

Scale In Feet



LEGEND

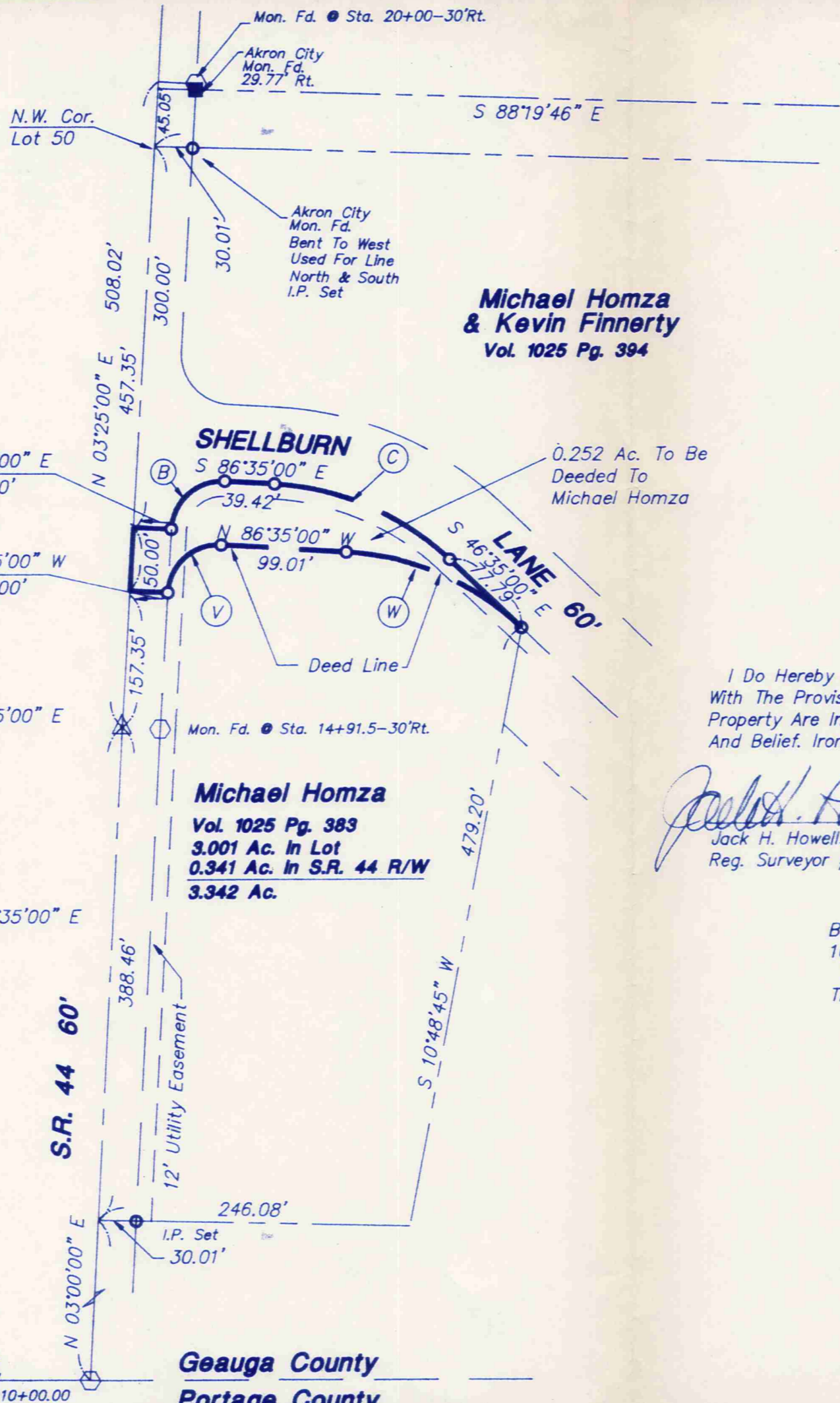
○ 5/8" Iron Pin Set

(B)
 $\Delta = 90^{\circ}00'00''$
 $R = 40.00'$
 $T = 40.00'$
 $L = 62.83'$
 Ch. Brng. = S 48°25'00" W
 Ch. = 56.57'

(V)
 $\Delta = 90^{\circ}00'00''$
 $R = 40.00'$
 $T = 40.00'$
 $L = 62.83'$
 Ch. Brng. = N 48°25'00" E
 Ch. = 56.57'

(C)
 $\Delta = 40^{\circ}00'00''$
 $R = 220.00'$
 $T = 80.07'$
 $L = 153.59'$
 Ch. Brng. = N 66°35'00" W
 Ch. = 150.49'

(W)
 $\Delta = 40^{\circ}00'01''$
 $R = 220.00'$
 $T = 80.07'$
 $L = 153.59'$
 Ch. Brng. = S 66°35'00" E
 Ch. = 150.49'



Michael Homza & Kevin Finnerty
 Vol. 1025 Pg. 394

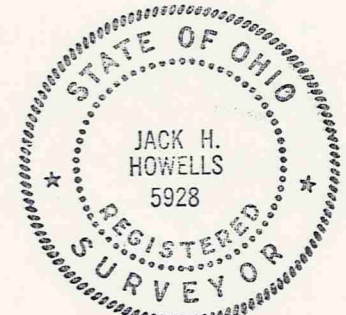
Michael Homza
 Vol. 1025 Pg. 383
 3.001 Ac. In Lot
 0.341 Ac. In S.R. 44 R/W
 3.342 Ac.

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 6/28/96
 Jack H. Howells Date
 Reg. Surveyor #5928

Seal:



This Drawing Shows A Survey Of A 0.252 Ac. parcel Being Part 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.

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

R.S. 7/1/1996
 GEAUGA COUNTY ENGINEER

Crackel Rd.
 Mon. Fd. Sta. 10+00.00

Geauga County
Portage County

Project: Survey For
SHELLBURN, INC.
 LOT 50, TRACT 3
 AUBURN TOWNSHIP
 GEAUGA COUNTY, OHIO

Howells & Baird, Inc.
 Civil Engineers & Surveyors
 Salem, Ohio 44460

Ph. (330)332-4834 Fax. (330)332-4058

Drawn: GTL Date: 7-21-96 Field Book: 350 Drawing No.: SC-1580

Revised: 7-28-96

Finnerty

01-118174

picked up 7-1-1996

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

AUB

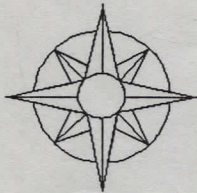
00081

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 0.252 ACRE PARCEL OF LAND BEING PART OF A 40.236 ACRE PARCEL 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 for reference 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 Michael Homza and Kevin Finnerty as recorded in Volume 1025, Page 394 of the Geauga County Records of Deeds;

thence S 3°-25'-00"W along the centerline of said S. R. 44 and the west line of said Lot 50 a distance of 300.00 feet to a point in said centerline of S. R. 44, said point being the true place of beginning of the parcel herein described;

thence S 86°-35'-00"E a distance of 30.00 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 on a curve to the right along the south right-of-way line of a proposed 60 foot wide street 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 N 48°-25'-00"E and a chord distance of 56.57 feet to a 5/8 inch iron pin set;

thence S 86°-35'-00"E and continuing along said south right-of-way line a distance of 39.42 feet to a 5/8 inch iron pin set;

thence on a curve to the right along said south right-of-way line of said proposed street having a central angle of 40°-00'-00", a radius of 220.00 feet, a tangent length of 80.07 feet, an arc length of 153.59 feet, a chord bearing of S 66°-35'-00"E and a chord distance of 150.49 feet to a 5/8 inch iron pin set;

thence continuing along said south right-of-way line S 46°-35'-00"E a distance of 77.79 feet to the northeast corner of lands now or formerly owned by Michael Homza as recorded in Volume 1025, Page 383 of the Geauga County Records of Deeds;

* a 5/8 inch iron pin set at

Finnerty - 0.252 Acre Parcel
28 June 1996
Page 2

thence northwesterly on a curve to the left along the north line of said Homza lands having a central angle of $40^{\circ}-00'-01''$, a radius of 220 feet, a tangent length of 80.07 feet, an arc length of 153.59 feet, a chord bearing of $N 66^{\circ}-35'-00''W$, and a chord length of 150.49 feet to a 5/8 inch iron pin set;

thence $N 86^{\circ}-35'-00''W$ and continuing along the north line of said Homza lands a distance of 99.01 feet to a 5/8 inch iron pin set and a point of curvature;

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

thence $N 86^{\circ}-35'-00''W$ a distance of 30.00 feet to a point in the centerline of said S. R. 44, said point also being on the west line of said Lot 50;

thence $N 3^{\circ}-25'-00''E$ along the centerline of said S. R. 44 and the west line of said Lot 50, a distance of 50.00 feet to the place of beginning, containing 0.252 acres of land. Of the 0.252 acres of land, 0.034 acres are in the right-of-way of S. R. 44. This parcel is part of a 40.236 acre parcel as recorded in Volume 1025, Page 394, from William J. and Gertrude J. Bodnovich to Michael Homza and Kevin Finnerty. Portions of this parcel that front on the east side of S. R. 44 and the south side of the proposed 60 foot wide street are subject to a 12 foot wide utility easement, immediately adjacent to the road right-of-way.

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
GEAUGA COUNTY ENGINEER

