

REVISIONS
7-28-96

DESIGNED BY: G.T.L.
 DRAWN BY: G.T.L.
 CHECKED BY: J.H.H.
 DATE: 7-21-96
 FIELD BOOK: 350

SURVEY FOR SHELLBURN, INC.
LOT 50, TRACT 3, AUBURN TOWNSHIP
 GEAGA COUNTY, STATE OF OHIO

Howells & Baird, Inc.
 CIVIL ENGINEERS & SURVEYORS
 SALEM, OHIO
 PH. (216) 332-4834
 FAX. (216) 332-4058



SCALE
 1"=100'
 SHEET
 SA-1581A

S.S. Smith

City Of Akron
Vol. 377 Pg. 66

City Of Akron
Vol. 377 Pg. 66

Michael Homza
& Kevin Finnerty
Vol. 1025 Pg. 394
40.236 Ac.

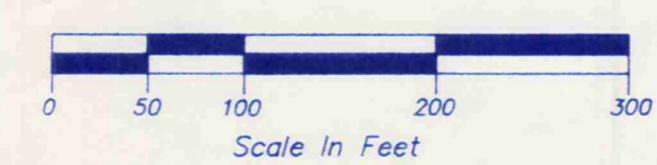
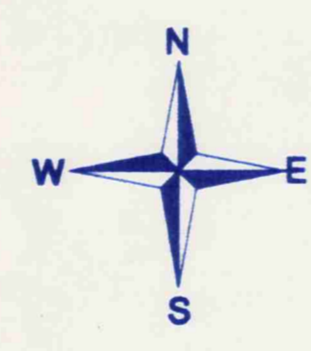
Michael Homza
Vol. 1025 Pg. 383
3.001 Ac. in Lot
0.341 Ac. in S.R. 44 R/W
3.342 Ac.

J. Reithoffer
Vol. 625 Pg. 437

City Of Akron
Vol. 531 Pg. 826

LEGEND

- City Of Akron Monuments Found
- S.R. 44 Highway Monuments Found
- 5/8" Iron Pins Set
- △ Angle Point Of Centerline Of S.R. 44

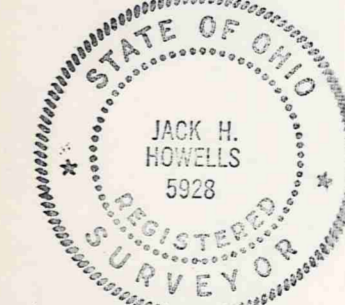


SURVEYOR'S CERTIFICATION

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 Surveyed Property Are In Feet And Decimal Parts Thereof, All Of Which Are Correct To The Best Of My Knowledge And Belief. Iron Monuments Or Pins As Indicated Hereon Are Set In Place.

Jack H. Howells 7/11/96
 Jack H. Howells Date
 Reg. Surveyor #5928

Seal:



SURVEY PLAT AND LEGAL DESCRIPTION APPROVED
 PER R.C. 315.251
 R.S. 7/11/1996
 GEAGA COUNTY ENGINEER

This Drawing Shows A Survey Of A 40.236 Ac. Parcel As Recorded In Volume 1025 Page 394 From William J. & Gertrude J. Bodnovich To Michael Homza & Kevin Finnerty, Situated In Lot 50, Tract 3, Auburn Township, Geauga County, Ohio

Finnerty

01-118099
picked up 7-1-1996

Howells and Baird, Inc.

CIVIL ENGINEERS AND SURVEYORS

417 East State Street

SALEM, OHIO 44460-2848

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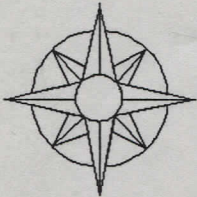
(AUB)
00074

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

28 June 1996



DESCRIPTION OF A 40.236 ACRE PARCEL OF LAND AS RECORDED IN VOLUME 1025, PAGE 394 FROM WILLIAM J. AND GERTRUDE J. BODNOVICH TO MICHAEL HOMZA AND KEVIN FINNERTY

Situated in Lot 50, Tract 3, Township of Auburn, County of Geauga, State of Ohio and being further bounded and described as follows:

Beginning at the northwest corner of Lot 50, said northwest corner being in the centerline of S. R. 44 and also being the northwest corner of a parcel of land now or formerly owned by William J. and Gertrude J. Bodnovich as recorded in Volume 625, Page 53, and the southwest corner of lands of the City of Akron as recorded in Volume 377, Page 66 of the Geauga County Records of Deeds;

thence S 88°-19'-20"E along the north line of said Lot 50 and the north line of said Bodnovich lands and the south line of said City of Akron lands a distance of 2242.28 feet to a monument found, passing over a monument found and an iron pin set at 30.01 feet from the centerline of S. R. 44;

thence S 43°-10'-33"E a distance of 38.99 feet to a monument found, said monument being on the east line of said Bodnovich lands and the west line of said City of Akron lands, said monument also being on the east line of said Lot 50;

thence S 2°-39'-34"W along the east line of said Bodnovich lands and said Lot 50 and the west line of said City of Akron lands, a distance of 705.14 feet to a monument found;

thence S 59°-38'-04"W along the northerly line of the City of Akron lands as recorded in Volume 531, Page 826 of said Records a distance of 185.83 feet to a 5/8 inch iron pin set, said iron pin being at the northeast corner of lands of J. Reithoffer as recorded in Volume 625, Page 437 of said Records, said iron pin also being on the south line of said Bodnovich lands;

thence N 88°-42'-21"W along the north line of said Reithoffer lands and the south line of said Bodnovich lands, a distance of 1876.99 feet to a 5/8 inch iron pin set, said iron pin being S 88°-42'-21"E a distance of 246.08 feet from the centerline of said S. R. 44 and the west line of said Lot 50 and at the southeast corner of lands of Michael Homza as recorded in Volume 1025, Page 383 of said County Records;

Finnerty - 40.236 Acre Parcel
24 June 1996
Page 2

thence N 10° -48'-45"E along the east line of said Homza lands a distance of 479.20 feet to a 5/8 inch iron pin set, said iron pin being on a curve on the south right-of-way line of a proposed 60 foot wide street;

thence along a curve to the left having a central angle of 40° -00'-01", a radius of 220.00 feet, a tangent length of 80.07 feet, an arc length of 153.59 feet, a chord bearing of N 66° -35'-00"W and a chord distance of 150.49 feet to a 5/8 inch iron pin set;

thence N 86° -35'-00"W a distance of 99.01 feet to a 5/8 inch iron pin set at a point of curvature;

thence on a curve to the left having a central angle of 90° -00'-00", a radius of 40.00 feet, a tangent length of 40.00 feet, an arc length of 62.83 feet, a chord bearing of S 48° -25'-00"W and a chord distance of 56.57 feet to a 5/8 inch iron pin set, said iron pin being on the east right-of-way line of said S. R. 44;

thence N 86° -35'-00"W a distance of 30.00 feet to a point in the centerline of said S. R. 44 and the west line of said Lot 50;

thence N 3° -25'-00"E along the centerline of said S. R. 44 and the west line of said Lot 50 a distance of 350.00 feet to the place of beginning, containing 40.236 acres of land, said parcel being the 40.236 acres of land as recorded in Volume 1025, Page 394 from William J. and Gertrude J. Bodnovich to Michael Homza and Kevin Finnerty.

This description was prepared by Jack H. Howells, Registered Surveyor No. 5928, in June 1996, based on a survey supervised by Donald L. Baird, Registered Surveyor No. 4994, in November 1994.

**SURVEY PLAT AND LEGAL
DESCRIPTION APPROVED
PER R.C. 315.251**

R.S. 7, 1, 1996
GAUGA COUNTY ENGINEER

