

BASIS OF BEARINGS:
The Basis of Bearings is the centerline of Madison Road, N. 1°08'14"W., as defined on the survey referenced as TH0 00269 of the Geauga County Tax Map Records.

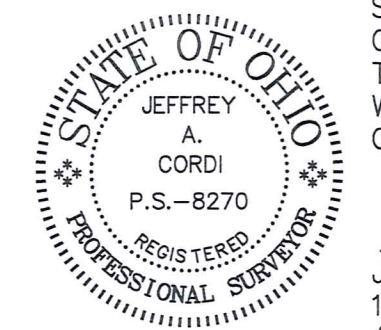
LEGEND:

- CAPPED REBAR SET
5/8" DIA., 30" LONG
CAP MARKED RLS 8270
- IRON PIN FOUND AS NOTED
- R/W RIGHT OF WAY
- PROPERTY LINE
- - - CENTERLINE
- - - OTHER PROPERTY LINE
- - - LOT LINE OR EASEMENT LINE
- - - RIPARIAN SETBACK FROM COUNTY GIS
- - - STREAM CENTERLINE FROM COUNTY GIS
- ▨ WETLANDS FROM COUNTY GIS

References used:
Deeds as noted
Survey TH0 00060
Survey TH0 00070
Survey TH0 00177
Survey TH0 00269

APPROVED BY THOMPSON TOWNSHIP ZONING
ZONING INSPECTOR _____ DATE _____

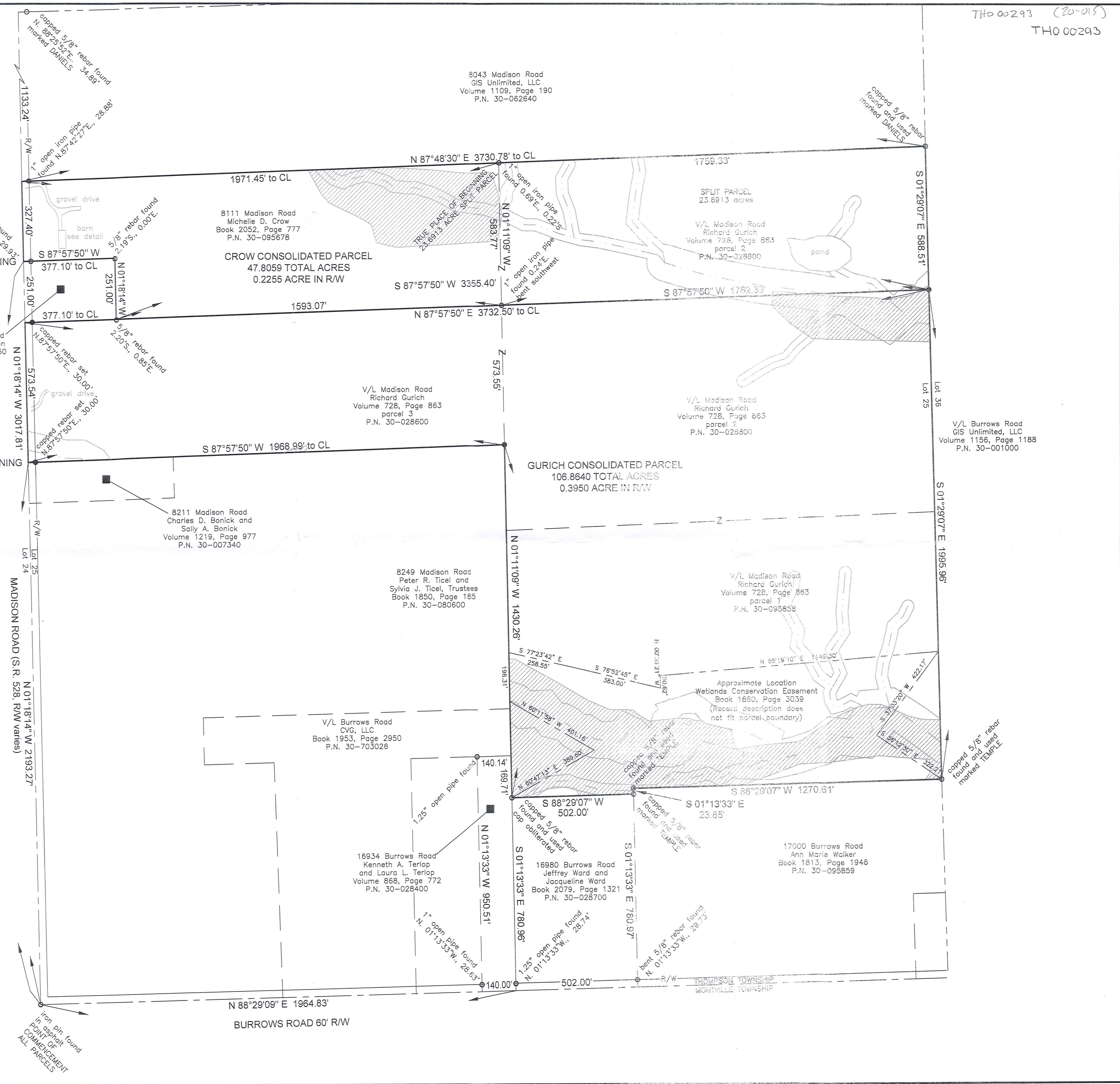
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN, THAT I HAVE FOUND OR SET PINS OR MONUMENTS AS SHOWN HEREON AND THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.



Jeffrey A. Cordi 2-20-2020
JEFFREY A. CORDI, P.S. #8270 DATE
100 INDEPENDENCE AVENUE
AKRON, OHIO 44310
330-388-8146
CordiSurvey@gmail.com

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

**LOT SPLIT AND CONSOLIDATION
FOR
8111 AND VACANT LAND MADISON ROAD**
SITUATED IN THOMPSON TOWNSHIP, GEAUGA COUNTY, OHIO
AND KNOWN AS BEING PART OF LOT 25
OF SAID TOWNSHIP
SCALE: 1" = 200' DATE: FEBRUARY 20, 2020



Iron pin found
to establish
POINT OF
COMMENCEMENT
FOR ALL PARCELS

THO 00293

THO 00293

Crow-Gurich
(20-015)
Pursued 3-2-20

Split Parcel
23.6913 total acres

Situated in Thompson Township, Geauga County, Ohio and known as being part of Lot 25 of said Township, also part of land conveyed to Richard Gurich by deed recorded in Volume 728, Page 863 (parcel number 30-028800) of the Geauga County Records and more fully described as follows:

Commencing at an iron pin in asphalt found at the southwesterly corner of said Lot 25 on the southerly line of said Thompson Township at the intersection of the centerline of Madison Road (State Route 528, right of way varies) and Burrows Road (60 foot right of way);

Thence North 01°18'14"West, 3345.20 feet along the centerline of said Madison Road and the westerly line of said Lot 25 to the southwesterly corner of a parcel now or formerly owned by GIS Unlimited, LLC as recorded in Volume 1109, Page 190 (parcel number 30-062640) of the Geauga County Records, also being the northwesterly corner of a parcel now or formerly owned by Michelle D. Crow as recorded in Book 2052, Page 777 (parcel number 30-095678) of the Geauga County Records, witness a 1 inch diameter open iron pipe found N.87°42'27"E., 28.88 feet;

Thence North 87°48'30"East, 1971.45 feet along the southerly line of said GIS Unlimited parcel and the northerly line of said Crow parcel to the northeasterly corner of said Crow parcel, also being the northwesterly corner of said Gurich parcel and the **TRUE PLACE OF BEGINNING** for the land herein described, witness a 1 inch diameter open iron pipe found 0.69 feet east and 0.22 feet south;

1) Thence **North 87°48'30"East, 1759.33 feet** along the southerly line of said GIS Unlimited parcel to a capped 5/8 inch rebar found (marked "DANIELS") at the southeasterly corner of said GIS Unlimited parcel on the westerly line of another parcel now or formerly owned by GIS Unlimited LLC as recorded in Volume 1156, Page 1188 (parcel number 30-001000) of the Geauga County Record;

2) Thence **South 01°29'07"East, 588.51 feet** along the westerly line of said GIS Unlimited parcel to a capped rebar set (5/8 inch diameter, 30 inches long, cap marked "CORDI 8270", typical);

3) Thence **South 87°57'50"West, 1762.33 feet** along the new division line to the southeasterly corner of said Crow parcel, witness a 1 inch diameter open iron pipe found 0.24 feet east and bent southwest;

THO 00293

(20-015)

4) Thence **North 01°11'09"West, 583.77 feet** along the easterly line of said Crow parcel to the **TRUE PLACE OF BEGINNING** and containing **23.6913 total acres** as surveyed by Jeffrey A. Cordi (Ohio Professional Number 8270) in February of 2020 and subject to all legal highways, easements and restrictions of record.

The Basis of Bearings is the centerline of Madison Road, North 1°08'14"West, as defined on the survey referenced as THO 00269 of the Geauga County Tax Map Records.

The intent of this description is to describe the 23.6913 acres split from said Gurich parcel (parcel number 30-028800) to be consolidated with the adjacent Crow parcel (parcel number 30-095678).



A circular professional seal for Jeffrey A. Cordi, Registered Professional Surveyor, State of Ohio, No. 8270. The seal is partially obscured by a large, stylized handwritten signature in black ink. Below the signature, the date "2-20-2020" is handwritten in black ink.

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



JEFFREY A. CORDI
2/27/2020

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

Crow Consolidated Parcel
47.8059 total acres
0.2255 acre in right of way

Situated in Thompson Township, Geauga County, Ohio and known as being part of Lot 25 of said Township, also being all of land conveyed to Michelle D. Crow by deed recorded in Book 2052, Page 777 (parcel number 30-095678) and part of land conveyed to Richard Gurich by deed recorded in Volume 728, Page 863 (parcel number 30-028800) of the Geauga County Records and more fully described as follows:

Commencing at an iron pin in asphalt found at the southwesterly corner of said Lot 25 on the southerly line of said Thompson Township at the intersection of the centerline of Madison Road (State Route 528, right of way varies) and Burrows Road (60 foot right of way);

Thence North $01^{\circ}18'14''$ West, 3017.81 feet along the centerline of said Madison Road and the westerly line of said Lot 25 to the northwesterly corner of a parcel now or formerly owned by William H. Edgington as recorded in Book 1495, Page 50 (parcel number 30-003200) of the Geauga County Records, and the **TRUE PLACE OF BEGINNING** for the land herein described, witness a 5/8 inch rebar found N. $89^{\circ}22'41''$ E., 29.93 feet;

1) Thence continuing **North $01^{\circ}18'14''$ West, 327.40 feet** along the centerline of said Madison Road and the westerly line of said Lot 25 to the southwesterly corner of a parcel now or formerly owned by GIS Unlimited, LLC as recorded in Volume 1109, Page 190 (parcel number 30-062640) of the Geauga County Records, witness a 1 inch diameter open iron pipe found N. $87^{\circ}42'27''$ E., 28.88 feet;

2) Thence **North $87^{\circ}48'30''$ East, 3730.78 feet** along the southerly line of said GIS Unlimited parcel to a capped 5/8 inch rebar found (marked "DANIELS") at the southeasterly corner of said GIS Unlimited parcel on the westerly line of another parcel now or formerly owned by GIS Unlimited LLC as recorded in Volume 1156, Page 1188 (parcel number 30-001000) of the Geauga County Records;

3) Thence **South $01^{\circ}29'07''$ East, 588.51 feet** along the westerly line of said GIS Unlimited parcel to a capped rebar set (5/8 inch diameter, 30 inches long, cap marked "CORDI 8270"); typical);

4) Thence **South 87°57'50"West, 3355.40 feet** along the new division line and the southerly line of said Crow parcel to the southeasterly corner of said Edgington parcel, witness a 5/8 inch rebar found 2.20 feet south and 0.85 feet east;

5) Thence **North 01°18'14"West, 251.00 feet** along the easterly line of said Edgington parcel to the northeasterly corner of said Edgington parcel, witness a 5/8 inch rebar found 2.19 feet south;

6) Thence **South 87°57'50"West, 377.10 feet** to the **TRUE PLACE OF BEGINNING** and containing **47.8059 total acres** of which 0.2255 acre is within right of way limits of said Madison Road as surveyed by Jeffrey A. Cordi (Ohio Professional Number 8270) in February of 2020 and subject to all legal highways, easements and restrictions of record.

The Basis of Bearings is the centerline of Madison Road, North 1°08'14"West, as defined on the survey referenced as THO 00269 of the Geauga County Tax Map Records.

The intent of this description is to describe the parcel created by consolidating said Crow parcel (parcel number 30-095678) and the 23.6913 acres split from the north end of parcel 2 (parcel 30-028800) of said Gurich parcels.

[Handwritten signature]
STATE OF OHIO
JEFFREY A. CORDI
S-8270
REGISTERED PROFESSIONAL SURVEYOR

2-20-2020

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

[Signature] *2/2/2020*
GEAUGA COUNTY ENGINEER
TAX MAP DEPT.

Gurich Remainder
106.8640 total acres
0.3950 acre in right of way

Situated in Thompson Township, Geauga County, Ohio and known as being part of Lot 25 of said Township, also being part of land conveyed to Richard Gurich by the deed recorded in Volume 728, Page 863 (parcel numbers 30-028800, 30-028600 and 30-095858) of the Geauga County Records and more fully described as follows:

Commencing at an iron pin in asphalt found at the southwesterly corner of said Lot 25 on the southerly line of said Thompson Township at the intersection of the centerline of Madison Road (State Route 528, right of way varies) and Burrows Road (60 foot right of way);

Thence North $01^{\circ}18'14''$ West, 2193.27 feet along the centerline of said Madison Road and the westerly line of said Lot 25 to the northwesterly corner of a parcel now or formerly owned by Charles D. Bonick and Sally A. Bonick as recorded in Volume 1219, Page 977 (parcel number 30-007340) of the Geauga County Records and the **TRUE PLACE OF BEGINNING** for the land herein described, witness a capped rebar (5/8 inch diameter, 30 inches long, cap marked "CORDI 8270", typical) North $87^{\circ}57'50''$ East, 30.00 feet on the easterly right of way line of said Madison Road;

1) Thence continuing **North $01^{\circ}18'14''$ West, 573.54 feet** along the centerline of said Madison Road and the westerly line of said Lot 25 to the southwesterly corner of a parcel now or formerly owned by William H. Edgington as recorded in Book 1495, Page 50 (parcel number 30-003200) of the Geauga County Records, witness a capped rebar set North $87^{\circ}57'50''$ East, 30.00 feet on the easterly right of way line of said Madison Road;

2) Thence **North $87^{\circ}57'50''$ East, 3732.50 feet** along the southerly line of said Edgington parcel, the southerly line of a parcel now or formerly owned by Michelle D. Crow as recorded in Book 2052, Page 777 (parcel number 30-095678) and the projection thereof to a capped rebar set on the easterly line of said Lot 25 and the westerly line of a parcel now or formerly owned by GIS Unlimited LLC as recorded in Volume 1156, Page 1188 (parcel number 30-001000) of the Geauga County records;

3) Thence **South $01^{\circ}29'07''$ East, 1995.96 feet** along the easterly line of said Lot 25 and the westerly line of said GIS Unlimited, LLC parcel to a capped rebar found (marked "TEMPLE") at the northeasterly corner of a parcel now or formerly owned by

Ann Marie Walker as recorded in Book 1813, Page 1946 (parcel number 30-095859) of the Geauga County Records;

4) Thence **South 88°29'07"West, 1270.61 feet** along the northerly line of said Walker parcel to a capped 5/8 inch rebar found (marked "TEMPLE") at the northwesterly corner of said Walker parcel;

5) Thence **South 01°13'33"East, 23.85 feet** along the westerly line of said Walker parcel to a capped 5/8 inch rebar found (marked "TEMPLE") at the northeasterly corner of a parcel now or formerly owned by Jeffrey Ward and Jacqueline Ward as recorded in Book 2079, Page 1321 (parcel number 30-028700) of the Geauga County Records;

6) Thence **South 88°29'07"West, 502.00 feet** along the northerly line of said Ward parcel to a capped 5/8 inch rebar found (cap obliterated) at the northwesterly corner of said Ward parcel on the easterly line of a parcel now or formerly owned by Kenneth A. Terlop and Laura L. Terlop as recorded in Volume 868, Page 772 (parcel number 30-028400) of the Geauga County Records;

7) Thence **North 01°11'09"West, 1430.26 feet** along the easterly line of said Terlop parcel, the easterly line of a parcel now or formerly owned by CVG, LLC as recorded in Book 1953, Page 2950 (parcel number 30-703026) of the Geauga County Records and the easterly line of a parcel now or formerly owned by Peter R. Ticel and Sylvia J. Ticel Trustees as recorded in Book 1850, Page 185 (parcel number 30-080600) of the Geauga County Records to a capped rebar set the northeasterly corner of said Ticel parcel;

8) Thence **South 87°57'50"West, 1968.99 feet** along the northerly line of said Ticel parcel and the northerly line of said Bonnick parcel to the **TRUE PLACE OF BEGINNING** and containing **106.8640 total acres** of which 0.3950 acre is within right of way limits of said Madison Road as surveyed by Jeffrey A. Cordi (Ohio Professional Number 8270) in February of 2020 and subject to all legal highways, easements and restrictions of record.

The Basis of Bearings is the centerline of Madison Road, North 1°08'14"West, as defined on the survey referenced as THO 00269 of the Geauga County Tax Map Records.

THO 00293

20-015

The intent of this description is to describe the remainder of said Gurich parcels (parcel numbers 30-028800, 30-028600 and 30-095858) after the split of 23.6913 acres from the north end of parcel 2 (parcel number 30-028800) of said Gurich parcels.

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2-20-2020

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

[Handwritten signature] 2/20/2020

GEAUGA COUNTY ENGINEER
TAX MAP DEPT.