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## **8.503 COMBINED ACRE PARCEL**

0.197 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-095889 and PPN 30-095890, Orcus Systems and Solutions Inc., Instrument Number (INST) 201500897231, Volume 1999, Page 1802, Parcels 1 and 2 of Geauga County Records and Deeds (GCRD). 16700 Thompson Road.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 20 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a westerly centerline intersection and northerly projection of Madison Road (aka Chardon - Madison Road, SR 528, 60 feet wide) and Thompson Road (aka Thompson Center Road, CH 7, R/W varies), on the southerly line of said Original Lot 20, located South 89°44'53" East, 172.20 feet from a 1" iron pin in a monument box found on the centerline of said Thompson Road.

Thence South 89°17'25" East, along the centerline of said Thompson Road, and said Lot Line, 1055.04 feet to the southeasterly corner of PPN 30-014400 as conveyed to HI-Rock Holdings LLC, recorded in INST 201800932657, Volume 2048, Page 75, Parcel 1 of GCRD, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 0°07'54" West, along the easterly line of the said Hi-Rock Holdings LLC parcel, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found at 30.00 feet and a 1" iron "pinched" pipe found at 1193.03 feet, a total distance of 1194.32 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found at the northeasterly corner thereof, on a southerly line of PPN 30-703013 as conveyed to the Thompson Township Park Commission, recorded in

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(continued)

INST 201600909879, Volume 2016, Page 2298 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 89°37'02" East, along said southerly line of the Thompson Township Park Commission parcel, 34.22 feet to a 3/4" iron pipe found at the northwesterly corner of PPN 30-702800 as conveyed to the Thompson Township Park Commission, recorded in INST 201600909880, Volume 2016, Page 2302 of GCRD, being a northeasterly corner of the parcel herein described.

Thence along the westerly side of the said Thompson Township Park Commission parcel the following five (5) courses:

- 1.) South 40°14'25" East, 238.66 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at an angle point therein, being a northeasterly corner of the parcel herein described.
- 2.) South 30°30'08" East, 101.29 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at an angle point therein, being a northeasterly corner of the parcel herein described.
- 3.) South 25°33'45" East, 153.34 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at an angle point therein, being a northeasterly corner of the parcel herein described.
- 4.) South 20°33'08" East, 132.05 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at an angle point therein, being a northeasterly corner of the parcel herein described.
- 5.) South 16°59'53" East, 389.79 feet to a 1" magnetic nail in stone found on the northerly line of PPN 30-032000 as conveyed to William L. Radigan and Carol D. Radigan, Trustees, recorded in INST 200500713285, Volume 1756, Page 435 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 89°34'11" West, along said northerly line of Radigan's land, also along the northerly line of PPN 30-038100 as conveyed to William L. Radigan and Carol D. Radigan Trustees, recorded in INST 200500713286, Volume 1756, Page 437 of GCRD, passing through a 5/8" iron pin with cap bearing "FORESIGHT ENGINEERING" found at 25.54 feet, a total distance of 114.71 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence South 1°45'34" East, along the westerly line of said Radigan's land, 264.04 feet to a 5/8" iron pin set on the northerly R/W of the aforesaid Thompson Road, being a southeasterly corner of the parcel herein described.

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(continued)

Thence North 89°17'25" West, along said R/W, 71.38 feet to a 5/8" iron pin set.

Thence South 1°45'34" East, along an easterly line of the parcel herein described, 30.03 feet to a point on the centerline of said Thompson Road, being the southerly line of said Original Lot 20 and a southeasterly corner of the parcel herein described.

Thence North 89°17'25" West, along said centerline and said Lot Line, 286.50 feet to **The Principal Place of Beginning of this Survey** and containing 8.503 acres of land, of which, 0.197 acres are within the R/W of said Thompson Road, surveyed in March of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to combine PPN 30-095890 as conveyed to Orcus Systems and Solutions Inc., recorded in INST 201500897231, Volume 1999, Page 1802, Parcel No. 1 together with PPN 30-095889 as conveyed to Orcus Systems and Solutions Inc., recorded in INST 201500897231, Volume 1999, Page 1802, Parcel No. 2 of GCRD. Known as being 16700 Thompson Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Friday, March 19th, 2020.*

Survey Plat & Description  
Approved Per O.R.C. 315.251  
Geauga County Engineer  
Reviewed under the supervision of  
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 03/24/2021

21-045