

REVISIONS	
1-27-2006	

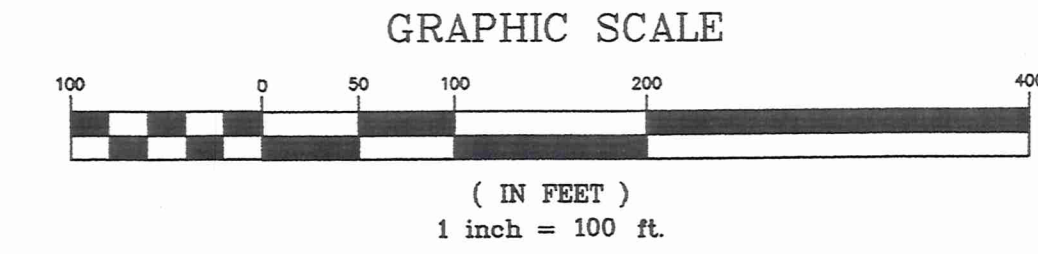
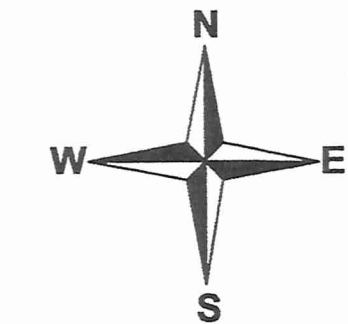
DESIGNED BY: G.T.L.  
 DRAWN BY: J.D.V.  
 CHECKED BY: J.D.V.  
 DATE: 1-19-2006  
 JOB NUMBER: 03-2447  
 FIELD BOOK: 537

PROPERTY SURVEY FOR  
**KEVIN FINNERTY**  
 LOT 4, SEC. 3, TRACT 2 AUBURN TWP.  
 GAUGA COUNTY, STATE OF OHIO

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



SCALE  
**1"=100'**  
 SHEET  
**SA-2567**



**LEGEND**

- Iron Pin In Monument Found
- 5/8" Iron Pin Set
- ⊙ 5/8" Iron Pin Found
- Boxless Monument 1" Iron Pin Found

**Curve Data**

<p>Ⓐ  <math>\Delta = 31^{\circ}33'32''</math>  <math>R = 515.00'</math>  <math>T = 145.53'</math>  <math>L = 283.67'</math>  <math>Ch. Brng. = N83^{\circ}54'04''E</math>  <math>Ch. Length = 280.03'</math></p>	<p>Ⓑ  <math>\Delta = 80^{\circ}00'00''</math>  <math>R = 30.00'</math>  <math>T = 25.17'</math>  <math>L = 41.89'</math>  <math>Ch. Brng. = N40^{\circ}19'10''W</math>  <math>Ch. Length = 38.57'</math></p>	<p>Ⓒ  <math>\Delta = 26^{\circ}02'49''</math>  <math>R = 485.00'</math>  <math>T = 112.18'</math>  <math>L = 220.48'</math>  <math>Ch. Brng. = S86^{\circ}39'25''W</math>  <math>Ch. Length = 218.59'</math></p>	<p>Ⓓ  <math>\Delta = 05^{\circ}30'43''</math>  <math>R = 485.00'</math>  <math>T = 23.35'</math>  <math>L = 46.66'</math>  <math>Ch. Brng. = N70^{\circ}52'39''E</math>  <math>Ch. Length = 46.64'</math></p>
<p>Ⓔ  <math>\Delta = 77^{\circ}26'39''</math>  <math>R = 40.00'</math>  <math>T = 32.07'</math>  <math>L = 54.07'</math>  <math>Ch. Brng. = N29^{\circ}23'59''E</math>  <math>Ch. Length = 50.04'</math></p>	<p>Ⓕ  <math>\Delta = 44^{\circ}07'55''</math>  <math>R = 75.00'</math>  <math>T = 30.40'</math>  <math>L = 57.77'</math>  <math>Ch. Brng. = N12^{\circ}44'37''E</math>  <math>Ch. Length = 56.35'</math></p>	<p>Ⓖ  <math>\Delta = 75^{\circ}48'09''</math>  <math>R = 75.00'</math>  <math>T = 58.39'</math>  <math>L = 98.23'</math>  <math>Ch. Brng. = N72^{\circ}42'38''E</math>  <math>Ch. Length = 92.15'</math></p>	<p>Ⓖ  <math>\Delta = 45^{\circ}50'12''</math>  <math>R = 75.00'</math>  <math>T = 31.71'</math>  <math>L = 60.00'</math>  <math>Ch. Brng. = S45^{\circ}28'12''E</math>  <math>Ch. Length = 58.41'</math></p>

State Of Ohio  
 P.N. 01-701500  
 Vol. 266, Pg. 20

Kim J. & Debra Elam  
 Vol. 1764, Pg. 2579  
 P.N. 01-034630  
 0.0762 Ac.  
 Not Part Of Sub-Division

Kim J. & Debra Elam  
 P.N. 01-034630  
 Vol. 733, Pg. 302

Tara Century, Inc.  
 Vol. 1764, Pg. 2570  
 P.N. 01-118925

George And Carolyn  
 Stadlander  
 Vol. 1764, Pg. 2575  
 P.N. 01-118924

Edward Garback  
 P.N. 01-041100  
 Vol. 1696, Pg. 857

Tara Century, Inc.  
 Vol. 1764, Pg. 2589  
 P.N. 01-118785

Carmel Affeldt  
 P.N. 01-000300  
 Vol. 1750, Pg. 69

Daniel P. Henderson  
 P.N. 01-046900  
 Vol. 1646, Pg. 212

Helen Pauline Pierce  
 P.N. 01-081000  
 Vol. 613, Pg. 254

**SURVEY REFERENCE DATA**

Surveys:  
 Reference Bearing N00°19'10"W Along Centerline Of  
 Messenger Rd. Taken From A Survey For Edward Garback  
 Made By Frank B. Krause & Associates In October 2000

Deeds:  
 Kim J. And Debra Elam Vol. 733, Pg. 302  
 Tara Century, Inc. Vol. 1696, Pg. 851

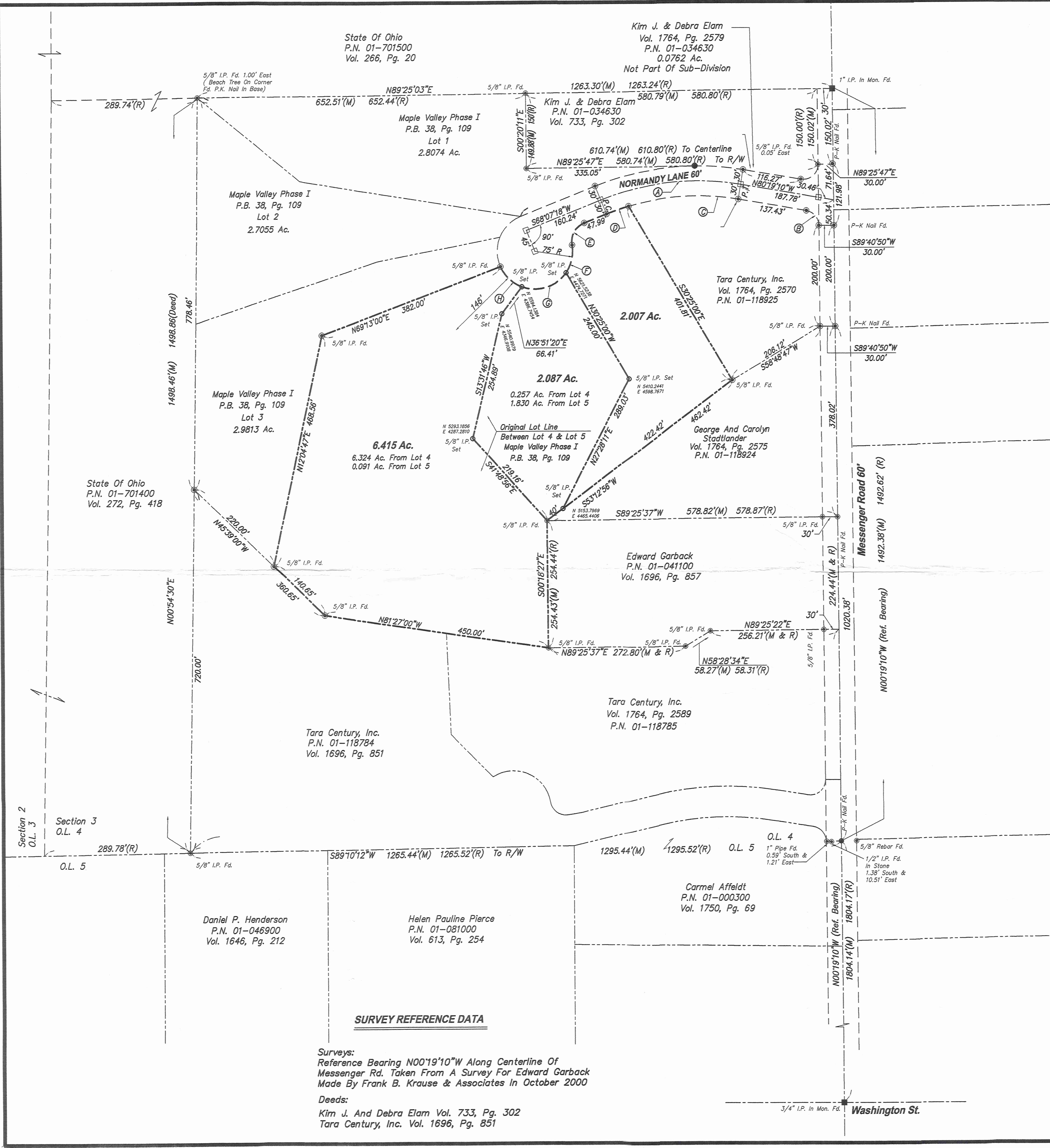
SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
 R.S. 2/6/06  
 OFFICE OF THE REGISTERED  
 GAUGA COUNTY ENGINEER



*Jon D. Vollnogle*  
 Jon D. Vollnogle Registered Surveyor #7308

1-27-06  
 Date

Howells and Baird, Inc.  
 1156 East State Street  
 Salem, Ohio 44460  
 Ph. (216) 332-4834



AUB00220

Tara Century  
picked up 2-6-06  
01-118997  
Vol. 1787-Pg. 53

# Howells and Baird, Inc.

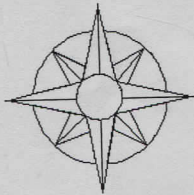
CIVIL ENGINEERS AND SURVEYORS  
1156 East State Street  
SALEM, OHIO 44460-2292

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

**JACK H. HOWELLS, P.E., P.S.**  
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E-MAIL: howbaird@neo.rr.com  
**DONALD L. BAIRD, P.E., P.S.**  
Vice President 1934 - 1995

27 January 2006



## DESCRIPTION OF A 2.007 ACRE PARCEL FOR TARA CENTURY, INC.

Situated in Auburn Township, County of Geauga, State of Ohio and being part of the original Auburn Township Lot 4, Section 3, Tract 2 and being further bounded and described as follows:

Beginning for reference at a 3/4 inch iron pin in a monument found at the intersection of the centerlines of Washington Street and Messenger Road, a sixty foot wide road;

thence N 0°-19'-10"W (reference bearing) along the centerline of Messenger Road, a distance of 1804.14 feet to a P.K. Nail found in the south line of said original Lot 4 and being the southeast corner of parcel conveyed to Tara Century, Inc., as recorded in Volume 1696, Page 851 of the Geauga County Deed of Records;

thence continuing N 0°-19'-10"W along the centerline of said Messenger Road, a distance of 1020.38 feet to a P.K. Nail found, said P.K. Nail being at the northeast corner of lands of George and Carolyn Stadlander, Parcel No. 01-118924, as recorded in Volume 1764, Page 2575 of the Geauga County Deed of Records, said P.K. Nail also being at the southeast corner of Tara Century, Inc., Parcel No. 01-118925, as recorded in Volume 1764, Page 2570 of the Geauga County Deed Records;

thence S 89°-40'-50"W along the north side of said Parcel No. 01-118924 and the south line of said Parcel No. 01-118925, a distance of 30.00 feet to a 5/8 inch iron pin found on the westerly right-of-way line of Messenger Road;

thence S 58°-48'-47"W along the northerly line of said Parcel No. 01-118924 and the southerly line of said Parcel No. 01-118925, a distance of 206.12 feet to a 5/8 inch iron pin found, said iron pin being the true place of beginning of the tract herein described, said iron pin also being the southeasterly corner of former Lot 5 of Maple Valley Phase I, as recorded in Plat Book 38, page 109 of the Geauga County Plat Records;

thence S 53°-12'-56"W along the northerly line of said Parcel No. 01-118924 and southerly line of said former Lot 5, a distance of 422.42 feet to a 5/8 inch iron pin set;

thence N 27°-28'-11"E a distance of 289.03 feet to a 5/8 inch iron pin set;

thence N 30°-25'-00"W a distance of 245.00 feet to a 5/8 inch iron pin set on the southerly right-of-way line of Normandy Lane, a sixty foot wide road;

Description of a 2.007 Acre Parcel for Tara Century, Inc.  
27 January 2006  
Page 2

thence on a curve to the left on the southerly right-of-way line of said Normandy Lane, having a central angle of 44°-07'-55", a radius of 75.00 feet, a tangent length of 30.40 feet, an arc length of 57.77 feet, a chord bearing of N 12°-44'-37"E, and a chord length of 56.35 feet to a 5/8 inch iron pin found at a point of curvature;

thence continuing along the southerly right-of-way line of said Normandy Lane, on a curve to the right, having a central angle of 77°-26'-39", a radius of 40.00 feet, a tangent length of 32.07 feet, an arc length of 54.07 feet, a chord bearing of N 29°-23'-59"E, and a chord length of 50.04 feet to a 5/8 inch iron pin found;

thence N 68°-07'-18"E along the southerly right-of-way line of said Normandy Lane, a distance of 47.99 feet to a 5/8 inch iron pin found on a point of curvature;

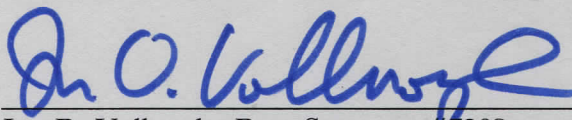
thence continuing along the southerly right-of-way of said Normandy Lane, on a curve to the right, having a central angle of 5°-30'-43", a radius of 485.00 feet, a tangent length of 23.35 feet, an arc length of 46.66 feet, a chord bearing of N 70°-52'-39"E, and a chord length of 46.64 feet to a 5/8 inch iron pin found, said iron pin being at the northeast corner of said former Lot 5 and the northwest corner of said Parcel No. 01-118925;

thence S 30°-25'-00"E along the easterly of said former Lot 5 and a westerly line of said Parcel No. 01-118925, a distance of 401.81 feet to the place of beginning, containing 2.007 acres of land, more or less.

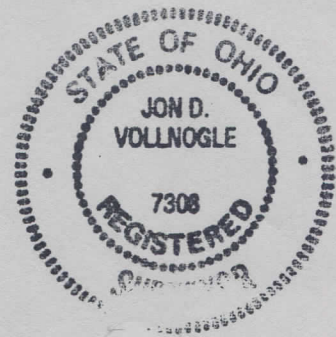
The above described parcel being subject to a 12 foot wide utility easement, being adjacent to and 12 feet distant southerly and parallel to the southerly right-of-way line of Normandy Lane, said easement extends from the westerly line of the above described parcel to the easterly line of the above described parcel.

The above described parcel formerly being part of former Lot 5 of Maple Valley Phase I, Plat Book 38, Page 109 of the Geauga County Records of Plats.

This legal description was prepared by Jon D. Vollnogle, Registered Surveyor No. 7308 in January 2006 from a survey performed under his supervision.

  
Jon D. Vollnogle, Reg. Surveyor #7308

SEAL:



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

R.S. 2/6/06  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER  
(excluding easements)

# Howells and Baird, Inc.

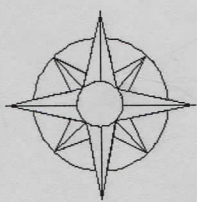
CIVIL ENGINEERS AND SURVEYORS  
1156 East State Street  
SALEM, OHIO 44460-2292

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

**JACK H. HOWELLS, P.E., P.S.**  
Business Development

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E-MAIL: howbaird@neo.rr.com  
**DONALD L. BAIRD, P.E., P.S.**  
Vice President 1934 - 1995

27 January 2006



## DESCRIPTION OF A 2.087 ACRE PARCEL FOR TARA CENTURY, INC.

Situated in Auburn Township, County of Geauga, State of Ohio and being part of the original Auburn Township Lot 4, Section 3, Tract 2 and being further bounded and described as follows:

Beginning for reference at a 3/4 inch iron pin in a monument found at the intersection of the centerlines of Washington Street and Messenger Road, a sixty foot wide road;

thence N 0°-19'-00"W (reference bearing) along the centerline of Messenger Road, a distance of 1804.14 feet to a P.K. Nail found in the south line of said original Lot 4 and being the southeast corner of parcel conveyed to Tara Century, Inc., as recorded in Volume 1696, Page 851 of the Geauga County Deed of Records;

thence continuing N 0°-19'-10"W along the centerline of said Messenger Road, a distance of 1020.38 feet to a P.K. Nail found, said P.K. Nail being at the northeast corner of lands of George and Carolyn Stadlander, Parcel No. 01-118924, as recorded in Volume 1764, Page 2575 of the Geauga County Deed of Records, said P.K. Nail also being at the southeast corner of Tara Century, Inc., Parcel No. 01-118925, as recorded in Volume 1764, Page 2570 of the Geauga County Deed Records;

thence S 89°-40'-50"W along the northerly line of said Parcel No. 01-118924 and the southerly line of said Parcel No. 01-118925, a distance of 30.00 feet to a 5/8 inch iron pin found on the westerly right-of-way line of said Messenger Road;

thence S 58°-48'-47"W along the northerly line of said Parcel No. 01-118924 and the southerly line of said Parcel No. 01-118925, a distance of 206.12 feet to a 5/8 inch iron pin found, said iron pin also being the southeasterly corner of former Lot 5 of Maple Valley Phase I, as recorded in Plat Book 38, page 109 of the Geauga County Plat Records;

thence S 53°-12'-56"W along the northerly line of said Parcel No. 01-118924 and southerly line of said former Lot 5, a distance of 422.42 feet to a 5/8 inch iron pin set, said iron pin being the true place of beginning of the parcel herein described;

thence continuing S 53°-12'-56"W along the northerly line of said Parcel No. 01-118924 and along the southerly line of said former Lot 5, a distance of 40.00 feet to a 5/8 inch iron found, said iron pin being at the southwesterly corner of said Parcel No. 01-118924, said iron pin also being at the northwesterly corner of lands of Edward Garback, Parcel No. 01-041100, as recorded in Volume 1696, Page 857 of the Geauga County Deed Records;

thence N 41°-48'-56"W a distance of 219.16 feet to a 5/8 inch iron pin set;

Description of a 2.087 Acre Parcel for Tara Century, Inc.  
27 January 2006  
Page 2

thence N 13°-31'-46"E a distance of 254.89 feet to a 5/8 inch iron pin set;

thence N 36°-51'-20"E a distance of 66.41 feet to a 5/8 inch iron pin set on the southerly right-of-way line of Normandy Lane, a sixty foot wide road;

thence on a curve to the left on the southerly right-of-way line of Normandy Lane, a sixty foot wide road, having a central angle of 75°-48'-09", a radius of 75.00 feet, a tangent length of 58.39 feet, an arc length of 99.23 feet, a chord bearing of N 72°-42'-38"E, and a chord length of 92.15 feet to a 5/8 inch iron pin set;

thence S 30°-25'-00"E a distance of 245.00 feet to a 5/8 inch iron pin set;

thence S 27°-28'-11"W a distance of 289.03 feet to the place of beginning, containing 2.087 acres of land, more or less.

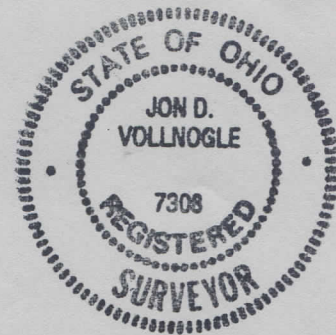
The above described parcel being subject to a 12 foot wide utility easement, being adjacent to and 12 feet distant southerly and parallel to the southerly right-of-way line of Normandy Lane, said easement extends from the westerly line of the above described parcel to the easterly line of the above described parcel.

The above described parcel 1.830 acres taken from former Lot 5 of Maple Valley Phase I, Plat Book 38, Page 109 of the Geauga County Records of Plats and 0.257 acres from former Lot 4 of Maple Valley Phase I, Plat Book 38, Page 109 of the Geauga County Records of Plats.

This legal description was prepared by Jon D. Vollnogle, Registered Surveyor No. 7308 in January 2006 from a survey performed under his supervision.

Jon D. Vollnogle, Reg. Surveyor #7308

SEAL:



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

R.S. 2/6/06  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER  
*(excluding easement)*

# Howells and Baird, Inc.

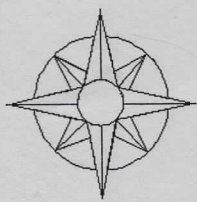
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**JON D. VOLLNOGLE, P.E., P.S.**  
President

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

24 January 2006



## DESCRIPTION OF A 6.415 ACRE PARCEL FOR TARA CENTURY, INC.

Situated in Auburn Township, County of Geauga, State of Ohio and being part of the original Auburn Township Lot 4, Section 3, Tract 2 and being further bounded and described as follows:

Beginning for reference at a 3/4 inch iron pin in a monument found at the intersection of the centerlines of Washington Street and Messenger Road, a sixty foot wide road;

thence N 0°-19'-00"W (reference bearing) along the centerline of Messenger Road, a distance of 1804.14 feet to a P.K. Nail found in the south line of said original Lot 4 and being the southeast corner of parcel conveyed to Tara Century, Inc., as recorded in Volume 1696, Page 851 of the Geauga County Deed of Records;

thence continuing N 0°-19'-10"W along the centerline of said Messenger Road, a distance of 1020.38 feet to a P.K. Nail found, said P.K. Nail being at the northeast corner of lands of George and Carolyn Stadlander, Parcel No. 01-118924, as recorded in Volume 1764, Page 2575 of the Geauga County Deed of Records, said P.K. Nail also being at the southeast corner of Tara Century, Inc., Parcel No. 01-118925, as recorded in Volume 1764, Page 2570 of the Geauga County Deed Records;

thence S 89°-40'-50"W along the northerly line of said Parcel No. 01-118924 and the southerly line of said Parcel No. 01-118925, a distance of 30.00 feet to a 5/8 inch iron pin found on the westerly right-of-way line of said Messenger Road;

thence S 58°-48'-47"W along the northerly line of said Parcel No. 01-118924 and southerly line of said Parcel No. 01-118925, a distance of 206.12 feet to a 5/8 inch iron pin found, said iron pin also being at a southeasterly corner of former Lot 5 of Maple Valley Phase I, Plat Book 38, Page 109 of the Geauga County Plat Records;

thence S 53°-12'-56"W along the northerly line of said Parcel No. 01-118924 and along the southerly line of said former Lot 5, a distance of 462.42 feet to a 5/8 inch iron found, said iron pin being at the southwesterly corner of said Parcel No. 01-118924, said iron pin also being at the northwesterly corner of lands owned by Edward Garback, Parcel No. 01-041100, as recorded in Volume 1696, Page 857 of the Geauga County Deed of Records, said iron pin also being at the true place of beginning of tract herein described;

thence S 0°-18'-27"E along the westerly line of said Parcel No. 01-041100 and along an easterly line of former Lot 4 of Maple Valley Phase I, Plat Book 38, Page 109 of the Geauga County

Description of a 6.415 Acre Parcel for Tara Century, Inc.  
23 January 2006  
Page 2

R.S. 2/6/06 (Revised)  
OFFICE OF THE (excluding easement)  
GEAUGA COUNTY ENGINEER

Plat Records, a distance of 254.43 feet to a 5/8 inch iron pin found, said iron pin being at the southwest corner of said Parcel No. 01-041100, said iron pin also being on the northerly line of Tara Century, Inc., Parcel No. 01-118785, as recorded in Volume 1764, Page 2589 of the Geauga County Deed of Records;

thence N 81°-27'-00"W along a southerly line of former Lot 4 and the northerly line of said Parcel No. 01-11875 and also along a northerly line of lands of Tara Century, Inc., Parcel No. 01-118784, as recorded in Volume 1696, Page 851 of the Geauga County Deed of Records, a distance of 450.00 feet to a 5/8 inch iron pin found at an angle point of said former Lot 4;

thence N 45°-39'-00"W along a northerly line of said Parcel No. 01-118784 and along a southerly line of said former Lot 4, a distance of 140.65 feet to a 5/8 inch iron pin, said iron pin also being at the southwesterly corner of said former Lot 4 and the southeasterly corner of Lot 3 of Maple Valley Phase I, Plat Book 38, Page 109 of the Geauga County Plat Records;

thence N 12°-04'-47"E along the westerly line of said former Lot 4 and the easterly line of said Lot 3, a distance of 468.56 feet to a 5/8 inch iron pin found at an angle point in said former Lot 4 and Lot 3;

thence N 69°-13'-00"E along a northerly line of said former Lot 4 and a southerly line of said Lot 3, a distance of 382.00 feet to a 5/8 inch iron pin found on the right-of-way line of Normandy Lane, a sixty foot wide road;

thence on a curve to the left on said right-of-way line of said Normandy Lane, 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 46°-28'-12"E, and a chord length of 58.41 feet to a 5/8 inch iron pin set;

thence S 36°-51'-20"W a distance of 66.41 feet to a 5/8 inch iron pin set;

thence S 13°-31'-46"W a distance of 254.89 feet to a 5/8 inch iron pin set;

thence S 41°-48'-56"E a distance of 219.16 feet to the place of beginning, containing 6.415 acres of land, more or less.

The above described parcel being subject to a 12 foot wide utility easement, being adjacent to and 12 feet distant southerly and parallel to the southerly right-of-way line of Normandy Lane, said easement extends from the westerly line of the above described parcel to the easterly line of the above described parcel.

The above described parcel formerly being part of former Lot 4 (6.324 acres) and former Lot 5 (0.091 acres) of Maple Valley Phase I, Plat Book 38, Page 109 of the Geauga County Record of Plats.

This legal description was prepared by Jon D. Vollnogle, Registered Surveyor No. 7308 in January 2006 from a survey performed under his supervision.

*Jon D. Vollnogle*

Jon D. Vollnogle, Reg. Surveyor #7308

SEAL:

