

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

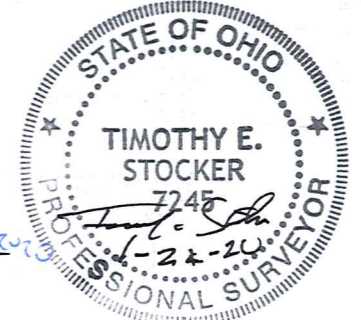
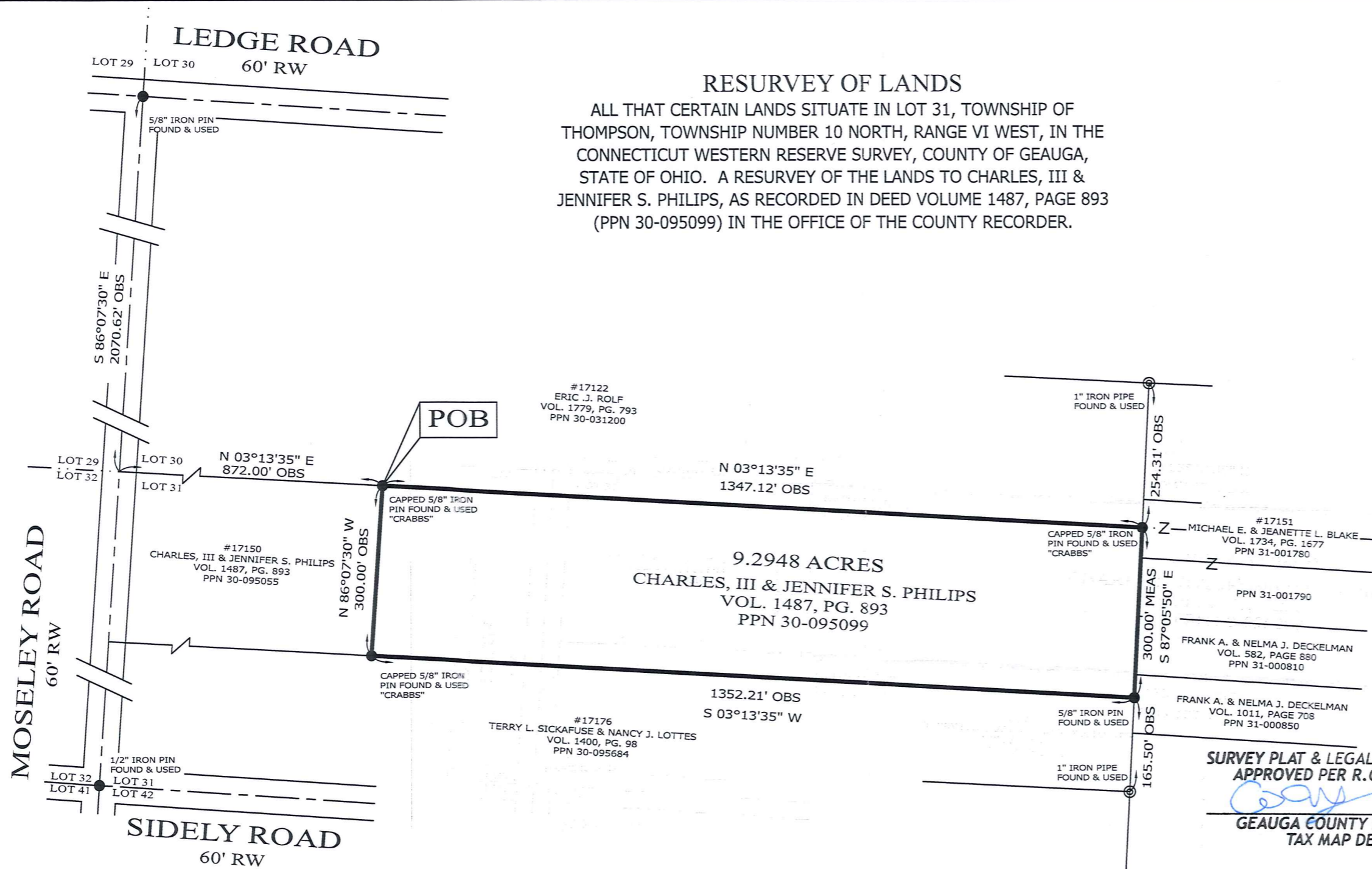
RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 31, TOWNSHIP OF THOMPSON, TOWNSHIP NUMBER 10 NORTH, RANGE VI WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEUGA, STATE OF OHIO. A RESURVEY OF THE LANDS TO CHARLES, III & JENNIFER S. PHILIPS, AS RECORDED IN DEED VOLUME 1487, PAGE 893 (PPN 30-095099) IN THE OFFICE OF THE COUNTY RECORDER.

NOTES & REFERENCES

- ALL IRON PIN SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".
- DEEDS OF RECORD
- SURVEY BY CRABBS' SURVEYING SERVICE, FOR HENDERSON, DATED NOV. 2000
- SURVEY BY CRABBS' SURVEYING SERVICE, FOR HENDERSON, DATED MAR 1999, JOB 2040
- SURVEY BY C.H. MCGUIRE, FOR BYLER, DATED JUNE 2015
- OCCUPATION AGREES WITH TITLE LINES AS PREVIOUSLY MONUMENTED EXCEPT AS SHOWN ON THIS PLAT

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



SURVEY PLAT & LEGAL DESCRIPTION
 APPROVED PER R.C. 315.251
 [Signature]
 GEUGA COUNTY ENGINEER
 TAX MAP DEPT.

TIMOTHY E. STOCKER, P.S. 7245	
PREPARED FOR: CHARLES, III & JENNIFER S. PHILIPS	PROJECT NAME: RESURVEY OF LANDS PROJECT LOCATION: GEUGA COUNTY, OHIO
PROJECT ADDRESS: MOSELEY ROAD THOMPSON, OHIO	
JOB NUMBER: 7639	
FOR INQUIRIES CONCERNING THIS SURVEY CONTACT: CSS CRABBS' SURVEYING SERVICE P.O. BOX 908 PAINESVILLE, OHIO 44077 1-800-488-3968	
CHK: T. STOCKER	
DRN: S. HUPERTZ	
REV:	
PAGE 1 OF 1	

LEGEND

●	IRON PIN FOUND/SET
⊙	IRON PIPE
□	STONE MONUMENT
⊠	MONUMENT BOX
⊙	P.K. NAIL FOUND/SET
○	DRILL HOLE FOUND
CALC	CALCULATED
MEAS	MEASURED
OBS	OBSERVED
DEED	DEED RECITED
PLAT	PLAT RECITED

200' 0' 200' 400'
 SCALE: 1" = 200'
 SURVEY: JANUARY 24, 2020
 MAP: JANUARY 29, 2020

TH000291

TH0 00291

Phillips
(20-011)

Picked up 2/24/2020

MOSELEY ROAD, THOMPSON

ALL THAT CERTAIN LANDS SITUATE IN LOT 31, 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 CHARLES, III & JENNIFER S. PHILIPS, AS RECORDED IN DEED VOLUME 1487, PAGE 893 (PPN 30-095099) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A CAPPED 5/8" IRON PIN FOUND "CRABBS" TO MARK A POINT IN THE LINE COMMON TO LOTS 30 & 31, IN THE EAST LINE OF LANDS TO ERIC ROLF AKA ERIC J., AS RECORDED IN DEED VOLUME 1779, PAGE 793 (PPN-30-031200), AND AT THE NORTHWEST CORNER OF LANDS TO CHARLES, III & JENNIFER S. PHILIPS, AS RECORDED IN DEED VOLUME 1487, PAGE 893 (PPN 30-095055), SAID POINT BEING LOCATED FROM A 5/8" IRON PIN FOUND TO MARK THE CENTERLINE OF INTERSECTION OF MOSELEY ROAD (60 FEET WIDE) WITH THE CENTERLINE OF LEDGE ROAD (60 FEET WIDE), THENCE; SOUTHEASTERLY, WITH THE CENTERLINE OF MOSELEY ROAD, THE LINE COMMON TO LOTS 29 & 30 AND THE LINE COMMON TO LOTS 31 & 32, SOUTH 86°-07'-30" EAST, A DISTANCE OF 2070.62 FEET TO MARK A POINT IN THE CENTERLINE OF MOSELEY ROAD AND AT THE CORNER COMMON TO LOTS 29, 30, 31 & 32 AND THENCE; NORTHEASTERLY, WITH THE LINE COMMON TO LOTS 30 & 31, NORTH 03°-13'-35" EAST, A DISTANCE OF 872.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (4) COURSES AND DISTANCES: NORTHEASTERLY, WITH THE LINE COMMON TO LOTS 30 & 31 AND WITH THE EAST LINE OF SAID ERIC ROLF AKA ERIC J. (PPN 30-031200), NORTH 03°-13'-35" EAST, A DISTANCE OF 1347.12 FEET TO A CAPPED 5/8" IRON PIN FOUND "CRABBS" TO MARK A POINT IN THE LINE COMMON TO LOTS 30 & 31 AND AT THE NORTHEAST CORNER OF SAID ERIC ROLF AKA ERIC J. (PPN 30-031200) AND IN THE SOUTH LINE OF LANDS TO MICHAEL E. & JEANETTE L. BLAKE, AS RECORDED IN DEED VOLUME 1734, PAGE 1677 (PPN 31-001780).

THENCE; SOUTHEASTERLY, WITH THE SOUTH LINE OF SAID MICHAEL E. & JEANETTE L. BLAKE (PPN 31-001780 & PPN 31-001790), THE SOUTH LINE OF LANDS TO FRANK A. & NELMA J. DECKELMAN, AS RECORDED IN DEED VOLUME 582, PAGE 880 (PPN 31-000810) AND THE

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SOUTH LINE OF LANDS TO FRANK A. & NELMA J. DECKELMAN, AS RECORDED IN DEED VOLUME 1011, PAGE 708 (PPN 31-000850), SOUTH 87°-05'-50" EAST, A DISTANCE OF 300.00 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT IN THE SOUTH LINE OF SAID FRANK A. & NELMA J. DECKELMAN, (PPN 31-000850) AND AT THE NORTHWEST CORNER OF LANDS TO TERRY L. SICKAFUSE & NANCY J. LOTTES, AS RECORDED IN DEED VOLUME 1400, PAGE 98 (PPN 30-095684).

THENCE; SOUTHWESTERLY, WITH THE WEST LINE OF SAID TERRY L. SICKAFUSE & NANCY J. LOTTES (PPN 30-095684), SOUTH 03°-13'-35" WEST, A DISTANCE OF 1352.21 FEET TO A CAPPED 5/8" IRON PIN FOUND "CRABBS" TO MARK A POINT IN THE WEST LINE OF SAID TERRY L. SICKAFUSE & NANCY J. LOTTES (PPN 30-095684) AND AT THE NORTHEAST CORNER OF LANDS TO SAID CHARLES, III & JENNIFER S. PHILIPS, (PPN 30-095055).

THENCE; NORTHWESTERLY, WITH THE NORTH LINE OF SAID CHARLES, III & JENNIFER S. PHILIPS, (PPN 30-095055), NORTH 86°-07'-30" WEST, A DISTANCE OF 300.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 9.2948 ACRES, BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED AND DESCRIBED IN JANUARY 2020, AS ILLUSTRATED ON A CERTAIN MAP RECORDED IN THE OFFICE OF THE LAKE COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 7639. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MOSELEY ROAD, NORTH 86°-07'-30" WEST.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE THE LANDS TO CHARLES, III & JENNIFER S. PHILIPS, AS RECORDED IN DEED VOLUME 1487, PAGE 893 (PPN 30-095099).

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



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

Cork *2/14/20*
**GEAUGA COUNTY ENGINEER
TAX MAP DEPT.**