

Alfonse F. Pdegimas  
Vol. 220, Pg. 386

Edythe O'Donnell, Trustee Of The O'Donnell Trust  
Vol. 1016, Pg. 447

1885.07' (M)  
1886.46' (R)

N04°10'16"E  
1694.76'

Stefaine M. Bakker  
Vol. 915, Pg. 1052

1-1/2" I.P. FD. &  
Reset w/5/8" I.P. On R/W

1" SQ. IRON BAR FD.

30' S85°59'04"E  
1162.07' (M) 1163.97' (R)

5/8" I.P. FD.

491.59'

N85°59'04"W (Ref. Bearing)

Taylor May Rd. 60' 1430.12' (M)

3/4" I.P. FD. 522.21'  
1.30" North Of R/W

1-1/4" I.P. FD.

3/8" I.P. FD.

230.00' (R)  
230.02' (M)

7/8" I.P. FD.

0.08" South Of R/W

N85°59'04"W  
Matthew S. & Michelle M. Swanson  
Vol. 868, Pg. 778

7/8" I.P. FD.

Wilma And Willis Brown  
Vol. 418, Pg. 947

3/4" I.P. FD.  
0.93" West Of P.L.

$\Delta = 07^{\circ}18'52''$   
 $R = 470.00'$   
 $T = 30.04'$   
 $L = 60.00'$   
Ch. Brg. = N71°54'42"E  
Ch. Length = 59.96'

10' Utility Easement  
0.0641 Ac. To  
P.N. 01-118486

0.0641 Ac. From  
P.N. 01-118486

M. Jr. And M.M. Werner  
Vol. 1727, Pg. 1451  
P.N. 01-118427

Chanticleer Court 60'

Gas Well

S56°34'50"W  
34.24'

Original Lot Line

S00°06'28"W  
144.41'

Tank Batteries

S20°39'56"E  
190.57'

Plat Book 1284 Pg. 690  
Prop. Ingress/Egress  
Easement For Gas Well

Original Lot Line

Prairie Dog Partners  
Vol. 1710, Pg. 2524  
P.N. 01-118426  
2.0409 Ac. In Lot  
0.2847 Ac. In Ex. R/W  
2.3256 Ac. Total

Prairie Dog Partners  
Vol. 1251, Pg. 846  
P.N. 01-118486

65' Building Setback Line  
10' Utility Easement

30.53'

410.66'

416.32'

S04°00'56"W  
30'

392.21'

Chanticleer Court 60'

129.44'

S04°00'56"W

200.00' (M & R)

200.00' (M & R)

200.00' (M & R)

200.00' (M & R)

30.00'

229.87' (M)

230' (R)

30.00'

229.87' (M)

230' (R)

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



**Legend**

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

**Survey Reference Data**

Matthew M. And Michelle M. Swanson Vol. 868, Page 778  
 Pamela Jean Bluso Vol. 842, Page 231  
 Alfonse F. Pdegimas 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

**Acreage Take**

0.0641 Ac. From Prairie Dog Partners. L.L.C., Vol. 1251, Pg. 846, P.N. 01-118486  
 2.2615 Ac. From Prairie Dog Partners. L.L.C., Vol. 1710, Pg. 2524, P.N. 01-118426  
 2.3256 Ac. Total

This drawing is of a 2.3256 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 Administrative 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* 10-11-04  
 Jon D. Vollnogle Reg. Surveyor #7308 Date



REVISIONS

DESIGNED BY: G.T.L.  
 DRAWN BY: G.T.L.  
 CHECKED BY: J.D.V.  
 DATE: 10-01-2004  
 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-2391

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*R.S.* 10/12/04  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER

AUB  
00073

# Howells and Baird, Inc.

CIVIL ENGINEERS AND SURVEYORS

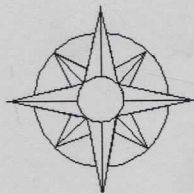
1156 East State Street  
SALEM, OHIO 44460-2292

Finnerty  
picked up 10/13/04  
Prairie Dog  
01-118426  
Vol 1745 PG 1013  
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

11 October 2004



## DESCRIPTION OF A 2.3256 ACRE PARCEL OF LAND FOR KEVIN FINNERTY

Being part of Parcel No. 01-118426 as recorded in Volume 1710, Page 2524, 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 392.21 feet to a 5/8 inch iron pin set, 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 1710, Page 2524, of the Geauga County Records of Deeds a distance of 416.32 feet to a 5/8 inch iron pin set;

thence N 14°-41'-49"E along the easterly line of lands of M., Jr. and M. M. Werner, as recorded in Volume 1727, Page 1451 of the Geauga County Records of Deeds, passing over a 5/8 inch iron pin set for reference at 30.53 feet on the north right-of-way line of said Taylor May Road, a distance of 562.47 feet to a 5/8 inch iron pin set on the southerly right-of-way line of Chanticleer Court at the northeast corner thereof;

thence along a curve to the right, on a chord bearing of N 71°-54'-42"E, a chord length of 59.96 feet to a 5/8 inch iron pin set, said curve having a central angle of 7°-18'-52", a radius of 470.00 feet, a tangent length of 30.04 feet, an arc length of 60.00 feet;

thence S 56°-34'-50"W a distance of 34.24 feet to a 5/8 inch iron pin set;

thence S 0°-06'-28"W a distance of 144.41 feet to a 5/8 inch iron pin set;

thence S 20°-39'-56"E a distance of 190.57 feet to a 5/8 inch iron pin set;

thence S 39°-08'-12"E a distance of 284.07 feet to a 5/8 inch iron pin set on the north right-of-way line of said Taylor May Road and the westerly line of lands of Prairie Dog Partners as recorded in Volume 1251, Page 846, of the Geauga County Records of Deeds;

thence S 4°-00'-56"W along said westerly line a distance of 30.00 feet to a 5/8 inch iron pin set on the centerline of said Taylor May Road and the southwest corner thereof, and the place of beginning, containing 2.3256 acres of land, more or less, of which 0.2847 acres of land lies within Taylor May Road and being subject to all legal rights-of-way and easements.

In the above described parcel 0.0641 acres is taken from lands of Prairie Dog Partners, L.L.C. as recorded in Volume 1251, Page 846, Parcel No. 01-118486 and 2.2615 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.

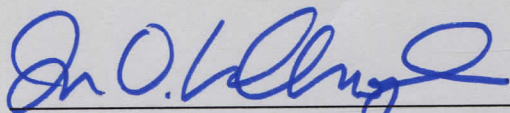
The above described parcel is subject to a gas well and tank battery easement for ingress and egress, as recorded on Plat Volume 1284, Page 690 of the Geauga County Records of Deeds.

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 north right-of-way line of Taylor May Road.

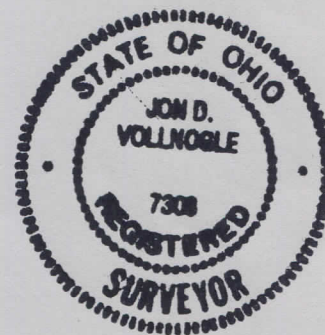
This description was prepared by Jon D. Vollnogle, Registered Surveyor No. 7308 in October 2004 from a survey supervised by him.



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Jon D. Vollnogle, Reg. Surveyor #7308

SEAL:



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

R.S. 10/12/04  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER