

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

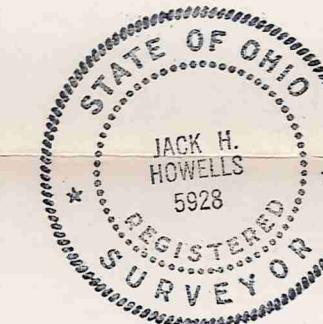


(IN FEET)
1 inch = 100 ft.

PRAIRIE DOG PARTNERS
VOL. 1248, PG. 187

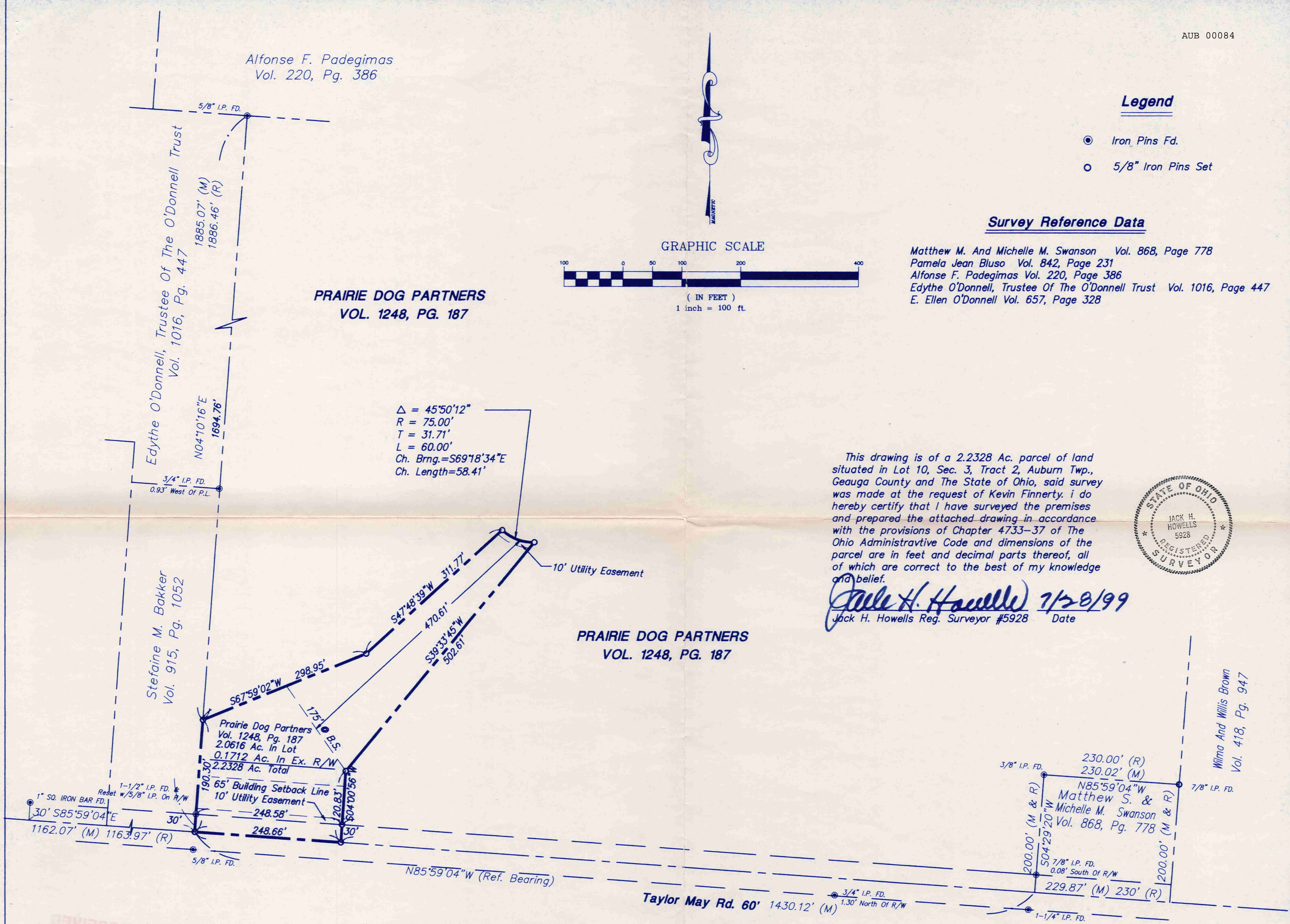
$\Delta = 45^{\circ}50'12''$
 $R = 75.00'$
 $T = 31.71'$
 $L = 60.00'$
 Ch. Brng.=S69°18'34"E
 Ch. Length=58.41'

This drawing is of a 2.2328 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



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

OK REVISED 7/28/99
OFFICE OF THE
GEOGA COUNTY ENGINEER

REVISIONS

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.
 GEOGA COUNTY, STATE OF OHIO

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



SCALE
 SHEET
SB-1826

FINNERTY
PICKED up 8/2/99

AUB
00084

Howells and Baird, Inc.

CIVIL ENGINEERS AND SURVEYORS
417 East State Street
SALEM, OHIO 44460-2848
PHONE (330) 332-4834
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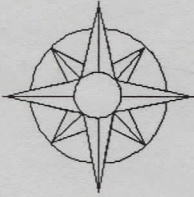
JON D. VOLLNOGLE, P.E., P.S.
Vice President

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

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

28 July 1999

01-118428



DESCRIPTION OF A 2.2328 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 at the southwest corner of said Prairie Dog Partners lands and the southeast corner of S. M. Bakker as recorded in Volume 915, Page 1052, of the Geauga County Records of Deeds, said point also being on the centerline of Taylor May Road;

thence N 4°-10'-16"E along the east line of said Bakker, also being along the west line of said Prairie Dog Partners lands, passing over a 1½ inch pipe found and a 5/8 inch iron pin reset at 30.00 feet for reference on the north right-of-way line of said Taylor May Road, a distance of 190.30 feet to a 5/8 inch iron pin set;

thence N 67°-59'-02"E a distance of 298.95 feet to a 5/8 inch iron pin set;

thence N 47°-48'-39"E a distance of 311.77 feet to a 5/8 inch iron pin set on a curve;

thence on a curve to the left having a central angle of 45°-50'-12", a radius of 75.00 feet, a tangent length of 31.71 feet, an arc length of 60.00 feet, a chord bearing of S 69°-18'-34"E, a chord length of 58.41 feet to a 5/8 inch iron pin set;

thence S 39°-33'-45"W a distance of 502.61 feet to a 5/8 inch iron pin set;

thence S 4°-00'-56"W, passing over a 5/8 inch iron pin set at 90.83 feet for reference on the north right-of-way line of said Taylor May Road, a distance of 120.83 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 248.66 feet to the place of beginning and containing 2.2328 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 north line curve segment.

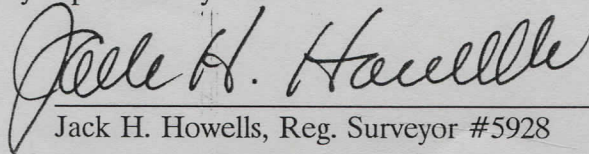
Description of a 2.2328 Acre Parcel
28 July 1999
Page 2

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.

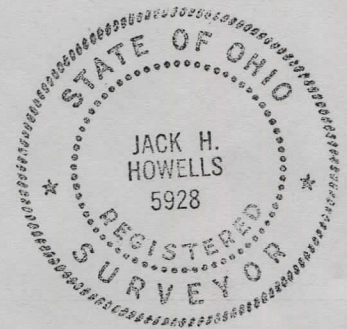
The above described parcel is also subject to a rear building setback line, said line being southwesterly a distance of 470.61 feet from the north line curve segment.

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:



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

JK REVISED 7 130199

OFFICE OF THE
GEAUGA COUNTY ENGINEER

ENGINEER'S
RECEIVED
JUL 28 1999
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