

Survey Reference Data

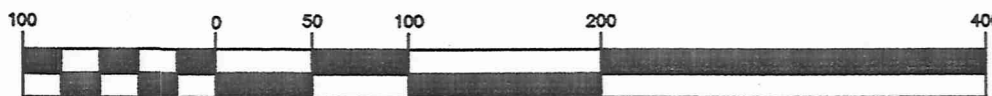
Matthew M. And Michelle M. Swanson Vol. 868, Page 778  
Pamela Jean Bluso Vol. 842, Page 231  
Alfonse F. Padegimas Vol. 220, Page 386  
Edythe O'Donnell, Trustee Of The O'Donnell Trust Vol. 1016, Page 447  
E. Ellen O'Donnell Vol. 657, Page 328

Acreege Take

2.0327 Ac. From Prairie Dog Partners. L.L.C., Vol. 1251, Pg. 846, P.N. 01-118486  
0.0641 Ac. From Praire Dog Partners. L.L.C., Vol. 1251, Pg. 846, P.N. 01-118878  
2.0968 Ac. Total



GRAPHIC SCALE

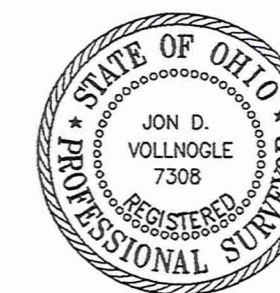


( IN FEET )  
1 inch = 100 ft.

Legend

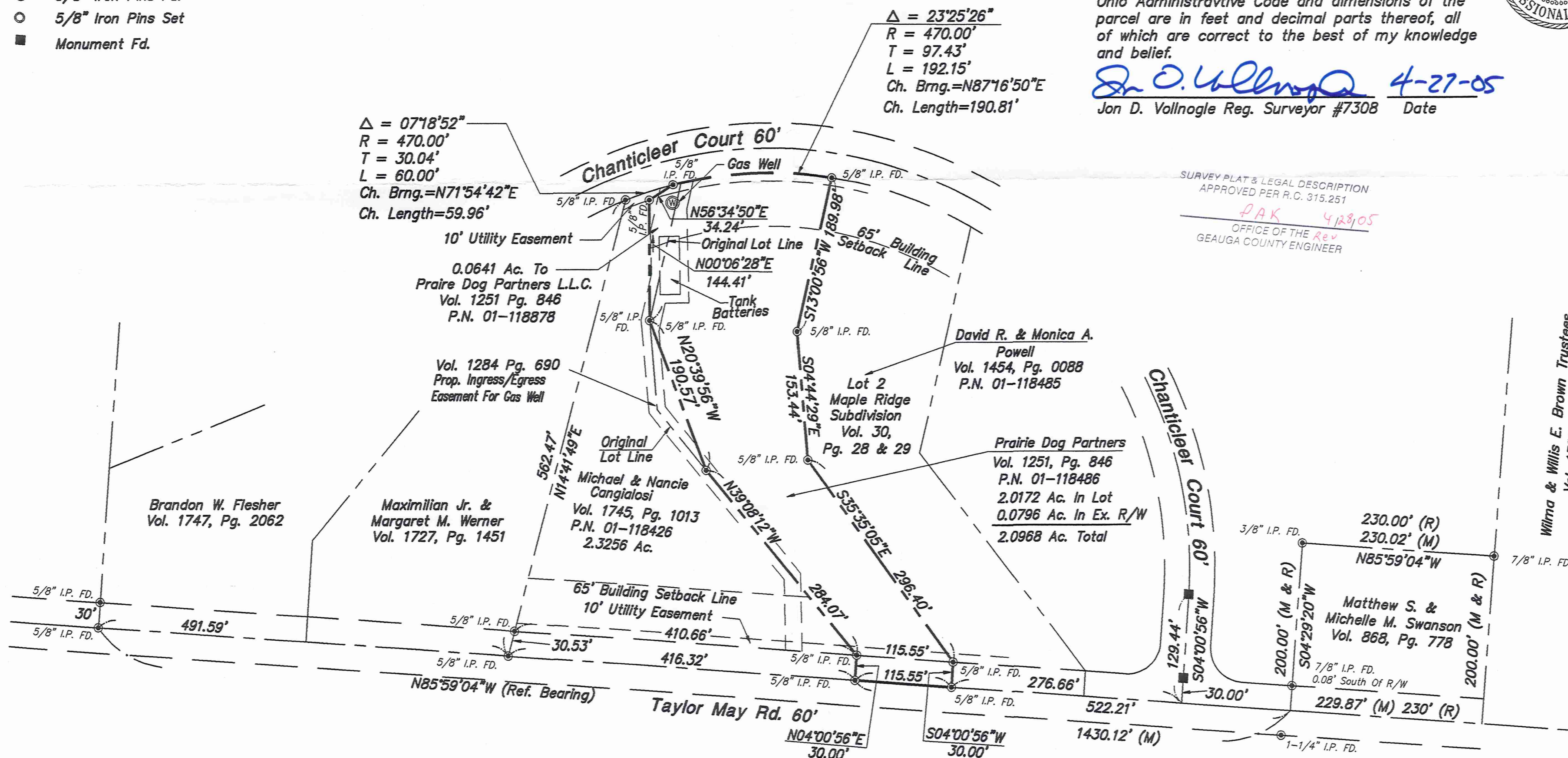
- 5/8" Iron Pins Fd.
- 5/8" Iron Pins Set
- Monument Fd.

This drawing is of a 2.097 Ac. parcel of land situated in Lot 10, Sec. 3, Tract 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 Administravtive Code and dimensions of the parcel are in feet and decimal parts thereof, all of which are correct to the best of my knowledge and belief.



*Jon D. Vollnogle* 4-27-05  
Jon D. Vollnogle Reg. Surveyor #7308 Date

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
PAK 4/28/05  
OFFICE OF THE Reg.  
GEAUGA COUNTY ENGINEER



REVISIONS  
04-27-2005

DESIGNED BY: G.T.L.  
DRAWN BY: G.T.L.  
CHECKED BY: J.D.V.  
DATE: 04-18-2005  
FIELD BOOK: 457

PROPERTY SURVEY FOR  
**KEVIN FINNERTY**  
LOT 10, SEC. 3, TRACT 2 AUBURN TWP.  
GEAUGA COUNTY, STATE OF OHIO

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

SCALE  
SHEET  
SB-2458

AUB  
00072

# Howells and Baird, Inc.

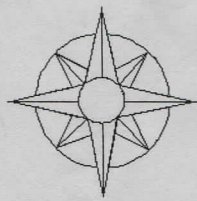
CIVIL ENGINEERS AND SURVEYORS  
1156 East State Street  
SALEM, OHIO 44460-2292

Finnerty  
Pick up Date  
4-28-05  
01-118486  
VOL 1761 PG 412  
PHONE (330) 332-4834  
FAX. NO. (330) 332-4058  
E-MAIL: howbaird@neo.rr.com  
DONALD L. BAIRD, P.E., P.S.  
Vice President 1934 - 1995

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

JACK H. HOWELLS, P.E., P.S.  
Business Development

19 April 2005



## DESCRIPTION OF A 2.097 ACRE PARCEL OF WHICH 0.0796 ACRES BEING IN THE RIGHT-OF-WAY OF TAYLOR MAY ROAD FOR KEVIN FINNERTY

Known as and being part of Parcel No. 01-118878 as recorded in Volume 1251, Page 846, and Parcel No. 01-118486 as recorded in Volume 1251, Page 846 of lands of Prairie Dog Partners, L.L.C. of the Geauga County Records of Deeds, situated in Lot 10, Section 3, Tract 2, Township of Auburn, County of Geauga, State of Ohio, and being more fully bounded and described as follows:

Beginning for reference at the intersection of the centerlines of Taylor May Road and Chanticleer Court, said intersection being S 4°-00'-56"W a distance of 30.00 feet from a monument found on the centerline of said Chanticleer Court;

thence N 85°-59'-04"W (reference bearing) along the centerline of said Taylor May Road a distance of 276.66 feet to a 5/8 inch iron pin found, said iron pin also being the true place of beginning of the parcel herein described;

thence continuing N 85°-59'-04"W along the centerline of said Taylor May Road and the south line of Prairie Dog Partners, L.L.C. as recorded in Volume 1251, Page 846, of the Geauga County Records of Deeds a distance of 115.55 feet to a 5/8 inch iron pin found at the southeast corner of lands of Michael and Nancie Cangialosi, as recorded in Volume 1745, Page 1013 of the Geauga County Record of Deeds;

thence N 4°-00'-56"E along the easterly line of lands of Cangialosi, a distance of 30.00 feet to a 5/8 inch iron pin found on the north right-of-way line of said Taylor May Road;

thence continuing along said easterly line the following four courses:

thence N 39°-08'-12"W a distance of 284.07 feet to a 5/8 inch iron pin found;

thence N 20°-39'-56"W a distance of 190.57 feet to a 5/8 inch iron pin found;

thence N 0°-06'-28"E a distance of 144.41 feet to a 5/8 inch iron pin found;

thence N 56°-34'-50"E a distance of 34.24 feet to a 5/8 inch iron pin found on the southerly right-of-way line of Chanticleer Court at the northeast corner thereof;

thence along a curve to the right, along said southerly right-of-way of Chanticleer Court on a chord bearing of N 87°-16'-50"E, a chord length of 190.81 feet to a 5/8 inch iron pin found at the northeast corner of Sublot 2 of the Maple Ridge Subdivision, said lot owned by David R. and Monica Powell, as recorded in Volume 1454, Page 0088 of the Geauga County Record of Deeds, said curve having a central angle of 23°-25'-26", a radius of 470.00 feet, a tangent length of 97.43 feet, an arc length of 192.15 feet;

thence S 13°-00'-56"W along the westerly line of said Lot 2 Maple Ridge Subdivision, Volume 30, Page 28 and 29, a distance of 189.98 feet to a 5/8 inch iron pin found;

thence S 4°-44'-29"E along said easterly line of Lot 2, a distance of 153.44 feet to a 5/8 inch iron pin set;

thence S 35°-35'-05"E along said easterly line of Lot 2, a distance of 296.40 feet to a 5/8 inch iron pin found on the northerly right-of-way of said Taylor May Road;

thence S 4°-00'-56"W along said westerly line a distance of 30.00 feet to a 5/8 inch iron pin found on the centerline of said Taylor May Road and the place of beginning, containing 2.097 acres of land, more or less, of which 0.0796 acres of land lies within Taylor May Road and being subject to all legal rights-of-way and easements.

In the above described parcel 2.0327 acres is taken from lands of Prairie Dog Partners, L.L.C. as recorded in Volume 1251, Page 846, Parcel No. 01-118486 and 0.0641 acres is taken from lands of Prairie Dog Partners, L.L.C. as described in Volume 1710, Page 2524, Parcel No. 01-118426 of the Geauga County Records of Deeds, said deeds are Deeds of Record.

The above described parcel is subject to a gas well and tank battery easement for ingress and egress, as recorded on Volume 1284, Page 690 of the Geauga County Records of Deeds.

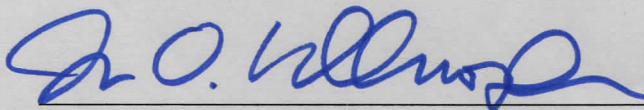
The above described parcel is also subject to a 10 foot wide utility easement south of and immediately adjacent to the curve segment on Chanticleer Court.

The above described parcel is also subject to a 10 foot wide utility easement immediately north of the north right-of-way line of Taylor May Road.

This parcel is also subject to a building setback line 65 feet north of a parallel to the south right-of-way line of Chanticleer Court.

The bearings cited herein are based upon an assumed meridian and are to be used to indicate angles only.

This description was prepared by Jon D. Vollnogle, Registered Surveyor No. 7308 in April 2005 from a survey supervised by him.



Jon D. Vollnogle, Reg. Surveyor #7308

SEAL:



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

PAK 4/28/05

OFFICE OF THE *REV*  
GEAUGA COUNTY ENGINEER