

Alfonse F. Padegimas  
Vol. 220, Pg. 386

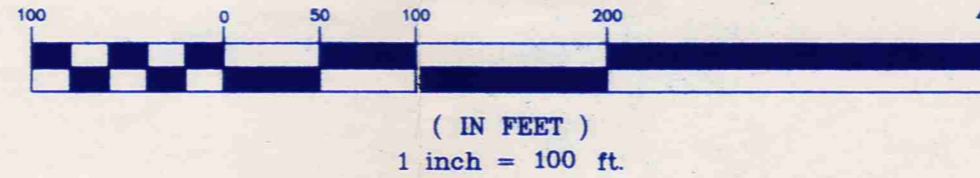
**Legend**

- 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**

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

Stefaine M. Bakker  
Vol. 915, Pg. 1052

$\Delta = 23^{\circ}08'23''$   
 $R = 75.00'$   
 $T = 15.35'$   
 $L = 30.29'$   
 Ch. Brng. =  $N76^{\circ}12'08''E$   
 Ch. Length =  $30.08'$

$\Delta = 03^{\circ}37'19''$   
 $R = 470.00'$   
 $T = 14.86'$   
 $L = 29.71'$   
 Ch. Brng. =  $N66^{\circ}26'36''E$   
 Ch. Length =  $29.71'$

This drawing is of a 2.2015 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  
 2.0322 Ac. in Lot  
 0.1693 Ac. in Ex. R/W  
 2.2015 Ac. Total

65' Building Setback Line

10' Utility Easement

1" SQ. IRON BAR FD.  
 1-1/2" I.P. FD. & Reset w/5/8" I.P. On R/W  
 $30' S85^{\circ}59'04''E$   
 $1162.07' (M)$   $1163.97' (R)$   
 5/8" I.P. FD.

$120.83'$   
 $604.00' S6'W$   
 $30'$   
 $248.66'$   
 $248.58'$   
 $242.93'$   
 $907.91'$   
 $30.53'$   
 $N85^{\circ}59'04''W$  (Ref. Bearing)

Taylor May Rd. 60'  $1430.12' (M)$   
 3/4" I.P. FD. 1.30' North Of R/W  
 1-1/4" I.P. FD.

3/8" I.P. FD.  $230.00' (R)$   $230.02' (M)$   
 $N85^{\circ}59'04''W$   
 Matthew S. & Michelle M. Swanson  
 Vol. 868, Pg. 778  
 $200.00' (M \& R)$   
 $504.29' S20^{\circ}W$   
 7/8" I.P. FD. 0.08' South Of R/W  
 $229.87' (M)$   $230' (R)$   
 7/8" I.P. FD.

Wilma And Willis Brown  
Vol. 418, Pg. 947

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



SCALE  
 SHEET  
 SB-1827

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*JK Review 7/31/99*  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER

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

REVISIONS

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

RECEIVED  
 JUL 29 1999  
 SURVEYING DEPARTMENT



AUB  
00083

Finnerty  
picked up 8-2-99

# Howells and Baird, Inc.

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SALEM, OHIO 44460-2848  
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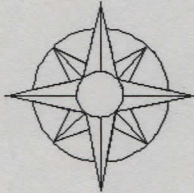
JON D. VOLLNOGLE, P.E., P.S.  
Vice President

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

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

28 July 1999

01-118427



## DESCRIPTION OF A 2.2015 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 248.66 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 4°-00'-56"E, passing over a 5/8 inch iron pin set at 30.00 feet for reference on the north right-of-way line of said Taylor May Road, a distance of 120.83 to a 5/8 inch iron pin set;

thence N 39°-33'-45"E a distance of 502.61 feet to a 5/8 inch iron pin set on a curve;

thence on a curve to the left having a central angle of 23°-08'-23", a radius of 75.00 feet, a tangent length of 15.35 feet, an arc length of 30.29 feet, a chord bearing of N 76°-12'-08"E, a chord length of 30.08 feet to a 5/8 inch iron pin set;

thence on a curve to the right having a central angle of 3°-37'-19", a radius of 470.00 feet, a tangent length of 14.86 feet, an arc length of 29.71 feet, a chord bearing of N 66°-26'-36"E, a chord length of 29.71 feet to a 5/8 inch iron pin set;

thence S 14°-41'-49"W, passing over a 5/8 iron pin set at 531.94 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 the centerline of said Taylor May Road;

thence N 85°-59'-04"W along the centerline of said Taylor May Road, a distance of 242.93 feet to the place of beginning and containing 2.2015 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 10 foot wide utility easement south of and immediately adjacent to the two north line curve segments.



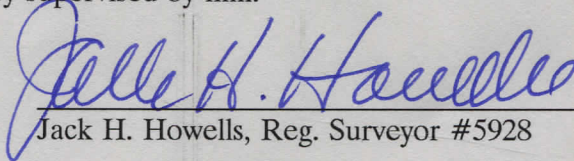
Description of a 2.2015 Acre Parcel  
28 July 1999  
Page 2

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

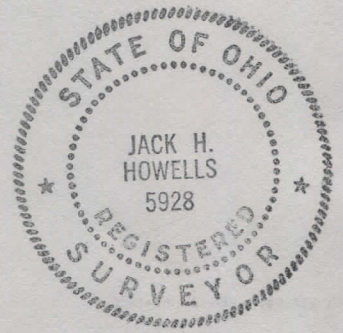
The above described parcel is subject to a building setback line 65 feet north of and parallel to the north right-of-way line of Taylor May Road.

The above described parcel is also subject to a rear building setback line, said line being southwesterly a distance of 302.06 feet from the north curve segment line.

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

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

SEAL:



RECEIVED

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

JK REVISED 7 30/99

OFFICE OF THE  
GEAUGA COUNTY ENGINEER