

Alfonse F. Padegimas  
Vol. 220, Pg. 386

AUB 00082

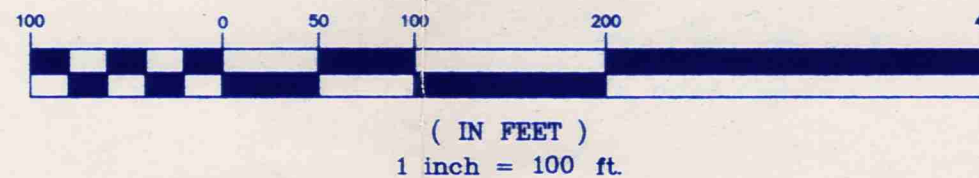
**Legend**

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

**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

**GRAPHIC SCALE**



**PRAIRIE DOG PARTNERS**  
VOL. 1248, PG. 187

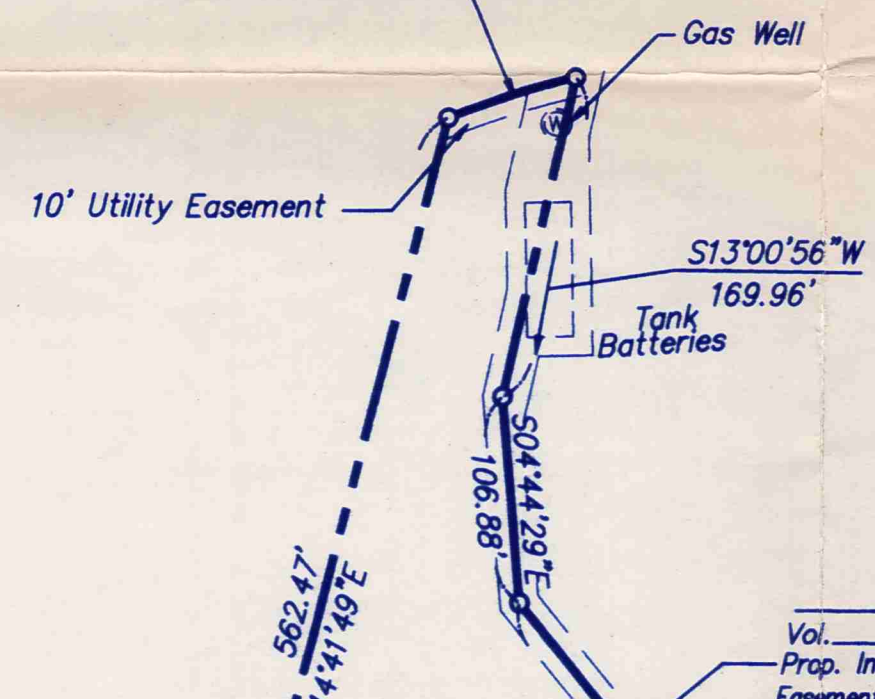
$\Delta = 08^{\circ}29'52''$   
 $R = 470.00'$   
 $T = 34.92'$   
 $L = 69.71'$   
 Ch, Brng. =  $N72^{\circ}30'12''E$   
 Ch. Length = 69.64'

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.

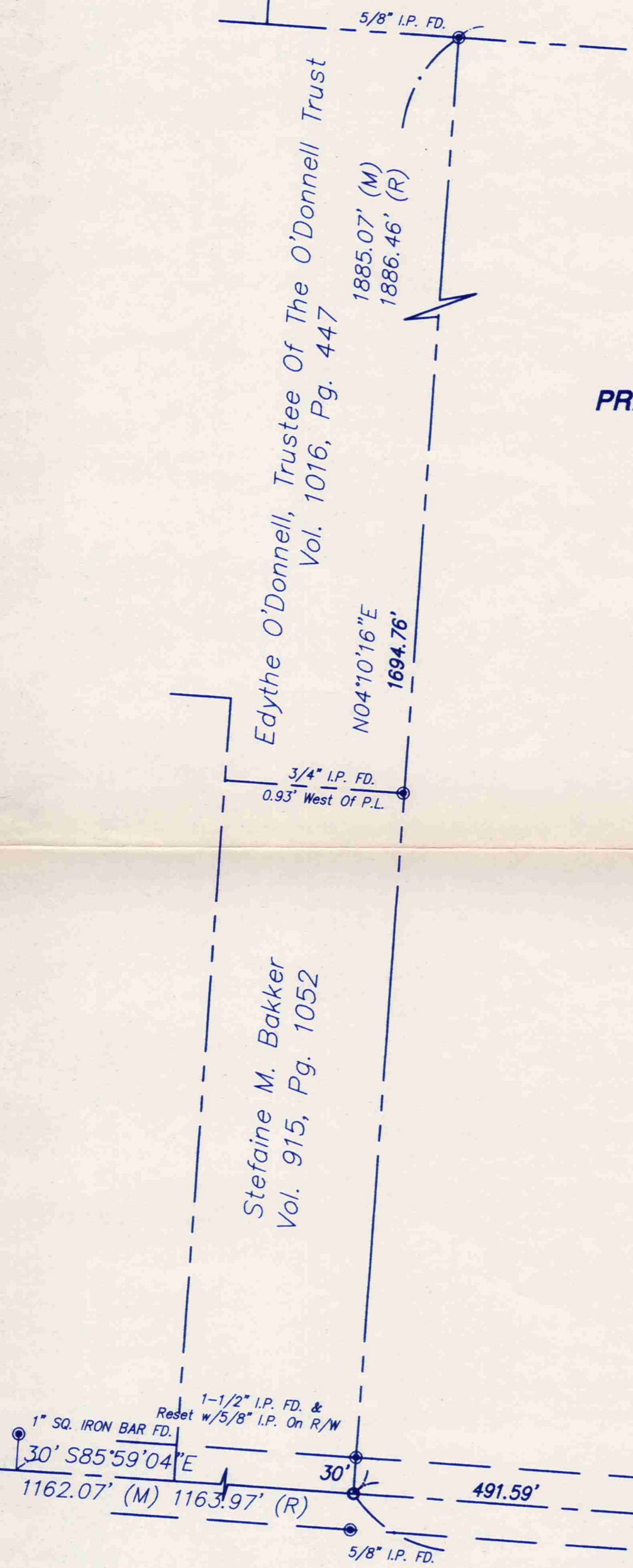
*Jack H. Howells* 7/28/99  
 Jack H. Howells Reg. Surveyor #5928 Date



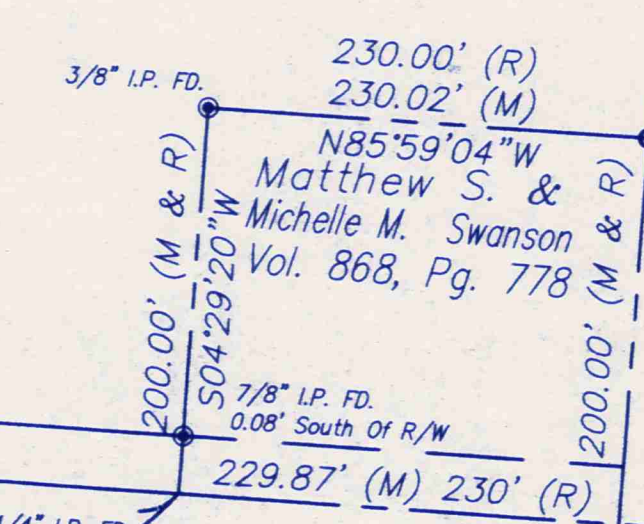
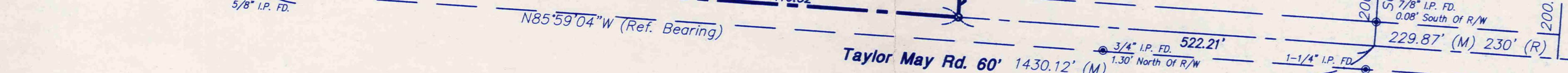
**PRAIRIE DOG PARTNERS**  
VOL. 1248, PG. 187



Prairie Dog Partners  
Vol. 1248, Pg. 187  
2.0409 Ac. In Lot  
0.2847 Ac. In Ex. R/W  
2.3256 Ac. Total



1" SQ. IRON BAR FD.  
 30' S85°59'04"E  
 1162.07' (M) 1163.97' (R)  
 1-1/2" I.P. FD. & Reset w/5/8" I.P. On R/W  
 30' 491.59'  
 5/8" I.P. FD.



Wilma And Willis Brown  
Vol. 418, Pg. 947

REVISION

DESIGNED BY: G.T.L.  
 DRAWN BY: G.T.L.  
 CHECKED BY: J.D.V.  
 DATE: 7-16-99  
 FIELD BOOK: 457

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

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

**HB**

SCALE  
 SHEET  
**SB-1828**

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*JK* 7/28/99  
 OFFICE OF THE  
 GEAGA COUNTY ENGINEER

Finnerty  
picked up 8-2-99

AUB  
00082

# 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  
E-MAIL: howbaird@valunet.com

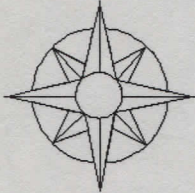
01-118426

**JON D. VOLLNOGLE, P.E., P.S.**  
Vice President  
28 July 1999

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

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

## DESCRIPTION OF A 2.3256 ACRE PARCEL OF LAND



This description is made at the request of Kevin Finnerty

Situated on the Prairie Dog Partners lands as recorded in Volume 1248, Page 187, of the Geauga County Records of Deeds and being 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 a 5/8 inch iron pin set at the southwest corner of said Prairie Dog Partners lands, said point also being on the centerline of Taylor May Road;

thence S 85°-59'-04"E along the centerline of said Taylor May Road and along the south line of said Prairie Dog Partners lands, a distance of 491.59 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 N 14°-41'-49"E, passing over a 5/8 inch iron pin set at 30.53 feet for reference 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 a curve;

thence on a curve to the right having a central angle of 8°-29'-52", a radius of 470.00 feet, a tangent length of 34.92 feet, an arc length of 69.71 feet, a chord bearing of N 72°-30'-12"E, a chord length of 69.64 feet to a 5/8 inch iron pin set;

thence S 13°-00'-56"W a distance of 169.96 feet to a 5/8 inch pin set;

thence S 4°-44'-29"E a distance of 106.88 feet to a 5/8 inch iron pin set;

thence S 39°-08'-12"E a distance of 376.63 feet to a 5/8 iron pin set on the north right-of-way line of said Taylor May Road;

thence S 4°-00'-56"W a distance of 30.00 feet to a 5/8 inch iron pin set on the centerline of said Taylor May Road;

thence N 85°-59'-04"W along the centerline of said Taylor May Road, a distance of 416.32 feet to the place of beginning and containing 2.3256 acres.

Reference bearing is S 89°-59'-12"W along centerline of Bartholomew Road. Taken from a survey for Wayne Leach made by Braun-Prenosil Associates, Inc. in May 1995.

The above described parcel is subject to a gas well and tank battery easement for ingress and egress as recorded in Volume , Page , 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 north line curve segment.

Description of a 2.3256 Acre Parcel  
28 July 1999  
Page 2

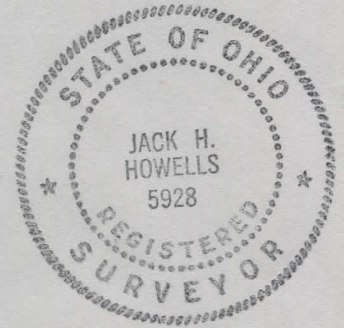
The above described parcel is also subject to a 10 foot wide utility easement immediately north of the north right-of-way line of Taylor May Road.

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 Jack H. Howells, Registered Surveyor No. 5928, in July 1999 from a survey supervised by him.

*Jack H. Howells*  
\_\_\_\_\_  
Jack H. Howells, Reg. Surveyor #5928

SEAL:



ENCLOSURE  
DEPT. OF PUBLIC SAFETY  
JUL 30 1999  
RECEIVED

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

*JK Revised* 7/13/99

OFFICE OF THE  
GEAUGA COUNTY ENGINEER