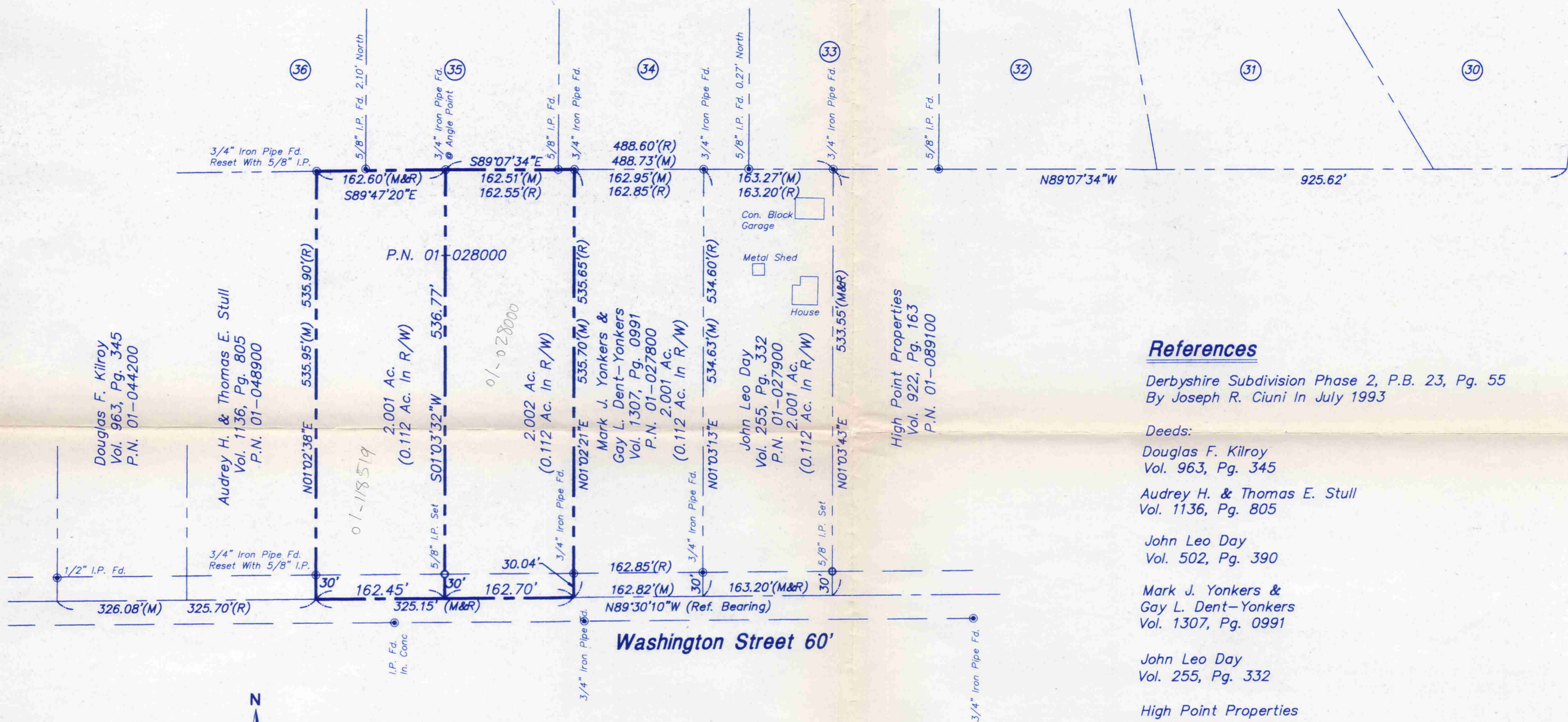


**Derbyshire Subdivision Phase 2**  
P.B. 23, Pg. 55



**References**

Derbyshire Subdivision Phase 2, P.B. 23, Pg. 55  
By Joseph R. Ciuni In July 1993

**Deeds:**

Douglas F. Kilroy  
Vol. 963, Pg. 345

Audrey H. & Thomas E. Stull  
Vol. 1136, Pg. 805

John Leo Day  
Vol. 502, Pg. 390

Mark J. Yonkers &  
Gay L. Dent-Yonkers  
Vol. 1307, Pg. 0991

John Leo Day  
Vol. 255, Pg. 332

High Point Properties  
Vol. 922, Pg. 163



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

**Washington Street 60'**

This drawing is of a survey split of a 4.003 Ac. parcel of land described in Vol. 502, Pg. 390 of the Geauga County Record Of Deeds. Situated in Section No. 4, Tract No. 2, Auburn Twp., Geauga County and The State of Ohio, said survey was made at the request of Kevin Finnerty. I do hereby certify that I have surveyed the premises and prepared the attached drawing in accordance with the provisions of Chapter 4733-37 of The Ohio Administrative Code and dimensions of the parcels are in feet and decimal parts thereof, all of which are correct to the best of my knowledge and belief.

*Jon D. Vollnogle* 9-26-00  
Jon D. Vollnogle Reg. Surveyor #7308 Date



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 9/27/2000  
OFFICE OF THE REVISOR  
GEAUGA COUNTY ENGINEER

REVISIONS
9-26-2000

DESIGNED BY: G.T.L.  
DRAWN BY: J.D.V.  
DATE: 9-12-2000  
JOB NUMBER: 00-1847  
FIELD BOOK: 458

Property Survey For  
**Kevin Finnerty**  
Section 4 Of Tract 2  
Auburn Twp., Geauga Co., State Of Ohio

**Howells & Baird, Inc.**  
CIVIL ENGINEERS & SURVEYORS  
SALEM, OHIO  
PH. (330) 332-4834  
FAX. (330) 332-4058



SCALE  
**1"=100'**  
SHEET  
**SB-1932B**

(AUB)  
00066

Day  
Picked up 9-27-2000  
01-118519

**Howells and Baird, Inc.**

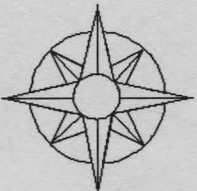
CIVIL ENGINEERS AND SURVEYORS  
417 East State Street  
SALEM, OHIO 44460-2848  
PHONE (330) 332-4834  
FAX. NO. (330) 332-4058  
E-MAIL: howbaird@valunet.com

**JON D. VOLLNOGLE, P.E., P.S.**  
Vice President

**JACK H. HOWELLS, P.E., P.S.**  
President

**DONALD L. BAIRD, P.E., P.S.**  
Vice President  
1934 - 1995

18 September 2000



**DESCRIPTION OF A 2.001 ACRE PARCEL OF LAND OF JOHN LEO DAY**

Situated in the Township of Auburn, County of Geauga, State of Ohio, and being part of Section No. 4, Tract No. 2, and being further bounded and described as follows:

Beginning for reference at the southeast corner of Lot No. 30, of the Derbyshire Subdivision Phase 2 as recorded in Plat Book 23, Page 55, of the Geauga County Records of Plats;

thence N 89°-07'-34"W along the south line of said Derbyshire Subdivision Phase 2 a distance of 1414.35 feet to a 3/4 inch iron pipe found at an angle point in the south line of said Derbyshire Subdivision Phase 2 and being the true place of beginning of the parcel herein described;

thence S 1°-03'-32"W a distance of 536.77 feet to a point in the centerline of Washington Street, passing through a 5/8 inch iron pin set 30.00 feet therefrom;

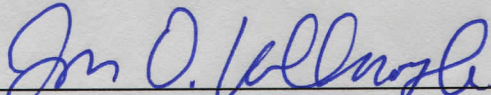
thence N 89°-30'-10"W (reference bearing) along the centerline of said Washington Street, a distance of 162.45 feet to a point;

thence N 1°-02'-38"E along the west line of lands of John Leo Day as recorded in Volume 502, Page 390, and the east line of lands of Audrey H. and Thomas E. Stull as recorded in Volume 1136, Page 805, of said Geauga County Records of Deeds, a distance of 535.95 feet to a 5/8 inch iron pin set on the south line of said Derbyshire Subdivision Phase 2, but passing through a 5/8 inch iron pin set at 30.00 feet;

thence S 89°-47'-20"E along the south line of said Derbyshire Subdivision Phase 2, a distance of 162.60 feet to the place of beginning and containing 2.001 acres of land more or less, of which 0.112 acres are subject to Washington Street right-of-way.

The above described parcel is a portion of the lands described in Volume 502, Page 390, of the Geauga County Records of Deeds and is subject to all legal easements and rights-of-way.

This description and a survey of this property were made by Jon D. Vollnogle, Registered Surveyor No. 7308, in September 2000.

  
\_\_\_\_\_  
Jon D. Vollnogle, Reg. Surveyor #7308

SEAL:



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

*R.S.* \_\_\_\_\_ *9/27/2000*  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

AUB 00066

Day

# Howells and Baird, Inc.

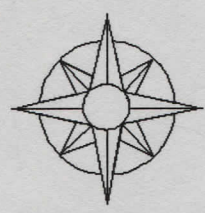
CIVIL ENGINEERS AND SURVEYORS  
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**JACK H. HOWELLS, P.E., P.S.**  
President

**DONALD L. BAIRD, P.E., P.S.**  
Vice President  
1934 - 1995

18 September 2000



## DESCRIPTION OF A 2.002 ACRE PARCEL OF LAND OF JOHN LEO DAY

Situated in the Township of Auburn, County of Geauga, State of Ohio, and being part of Section No. 4, Tract No. 2, and being further bounded and described as follows:

Beginning for reference at the southeast corner of Lot No. 30, of the Derbyshire Subdivision Phase 2 as recorded in Plat Book 23, Page 55, of the Geauga County Records of Plats;

thence N 89°-07'-34"W along the south line of said Derbyshire Subdivision Phase 2 a distance of 1251.84 feet to a 3/4 inch iron pipe found at the northwest corner of lands of Mark J. Yonkers and Gay L. Dent-Yonkers as recorded in Volume 1307, Page 0991, of said Geauga County Records of Deeds, said pipe being the true place of beginning of the parcel herein described;

thence S 1°-02'-21"W along the west line of Mark J. Yonkers and Gay L. Dent-Yonkers and along the east line of lands of John Leo Day as recorded in Volume 502, Page 390, of said Geauga County Records of Deeds a distance of 535.70 feet to a point in the centerline of Washington Street, passing through a 3/4 inch iron pipe found 30.04 feet therefrom;

thence N 89°-30'-10"W (reference bearing) along the centerline of said Washington Street, a distance of 162.70 feet to a point;

thence N 1°-03'-32"E a distance of 536.77 feet to a 3/4 inch iron pipe found on the south line of said Derbyshire Subdivision Phase 2, but passing through a 5/8 inch iron pin set at 30.00 feet;

thence S 89°-07'-34"E along the south line of said Derbyshire Subdivision Phase 2, a distance of 162.51 feet to the place of beginning and containing 2.002 acres of land more or less, of which 0.112 acres are subject to Washington Street right-of-way.

Prior deed reference being Volume 502, Page 390, of the Geauga County Records of Deeds.

The above described parcel is subject to all legal easements and rights-of-way.

This description and a survey of this property were made by Jon D. Vollnogle, Registered Surveyor No. 7308, in September 2000.

\_\_\_\_\_  
Jon D. Vollnogle, Reg. Surveyor #7308



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

*R.S.* *9/27/2000*  
\_\_\_\_\_  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER