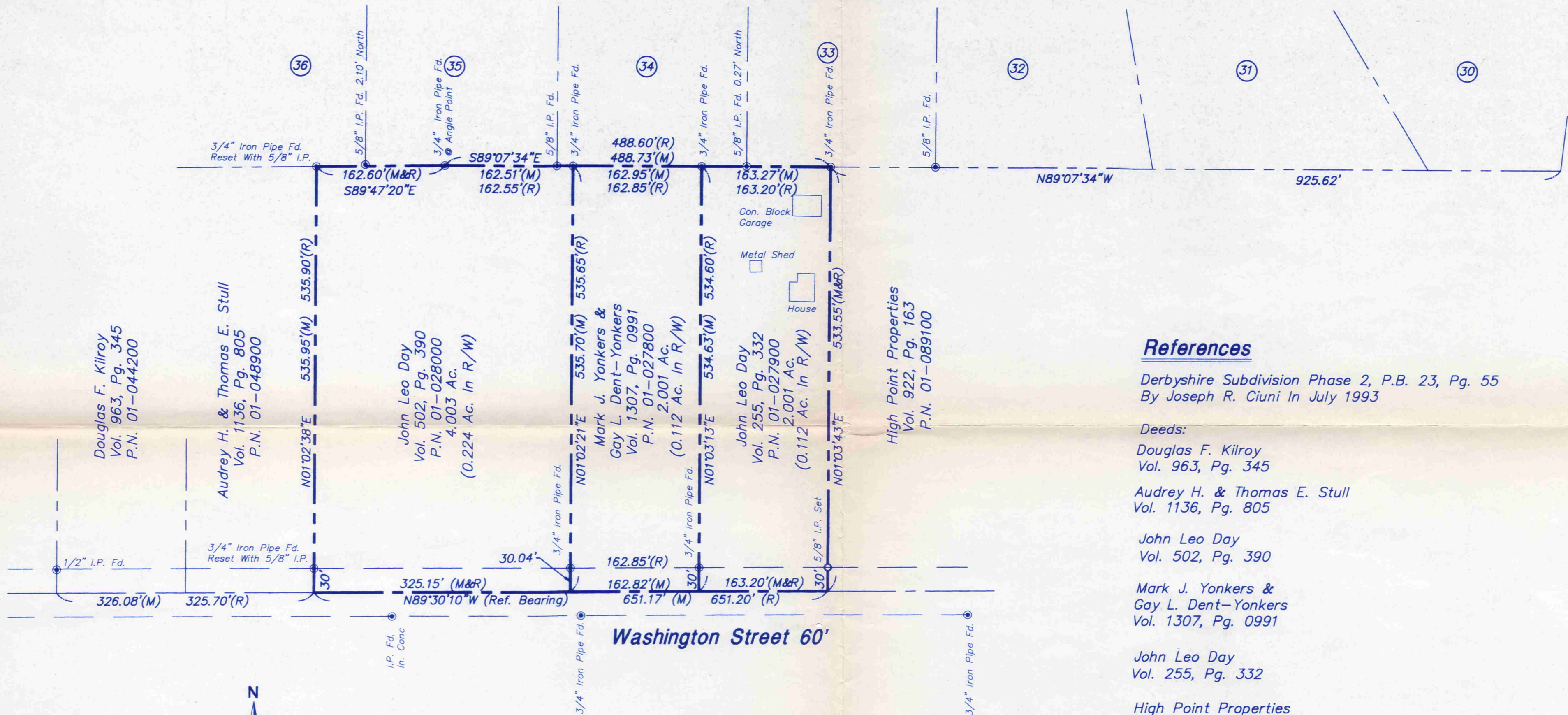


Derbyshire Subdivision Phase 2
P.B. 23, Pg. 55



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.

This drawing is of a survey of 3 parcels of land 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
Jon D. Vollnogle Reg. Surveyor #7308 Date 9-26-00



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

REVISIONS
9-26-2000

DESIGNED BY: G.T.L.
DRAWN BY: J.D.V.
CHECKED 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-1932

(AUB
00067)

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

Day
picked up 9-27-2000
01-027900

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

R.S. 9/27/2000

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

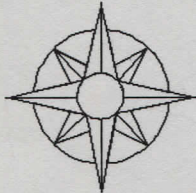
DONALD L. BAIRD, P.E., P.S.

Vice President
1934 - 1995

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

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

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 925.62 feet to a 3/4 inch iron pipe found at the northwest corner of High Point Properties as recorded in Volume 922, Page 163, of said Geauga County Records of Deeds, said pipe being at the true place of beginning of the parcel herein described;

thence S 1°-03'-43"W along the east line of lands of John Leo Day as recorded in Volume 255, Page 332, of said Geauga County Records of Deeds and along the west line of said lands of High Point Properties a distance of 533.55 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 163.20 feet to a point;

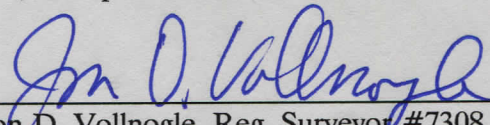
thence N 1°-03'-13"E along the west line of said John Leo Day lands and the east line of lands of Mark J. Yonkers and Gay L. Dent-Yonkers as recorded in Volume 1307, Page 0991, of said Geauga County Records of Deeds, a distance of 534.63 feet to a 3/4 inch iron pipe found on the south line of said Derbyshire Subdivision Phase 2, but passing through a 3/4 inch iron pipe found at 30.00 feet,;

thence S 89°-07'-34"E along the south line of said Derbyshire Subdivision Phase 2, a distance of 163.27 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.

Prior deed reference being Volume 255, Page 332, 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

SEAL



AYB00067

Day

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

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

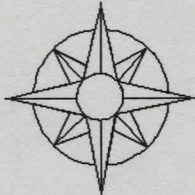
R.S. 9/27/2000
Revised

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Vice President
1934 - 1995

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

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

18 September 2000



DESCRIPTION OF A 2.001 ACRE PARCEL OF LAND OF MARK J. YONKERS AND GAY L. DENT-YONKERS

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 1088.89 feet to a 3/4 inch iron pipe found at the northwest corner of lands of John Leo Day as recorded as recorded in Volume 255, Page 332, of the Geauga County Records of Deeds, said pipe being the true place of beginning of the parcel herein described;

thence S 1°-03'-13"W along the west line lands of said John Leo Day and along the east line 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, a distance of 534.63 feet to a point in the centerline of Washington Street, passing through a 3/4 inch iron pipe found 30.00 feet therefrom;

thence N 89°-30'-10"W (reference bearing) along the centerline of said Washington Street, a distance of 162.82 feet to a point;

thence N 1°-02'-21"E along the west line of lands of said Mark J. Yonkers and Gay L. Dent-Yonkers and 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 3/4 inch iron pipe found on the south line of said Derbyshire Subdivision Phase 2, but passing through a 3/4 inch iron pipe found at 30.04 feet,;

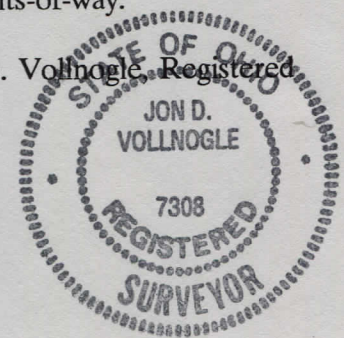
thence S 89°-07'-34"E along the south line of said Derbyshire Subdivision Phase 2, a distance of 162.95 feet to the place of beginning and containing 2.001 acres of land more or less, of which 0.112 acres are subject to Washington Street right-of-way.

Prior deed reference being Volume 1307, Page 0991, 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



AUB 00667

Day

Howells and Baird, Inc.

CIVIL ENGINEERS AND SURVEYORS
417 East State Street
SALEM, OHIO 44460-2848
PHONE (330) 332-4834
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SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

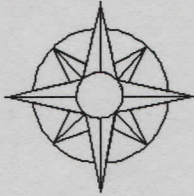
R.S. 9/27/2000

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Vice President
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Vice President

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

18 September 2000



DESCRIPTION OF A 4.003 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 Marks S. Yonkers and Gay L. Dent-Yonkers as recorded in Volume 1307, Page 0991, of said Geauga County Records of Deeds, said pipe being at 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 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 325.15 feet to a point;

thence N 1°-02'-38"E along the west line of lands of said John Leo Day 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 a 3/4 inch iron pipe found at an angle point in said south line of Derbyshire Subdivision Phase 2;

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 4.003 acres of land more or less, of which 0.224 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
Jon D. Vollnogle, Reg. Surveyor #7308

