

# SURVEY FOR KEVIN FINNERTY

## LOT 8, SEC. 3, TRACT 2 AUBURN TWP. GEAUGA COUNTY, STATE OF OHIO

REVISIONS
7-15-97

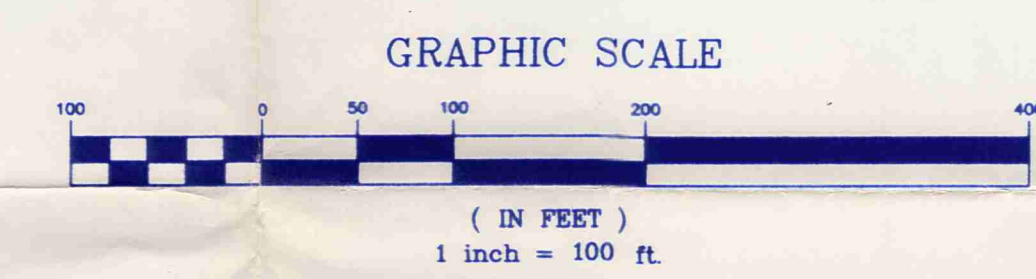
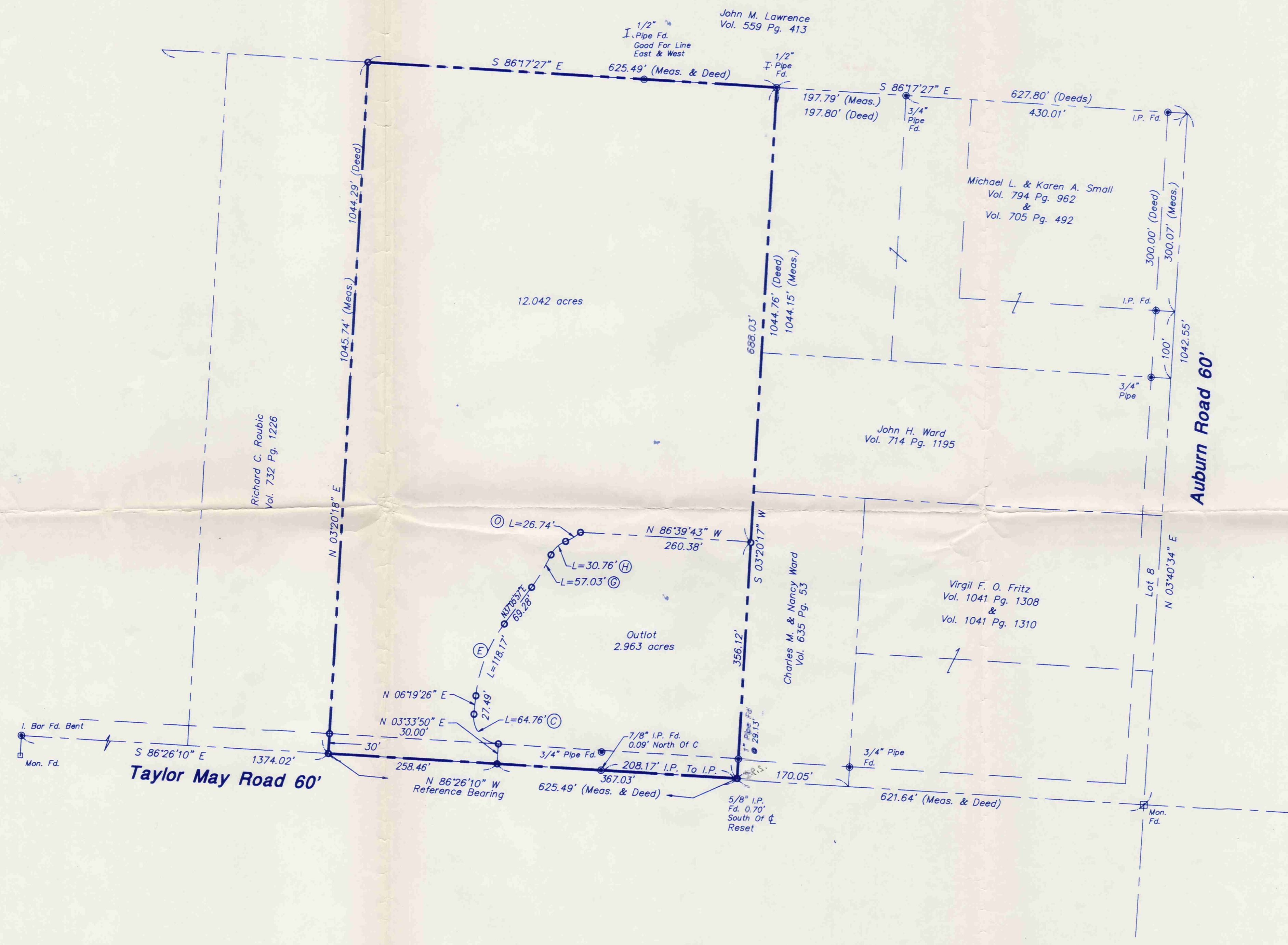
DESIGNED BY: G.T.L.  
 DRAWN BY: G.T.L.  
 CHECKED BY: J.D.V.  
 DATE: 7-3-97  
 FIELD BOOK: 426

**LOT 8, SEC. 3, TRACT 2 AUBURN TWP.  
GEAUGA 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-1641



- Legend**
- Monuments Found
  - Iron Pins Fd.
  - Iron Pins Set
  - Monuments Set

**CURVE TABLE**

Curve	Δ	R	T	L	Ch. Brng.	Ch.
Ⓒ	92°45'36"	40.00'	41.97'	64.76'	S 40°03'22" E	57.91'
Ⓔ	30°46'31"	220.00'	60.55'	118.17'	S 21°42'42" W	116.75'
Ⓒ	11°40'08"	280.00'	28.61'	57.03'	N 31°15'53" E	56.93'
Ⓕ	44°03'16"	40.00'	16.18'	30.76'	S 47°27'27" W	30.00'
Ⓓ	20°25'50"	75.00'	13.52'	26.74'	N 59°16'10" E	26.60'

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
 R.S. 7.17.1997 Revised  
 GEAUGA COUNTY ENGINEER



I hereby state that I have surveyed the boundary of this proposed plat in accordance with the provision of chapter 4733-37 Of The Ohio Administrative Code in Feb. 1994 and that I have prepared this plat. The dimensions and bearings and areas are calculated, based on the boundary survey and are correct to the best of my knowledge and belief.

*Jon D. Vollnogle*  
 Jon D. Vollnogle Registered Surveyor #7308  
 Howells and Baird, Inc.  
 417 East State Street  
 Salem, Ohio 44460  
 Ph.(216) 332-4834

(AUB)  
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## Howells and Baird, Inc.

CIVIL ENGINEERS AND SURVEYORS

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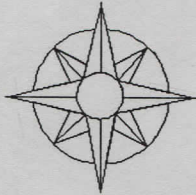
JON D. VOLLNOGLE, P.E., P.S.  
Vice President

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

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

Finnerty  
picked up 7-18-1997  
Part # 01-118231

15 July 1997



### DESCRIPTION OF A 2.963 ACRE PARCEL FOR KEVIN FINNERTY

Known as and being a parcel of land situated in Auburn Township, Lot No. 8, Section No. 3, Tract 2, Geauga County, State of Ohio, and being more fully described as follows:

Beginning for reference at a monument found at the intersection of the centerlines of Auburn Road and Taylor May Road;

thence N  $86^{\circ}-26'-10''$ W along the centerline of Taylor May Road a distance of 621.64 feet to an iron pin set at the southwest corner of lands of Charles M. and Nancy Ward as recorded in Volume 635, Page 53 of the Geauga County Records of Deeds, said iron pin being the true place of beginning of the parcel herein described;

thence continuing N  $86^{\circ}-26'-10''$ W (reference bearing) along the centerline of said Taylor May Road a distance of 367.03 feet to an iron pin set;

thence N  $3^{\circ}-33'-50''$ E a distance of 30.00 feet to an iron pin set on the northerly right-of-way line of said Taylor May Road;

thence along a curve to the right having a radius of 40.00 feet, an arc length of 64.76 feet, a central angle of  $92^{\circ}-45'-36''$ , a chord bearing of N  $40^{\circ}-03'-22''$ W, a chord distance of 57.91 feet to an iron pin set;

thence N  $6^{\circ}-19'-26''$ E a distance of 27.49 feet to an iron pin set;

thence along a curve to the right having a radius of 220.00 feet, an arc length of 118.17 feet, a central angle of  $30^{\circ}-46'-31''$ , a chord bearing of N  $21^{\circ}-42'-42''$ E, a chord distance of 116.75 feet to an iron pin set;

thence N  $37^{\circ}-05'-57''$ E a distance of 69.28 to an iron pin set;

thence along a curve to the left having a radius of 280.00 feet, an arc length of 57.03 feet, a central angle of  $11^{\circ}-40'-08''$ , a chord bearing of N  $31^{\circ}-15'-53''$ E, a chord distance of 56.93 feet to an iron pin set;

thence along a curve to the right having a radius of 40.00 feet, an arc length of 30.76 feet, a central angle of  $44^{\circ}-03'-16''$ , a chord bearing of N  $47^{\circ}-27'-27''$ E, a chord distance of 30.00 feet to an iron pin set;

Kevin Finnerty - 2.963 Acres  
15 July 1997  
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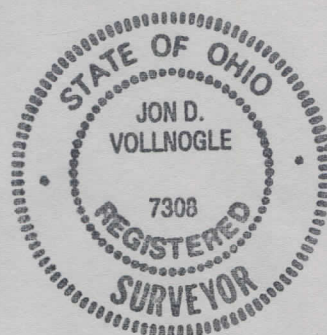
thence along a curve to the left having a radius of 75.00 feet, an arc length of 26.74 feet, a central angle of  $20^{\circ}-25'-50''$ , a chord bearing of  $N\ 59^{\circ}-16'-10''E$ , a chord distance of 26.60 feet to an iron pin set;

thence  $S\ 86^{\circ}-39'-43''E$  a distance of 260.38 feet to an iron pin set, said iron pin being on the westerly line of lands of said Charles M. and Nancy Ward;

thence  $S\ 3^{\circ}-20'-17''W$  along the westerly line of said Ward lands a distance of 356.12 feet, passing through an iron pipe found at 326.99 feet, to the place of beginning, containing 2.963 acres, more or less, and being subject to all legal right-of-ways and easements.

Prior deed reference being Deed Volume 1012, Page 445, of said Geauga County Records of Deeds.

This description was prepared by Jon D. Vollnogle, Registered Surveyor No. 7308, in July 1997.



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

R.S. 7/17/1997 Revised  
GEAUGA COUNTY ENGINEER

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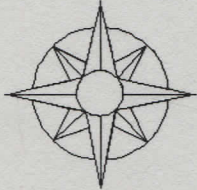
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Vice President

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

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

15 July 1997



## DESCRIPTION OF A 12.042 ACRE PARCEL FOR KEVIN FINNERTY

Known as and being a parcel of land situated in Auburn Township, Lot No. 8, Section No. 3, Tract 2, Geauga County, State of Ohio, and being more fully described as follows:

Beginning for reference at a monument found at the intersection of the centerlines of Auburn Road and Taylor May Road;

thence N 86°-26'-10"W along the centerline of Taylor May Road a distance of 988.67 feet to an iron pin set, said iron pin being the true place of beginning of the parcel herein described;

thence continuing N 86°-26'-10"W (reference bearing) along the centerline of said Taylor May Road a distance of 258.46 feet to an iron pin set, said iron pin being at the southeasterly corner of lands of Richard C. Roubic as recorded in Volume 732, Page 1226, of the Geauga County Records of Deeds;

thence N 3°-20'-18"E along the easterly line of said Roubic lands a distance of 1045.74 feet to an iron pin set, said iron pin being at the northeasterly corner of said Roubic lands, said iron pin also being on the southerly line of lands of John M. Lawrence as recorded in Volume 559, Page 413, of said Geauga County Records, passing through an iron pin set for reference at 30.00 feet;

thence S 86°-17'-27"E along the southerly line of said Lawrence lands a distance of 625.49 feet to an iron pipe found, said iron pipe being at the northwesterly corner of lands of Michael L. and Karen A. Small as recorded in Volume 794, Page 962, and Volume 795, Page 492, of said Geauga County Records;

thence S 3°-20'-17"W along the westerly line of said Small lands and also the westerly line of lands of John H. Ward as recorded in Volume 714, Page 1195, and lands of Charles M. and Nancy Ward as recorded in Volume 635, Page 53, of said Geauga County Records, a distance of 688.03 feet to an iron pin set;

thence N 86°-39'-43"W a distance of 260.38 feet to an iron pin set;

thence along a curve to right having a radius of 75.00 feet, an arc length of 26.74 feet, a central angle of 20°-25'-50", a chord bearing of S 59°-16'-10"W, a chord distance of 26.60 feet to an iron pin set;

thence along a curve to the left having a radius of 40.00 feet, an arc length of 30.76 feet, a central angle of 44°-03'-16", a chord bearing of S 47°-27'-27"W, a chord distance of 30.00 feet to an iron pin set;

Kevin Finnerty - 12.042 Acres  
15 July 1997  
Page 2

thence along a curve to the right having a radius of 280.00 feet, an arc length of 57.03 feet, a central angle of  $11^{\circ}-40'-08''$ , a chord bearing of  $S\ 31^{\circ}-15'-53''W$ , a chord distance of 56.93 feet to an iron pin set;

thence  $S\ 37^{\circ}-05'-57''W$  a distance of 69.28 feet to an iron pin set;

thence along a curve to the left having a radius of 220.00 feet, an arc length of 118.17 feet, a central angle of  $30^{\circ}-46'-31''$ , a chord bearing of  $S\ 21^{\circ}-42'-42''W$ , a chord distance of 116.75 feet to an iron pin set;

thence  $S\ 6^{\circ}-19'-26''W$  a distance of 27.49 feet to an iron pin set;

thence along a curve to the left having a radius of 40.00 feet, an arc length of 64.76 feet, a central angle of  $92^{\circ}-45'-36''$ , a chord bearing of  $S\ 40^{\circ}-03'-22''E$ , a chord distance of 57.91 feet to an iron pin set on the northerly right-of-way line of said Taylor May Road;

thence  $S\ 3^{\circ}-33'-50''W$  a distance of 30.00 feet to the place of beginning, containing 12.042 acres, more or less, and being subject to all legal right-of-ways and easements.

Prior deed reference being Deed Volume 1012, Page 445, of said Geauga County Records of Deeds.

This description was prepared by Jon D. Vollnogle, Registered Surveyor No. 7308, in July 1997.

SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
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*R.S. 7/17/1997 Revised*  
GEAUGA COUNTY ENGINEER

