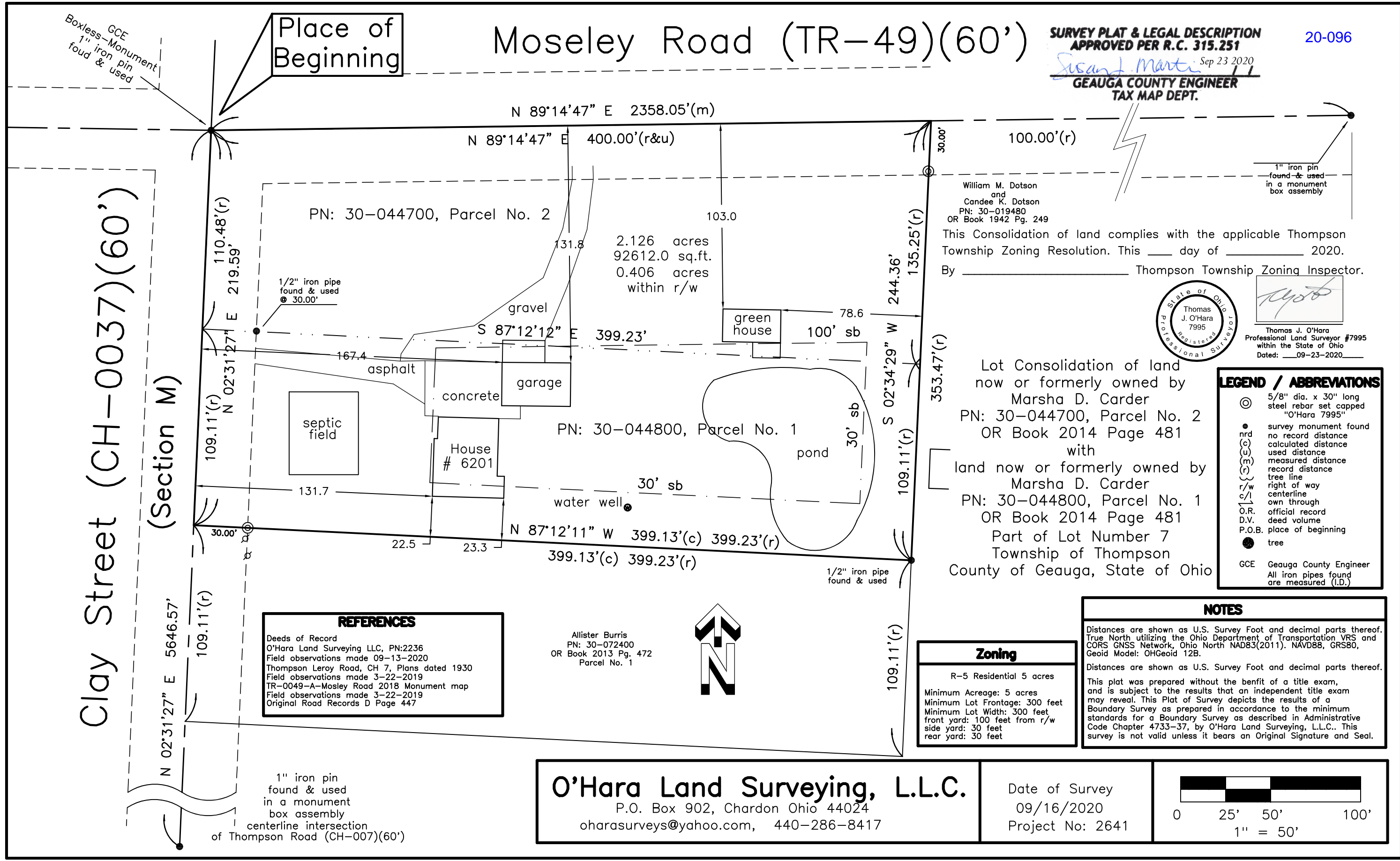


# Moseley Road (TR-49)(60')

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

20-096

*Susan J. Martin* Sep 23 2020  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**



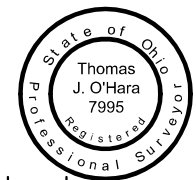
Place of Beginning

Clay Street (CH-0037)(60')

(Section M)

William M. Dotson  
 and  
 Candee K. Dotson  
 PN: 30-019480  
 OR Book 1942 Pg. 249

This Consolidation of land complies with the applicable Thompson Township Zoning Resolution. This \_\_\_ day of \_\_\_\_\_ 2020.  
 By \_\_\_\_\_ Thompson Township Zoning Inspector.



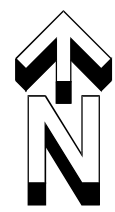
Thomas J. O'Hara  
 Professional Land Surveyor #7995  
 within the State of Ohio  
 Dated: 09-23-2020

Lot Consolidation of land  
 now or formerly owned by  
 Marsha D. Carder  
 PN: 30-044700, Parcel No. 2  
 OR Book 2014 Page 481  
 with  
 land now or formerly owned by  
 Marsha D. Carder  
 PN: 30-044800, Parcel No. 1  
 OR Book 2014 Page 481  
 Part of Lot Number 7  
 Township of Thompson  
 County of Geauga, State of Ohio

LEGEND / ABBREVIATIONS	
⊙	5/8" dia. x 30" long steel rebar set capped "O'Hara 7995"
•	survey monument found
nrd	no record distance
(c)	calculated distance
(u)	used distance
(m)	measured distance
(r)	record distance
~	tree line
r/w	right of way
c/l	centerline
o	own through
O.R.	official record
D.V.	deed volume
P.O.B.	place of beginning
●	tree
GCE	Geauga County Engineer
All iron pipes found	are measured (I.D.)

REFERENCES
Deeds of Record
O'Hara Land Surveying LLC, PN:2236
Field observations made 09-13-2020
Thompson Leroy Road, CH 7, Plans dated 1930
Field observations made 3-22-2019
TR-0049-A-Mosley Road 2018 Monument map
Field observations made 3-22-2019
Original Road Records D Page 447

Allister Burris  
 PN: 30-072400  
 OR Book 2013 Pg. 472  
 Parcel No. 1

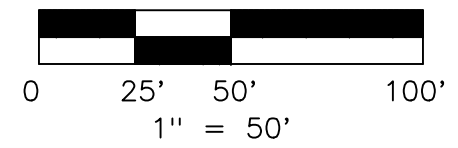


Zoning
R-5 Residential 5 acres
Minimum Acreage: 5 acres
Minimum Lot Frontage: 300 feet
Minimum Lot Width: 300 feet
front yard: 100 feet from r/w
side yard: 30 feet
rear yard: 30 feet

NOTES
Distances are shown as U.S. Survey Foot and decimal parts thereof. True North utilizing the Ohio Department of Transportation VRS and CORS GNSS Network, Ohio North NAD83(2011). NAVD88, GRS80, Geoid Model: OHGeoid 12B.
Distances are shown as U.S. Survey Foot and decimal parts thereof. This plat was prepared without the benefit of a title exam, and is subject to the results that an independent title exam may reveal. This Plat of Survey depicts the results of a Boundary Survey as prepared in accordance to the minimum standards for a Boundary Survey as described in Administrative Code Chapter 4733-37, by O'Hara Land Surveying, L.L.C. This survey is not valid unless it bears an Original Signature and Seal.

**O'Hara Land Surveying, L.L.C.**  
 P.O. Box 902, Chardon Ohio 44024  
 oharasurveys@yahoo.com, 440-286-8417

Date of Survey  
 09/16/2020  
 Project No: 2641



1" iron pin found & used in a monument box assembly centerline intersection of Thompson Road (CH-007)(60')

GCE  
 Boxless-Monument  
 1" iron pin  
 found & used

1" iron pin found & used in a monument box assembly

20-096

**Marsha D. Carder**  
**All of PN: 30-044700, Parcel No. 2**  
**Consolidated with**  
**All of PN: 30-044800, Parcel No. 1**  
**OR Book 2014 Page 481**  
**2.126 acres**

Situated in the Township of Thompson, County of Geauga, State of Ohio, being part of Lot Number 7, within said Township: Beginning at the point of intersection of the centerline of Clay Street (CH-0037)(60')(Section M) with the centerline of Moseley Road (TR-0049)(60'), said point being witnessed by a 1" iron pin GCE Boxless monument found. Said point being the **Place of Beginning** of the parcel herein described.

Thence **North 89°14'47" East** along the centerline of Moseley Road a distance of **400.00 feet** to a point, said point being the northwest corner of land now or formerly owned by William M. Dotson and Candee K. PN: 30-019480, as recorded in OR Book 1942 Page 249, in Geauga County Record of Deeds (GCRD).

Thence **South 02°34'29" West** along the West line of PN: 30-019480, aforementioned, passing through an iron pin set at 30.00 feet (not at right of way) a total distance of **244.36 feet** to a point, said point being the northeast corner of land now or formerly owned by Allister Burris, PN: 30-072400, as recorded in OR Book 2013 Page 472, Parcel Number One, (GCRD), said point witnessed by a 1/2" iron pipe found.

Thence **North 87°12'11" West** along the North line of PN: 30-072400, aforementioned, a distance of **399.13 feet** to a point in the centerline of Clay Street, passing through an iron pin set at 30.00 feet therefrom.

Thence **North 02°31'27" East** along the centerline of Clay Street, a distance of **219.59 feet** to a point, said point being the Place of Beginning, and containing **2.126 total acres** of land, 0.406 acres within the right of ways, be the same more or less, but subject to all legal highways, pursuant to a Survey (2641) dated September 2020, by O'Hara Land Surveying, L.L.C. and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995.

The basis of bearings used hereon are based upon True North utilizing the Ohio Department of Transportation CORS GNSS Network. Distances are shown as U.S. Foot and decimal parts thereof.

The intent of this description is to consolidate all of the land now owned by Marsha D. Carder, PN: 30-044700, Parcel Number Two, with PN: 30-044800, Parcel Number One as recorded in OR Book 2014 Page 481, in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995".



Thomas J. O'Hara  
Ohio Registered Surveyor No. 7995  
Dated: 09-23-2020

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*Susan L. Martini* Sep 23 2020  
**GEAUGA COUNTY ENGINEER**  
**TAX MAP DEPT.**

20-096

