

REVISIONS	
9-07-2004	
6-02-2005	

DESIGNED BY:	G.T.L.
DRAWN BY:	J.D.V.
CHECKED BY:	J.D.V.
DATE:	8-17-2004
JOB NUMBER:	03-2447
FIELD BOOK:	537

PROPERTY SURVEY FOR  
**TARA CENTURY, INC.**  
 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  
 SB-2367

**Legend**

- Iron Pin Found
- Iron Pin In Monument Found
- 5/8" Iron Pin Or P.K. Nail Set

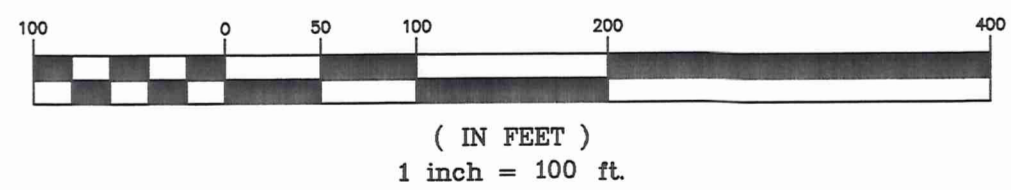
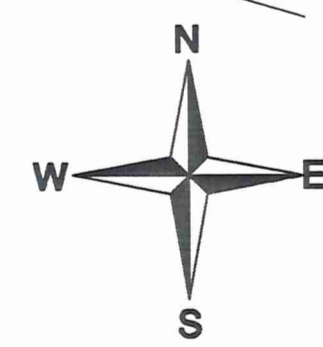
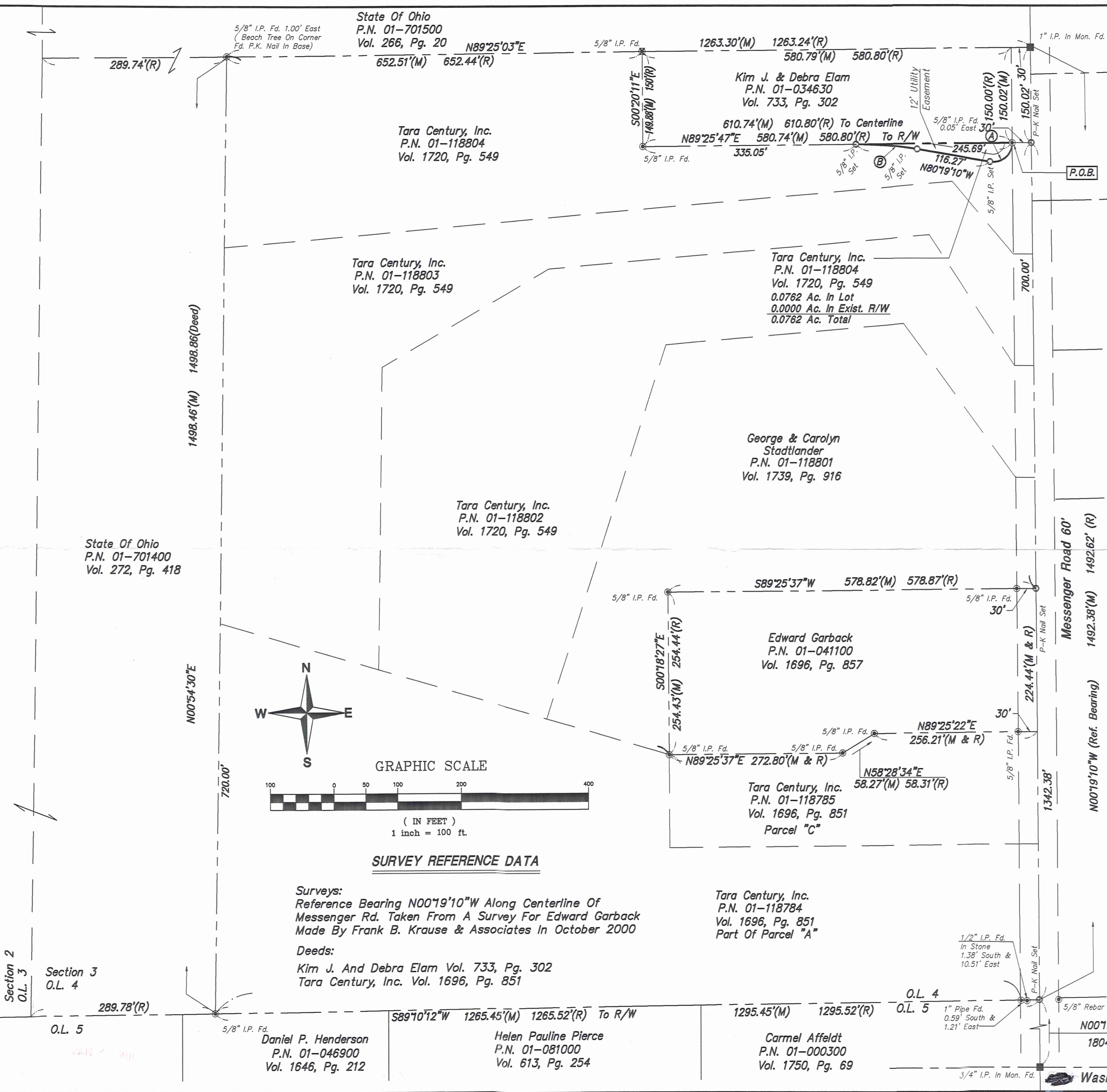
**CURVE DATA**

Ⓐ	Δ = 100°00'00"	Ⓑ	Δ = 10°08'24"
	R = 30.00'		R = 545.00'
	T = 35.75'		T = 48.35'
	L = 52.36'		L = 96.45'
	Ch. Brng. = S49°40'50"W		Ch. Brng. = N85°23'22"W
	Ch. Length = 45.96'		Ch. Length = 96.33'

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
PAK 619105  
 OFFICE OF THE REV  
 GAUGA COUNTY ENGINEER

This drawing is of a 0.0762 Ac. parcel of land situated in Lot 4, Sec. 3, Tract 2, Auburn Twp., Gauga 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.

*Jon D. Vollnogle* 6-7-05  
 Jon D. Vollnogle Reg. Surveyor #7308 Date



**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



A11800222

Tara Century Inc

# Howells and Baird, Inc.

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

Pick up Date

6-9-05

01-118926

Vol. 1764 - Pg. 2579

PHONE (330) 332-4834

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E-MAIL: howbaird@neo.rr.com

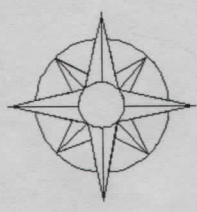
**DONALD L. BAIRD, P.E., P.S.**

Vice President 1934 - 1995

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

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

2 June 2005



## DESCRIPTION OF 0.0762 ACRE PARCEL FOR TARA CENTURY, INC.

Situated in Auburn Township, County of Geauga and State of Ohio and being part of Original Auburn Township Lot No. 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 60 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 set in the south line of said Original Lot No. 4 and being the southeast corner of Parcel "A" conveyed to Tara Century, Inc., as recorded in Volume 1696, Page 851 of Geauga County Deed Records;

thence continuing N 0°-19'-10"W along the centerline of said Messenger Road, a distance of 1342.38 feet to a P.K. Nail set, said P.K. Nail being at the southeast corner of lands of Kim J. and Debra Elam, as recorded in Deed Volume 733, Page 302 of the Geauga County Deed Records;

thence S 89°-25'-47"W a distance of 30.00 feet to a 5/8 inch iron pin found, said iron pin being 0.05' east of the westerly right-of-way of said Messenger Road, said iron pin also being the true place of beginning of the tract herein described;

thence along a curve to right, on a chord bearing of S 49°-40'-50"W, a chord length of 45.96 feet to a 5/8 inch iron pin set, said curve having a central angle of 100°-00'-00", a curve radius of 30.00 feet, and an arc length of 52.36 feet;

thence N 80°-19'-10"W a distance of 116.27 feet to a 5/8 inch iron pin set;

thence along a curve to the left, on a chord bearing of N 85°-23'-22"W, a chord length of 96.33 feet to a 5/8 inch iron pin set on the south line of said lands of Elam, said curve having a central angle of 10°-08'-24", a curve radius of 545.00 feet and an arc length of 96.45 feet;

thence N 89°-25'-47"E along the south line of said lands of Elam, a distance of 245.69 feet to the place of beginning, containing 0.0762 acres of land, more or less, and being subject to all legal right-of-ways and easements.

Prior Deed of Record is Tara Century, Inc., Parcel Number 01-118804, Volume 1720, Page 549, of the Geauga County Records of Deeds.

Description of 0.0762 Acre Parcel for Tara Century, Inc.  
2 June 2005  
Page 2

Grantor excepts and reserves a 12 foot wide easement for the purpose of construction and operation of utilities, said easement being more fully described as follows:

The true place of beginning of the easement herein described is the true place of beginning of the tract described above;

thence along a curve to right, on a chord bearing of S 49°-40'-50"W, a chord length of 45.96 feet to a 5/8 inch iron pin set, said curve having a central angle of 100°-00'-00", a curve radius of 30.00 feet, and an arc length of 52.36 feet;

thence N 80°-19'-10"W a distance of 116.27 feet to a 5/8 inch iron pin set;

thence along a curve to the left, on a chord bearing of N 85°-23'-22"W, a chord length of 96.33 feet to a 5/8 inch iron pin set on the south line of said lands of Elam, said curve having a central angle of 10°-08'-24", a curve radius of 545.00 feet and an arc length of 96.45 feet;

thence N 89°-25'-47"E along the south line of said lands of Elam, a distance of 115.27 feet to a point;

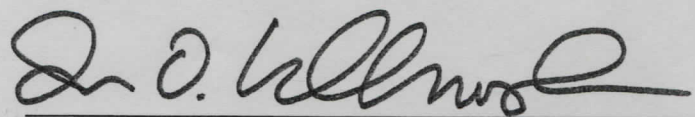
thence S 80°-19'-10"E a distance of 98.80 feet to a point;

thence along a curve to the left, on a chord bearing of N 49°-45'-51"E, a chord length of 27.54 feet to a point on the south line of said lands of Elam, said curve having a central angle of 99°-49'-58", a curve radius of 18.00 feet and an arc length of 31.36 feet;

thence N 89°-25'-47"E along the south line of said lands of Elam, a distance of 12.00 feet to the place of beginning, said easement containing 0.0495 acres of land, more or less.

The bearings cited herein are based upon an assumed meridian and are to be used to indicate angles only.

This description and a survey of this property were made by Jon D. Vollnogle, Registered Surveyor No. 7308 in June 2005.

  
Jon D. Vollnogle, Reg. Surveyor #7308



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

PAK 6/9/05  
OFFICE OF THE Rev  
GEAUGA COUNTY ENGINEER