500 and PN 30-600400), then to and along the West lines of land conveyed to Jeffrey Hall and Suzanne Hall as recorded in O.R. 1802, Page 1553 (PN 30-073500), to Howard F. Mittower and Debra K. Mittower as recorded in D.V. 725, Page 749 (PN 30-072500), and to John Heinsons and Karen L. Heinsons as recorded in O.R. 1918, Page 599 (PN 30-022460) of Geauga County Recorder's records, passing over a 5/8" rebar set on the North right-of-way line of Thompson Road at 355.19', a total distance of 385.27' to a point on the South line of Lot 20 and the centerline of Thompson Road;

Thence N 89°44'09"W, along the South line of Lot 20 and the centerline of Thompson Road, a distance of 207.61' to the **TRUE PLACE OF BEGINNING** and containing 1.643 acres of land of which 0.143 of an acre is contained within the right-of-way limits of Thompson Road as surveyed by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on April 15, 2016. All 5/8" rebar set are 30" in length and capped "C&A".

The basis of bearings for this description is Grid North of the Ohio State Plane Coordinate System, North Zone, NAD83(2011).

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]* 07/11/16  
GEAUGA COUNTY AUDITOR  
TAX MAP DEPT.

STATE OF OHIO  
JAMES P. YURKSCHATT  
S-7809  
REGISTERED PROFESSIONAL SURVEYOR  
4/15/2016

THD 00264  
REPLACES  
THD 00262

16-083

### 11.150 Acres – Parcel 2

Situated in the State of Ohio, County of Geauga, Township of Thompson (T-10, R-6 of the Connecticut Western Reserve), being part of Lot 20, being a portion of land conveyed to Michael S. Hart as recorded in O.R. 1827, Page 2753 (PN 30-062500) of Geauga County Recorder's records, and being more particularly bounded and described as follows:

Beginning at a ¾" bar in monument box found and held marking the southwest corner of Thompson Township Lot 20 and being in the centerline of Thompson Road (60' wide).

Thence S 89°44'09"E, along the South line of Lot 20 and the centerline of Thompson Road, a distance of 1199.05' to a point thereon being the Southeast corner of land conveyed to Benjamin V. Smith and Sandra L. Smith as recorded in D.V. 704, Page 29 (PN 30-071900) of Geauga County Recorder's records and being the **TRUE PLACE OF BEGINNING** for the parcel described herein;

Thence N 01°46'25"W, along the East line of said Smith land, passing over a 5/8" rebar found and held at 20.94' and a 5/8" rebar set on the North right-of-way line of Thompson Road at 30.02', a total distance of 1117.14' to a 5/8" rebar (cap id. "Foresight") found and held marking the Northeast corner of said Smith land and being on the South line of land conveyed to Thomas M. Keaty and Rita T. Keaty as recorded in D.V. 922, Page 434 of Geauga County Recorder's records;  
(PN 30-037000)

Thence N 85°22'54"E, along the South line of said Keaty land, a distance of 371.60' to a point thereon being the Northwest corner of land conveyed to Nathaniel W. Rice as recorded in O.R. 1999, Page 2821 (PN 30-008520) of Geauga County Recorder's records (witness a 5/8" rebar found 1.88' West);

Thence S 10°31'57"E, along the West line of said Rice land, then to and along the West lines of land conveyed to Adam C. Sidley and Sarah E. Sidley as recorded in O.R. 1954, Page 3105 (PN 30-083600), to Randy L. Granger and Sandra Granger as recorded in O.R. 1750, Page 2344 (PN 30-016600), to Roger W. Holbert and Brenda Holbert as recorded in D.V. 889, Page 165 and D.V. 1002, Page 781 (PN's 30-056780 and 30-095712), to Scott C. Wendl and Elizabeth A. Ducmanas as recorded in O.R. 1738, Page 94 (PN 30-084400), and to Clifford A. Radie and S. Catherine Radie as recorded in O.R. 2001, Page 3017 (PN 30-095550) of Geauga County Recorder's records, a distance of 765.78' to a ½" bar found and held marking the Southwest corner of said Radie land;

Thence S 86°58'31"E, along a South line of said Radie land, a distance of 117.18' to a 5/8" rebar set thereon;

Thence S 20°29'15"W, a distance of 185.76' to a 5/8" rebar set;

Thence S 01°39'09"E, passing over a 5/8" rebar set on the North right-of-way line of Thompson Road at 185.98', a total distance of 216.00' to a point on the South line of Lot 20 and the centerline of Thompson Road;

Thence N 89°44'09"W, along the South line of Lot 20 and the centerline of Thompson Road, a distance of 50.03' to a point thereon being the Southeast corner of land conveyed to Latrecia Hall as recorded in D.V. 928, Page 611 (PN 30-086800) of Geauga County Recorder's records;

THO.00264  
REPLACES  
THO.00262

16-083

Thence N 01°39'09"W, along the East line of said Hall land, passing over a 5/8" rebar found and held at 19.73' and a 5/8" rebar set on the North right-of-way line of Thompson Road at 30.02', a total distance of 209.11' to a 5/8" rebar set marking the Northeast corner of said Hall land;

Thence N 89°44'09"W, along the North line of said Hall land, then to and along the North line of land conveyed to Donald A. Bogner and Alexandra Beth Bogner as recorded in O.R. 1960, Page 422 (PN 30-085610) of Geauga County Recorder's records, a distance of 236.40' to a 5/8" rebar (cap id. "Novak") found and held marking the Northwest corner of said Bogner land;

Thence S 01°39'09"E, along the West line of said Bogner land, passing over a 5/8" rebar set on the North right-of-way line of Thompson Road at 179.09' and a 5/8" rebar found and held at 188.76', a total distance of 209.11' to a point on the South line of Lot 20 and the centerline of Thompson Road;

Thence N 89°44'09"W, along the South line of Lot 20 and the centerline of Thompson Road, a distance of 247.59' to the **TRUE PLACE OF BEGINNING** and containing 11.150 acres of land of which 0.205 of an acre is contained within the right-of-way limits of Thompson Road as surveyed by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on April 15, 2016. All 5/8" rebar set are 30" in length and capped "C&A".

The basis of bearings for this description is Grid North of the Ohio State Plane Coordinate System, North Zone, NAD83(2011).

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
*[Signature]* 07/12/16  
GAUGA COUNTY AUDITOR  
TAX MAP DEPT.

STATE OF OHIO  
JAMES P  
YURKSCHATT  
S-7809  
REGISTERED  
PROFESSIONAL SURVEYOR  
4/15/2016

RECEIVED  
JUL 18 2016  
GAUGA COUNTY AUDITOR  
TAX MAP DEPT.