

LOT SPLIT FOR TARA CENTURY INC.

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga
AND STATE OF OHIO AND KNOWN AS BEING PART OF
ORIGINAL AUBURN TOWNSHIP LOT NO. 4, SECTION 3, TRACT 2.

OCTOBER, 2006

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutosky PS 10/10/06
JOSEPH GUTOSKEY, P.S. No. 7567 DATE

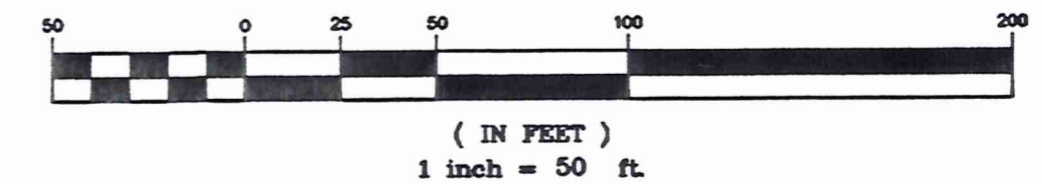


● 5/8" IRON PIN SET ID. GUTOSKEY PS 7567

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

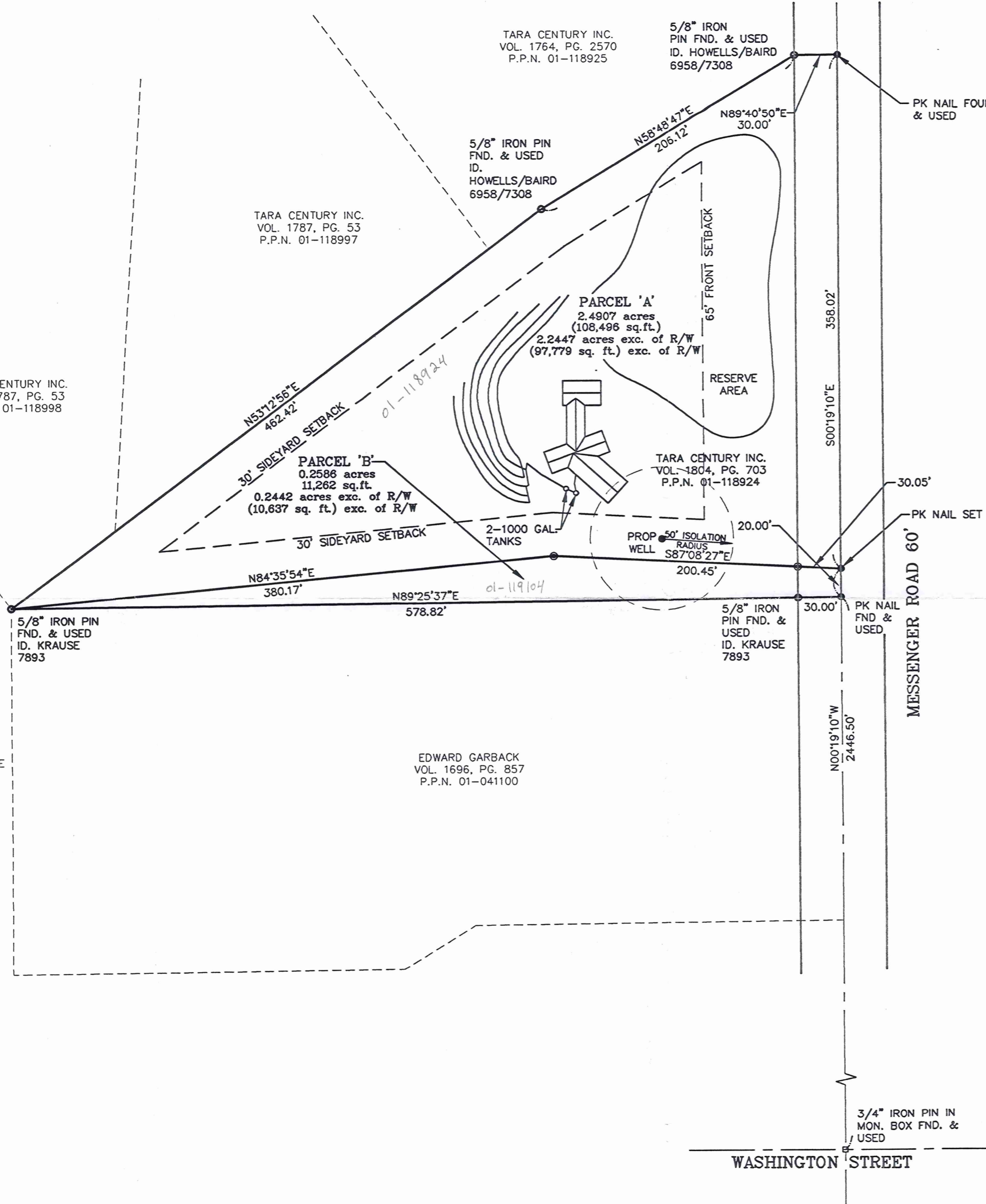
R.S. 10/17/06
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

GRAPHIC SCALE



GUTOSKEY & ASSOCIATES INC.
Civil Engineers, Surveyors & Land Planners
17078 MUNN ROAD, SUITE 3 Tel (440) 543-6900
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176

CONTRACT NO.
06-2132



ANTHONY J. & STEPHANIE
M. MARRA
VOL. 1787, PG. 3448
P.P.N. 01-119035

EDWARD GARBACK
VOL. 1696, PG. 857
P.P.N. 01-041100

TARA CENTURY INC.
VOL. 1787, PG. 53
P.P.N. 01-118998

TARA CENTURY INC.
VOL. 1787, PG. 53
P.P.N. 01-118997

TARA CENTURY INC.
VOL. 1764, PG. 2570
P.P.N. 01-118925

5/8" IRON PIN
FND. & USED
ID.
HOWELLS/BAIRD
6958/7308

5/8" IRON
PIN FND. & USED
ID. HOWELLS/BAIRD
6958/7308

PK NAIL FOUND
& USED

PARCEL 'A'
2.4907 acres
(108,496 sq.ft.)
2.2447 acres exc. of R/W
(97,779 sq. ft.) exc. of R/W

RESERVE
AREA

TARA CENTURY INC.
VOL. 1804, PG. 703
P.P.N. 01-118924

PARCEL 'B'
0.2586 acres
11,262 sq.ft.
0.2442 acres exc. of R/W
(10,637 sq. ft.) exc. of R/W

2-1000 GAL.
TANKS

PROP. 50' ISOLATION
RADIUS
WELL S87°08'27"E

5/8" IRON PIN
FND. & USED
ID. KRAUSE
7893

5/8" IRON
PIN FND. & USED
ID. KRAUSE
7893

PK NAIL
FND &
USED

PK NAIL SET

MESSENGER ROAD 60'

WASHINGTON STREET

3/4" IRON PIN IN
MON. BOX FND. &
USED



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

Parcel 'A'
2.4907 Acres

Vol. 1808 - Pg. 1795

Situated in Auburn Township, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot Number 4, Section 3, Tract 2 and further bounded and described as follows;

Beginning at a 3/4" iron pin found in a monument box at the intersection of the centerlines of Washington Street (60 feet wide) and Messenger Road (60 feet wide);

Thence **North 00°19'10" West** along the centerline of said Messenger Road, **2466.50 feet** to a P.K. Nail set at the Principal Place of Beginning of the parcel of land herein intended to be described;

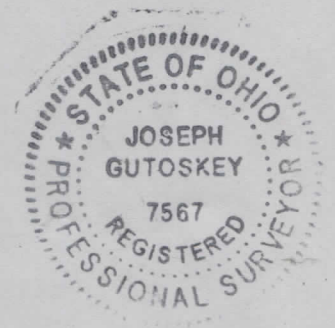
Course I Thence **North 87°08'27" West, 200.45 feet** to a 5/8 inch iron pin set and passing over a 5/8 inch iron pin set at 30.05 feet on the westerly right-of-way line of said Messenger Road;

Course II Thence **South 84°35'54" West, 380.17 feet** to a 5/8 inch iron pin found (ID. Krause 7893) at the northwest corner of a parcel of land conveyed to Edward Garback by deed recorded in Volume 1696, Page 857 of Geauga County Records;

Course III Thence **North 53°12'56" East**, along the southeasterly lines of 2 parcels of land conveyed to Tara Century, Inc. by deed recorded in Volume 1789, Page 53 and a parcel of land conveyed to said Tara Century, Inc. by deed recorded in Volume 1764, Page 2570, all of Geauga County Records, **462.42 feet** to a 5/8 inch iron pin found (ID Howells/Baird 6958/7308) at an angle point therein;

Course III Thence **North 58°48'47" East**, along said Tara Century's southeasterly line, **206.12 feet** to a 5/8 inch iron pin found (ID Howells/Baird 6958/7308) on the westerly right-of-way line of said Messenger Road;

Course IV Thence **North 89°40'50" East, 30.00 feet** to a P.K. nail found in the centerline of said Messenger Road;



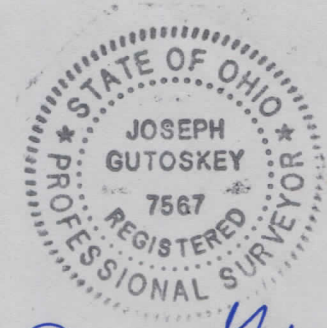
AUB00223

Course V Thence **South 00°19'10" East** along the centerline of said Messenger Road, **358.02 feet** to the Principal Place of Beginning, containing 2.4907 Acres (108,496 square feet) of land, 2.2447 Acres (97,779 Square Feet) of land exclusive of right of way of Messenger Road as surveyed and described in October, 2006 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian, and are intended to indicate angles only.

Prior Deed of Record Volume 1804 Page 703

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

R.S. 10/17/06
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER



Joseph Gutoskey PS
10/17/06

RECEIVED
OCT 17 2006
COUNTY ENGINEER



Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

Joseph Gutoskey, P.E., P.S.

Parcel 'B' 0.2586 Acres

Situated in Auburn Township, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot Number 4, Section 3, Tract 2 and further bounded and described as follows;

Beginning at a 3/4" iron pin found in a monument box at the intersection of the centerlines of Washington Street (60 feet wide) and Messenger Road, (60 feet wide);

Thence **North 00°19'10" West** along the centerline of said Messenger Road, **2446.50 feet** to a P.K. Nail found at the northeasterly corner of lands of Edward Garback, as recorded in Deed Volume 1696, page 857 of Geauga County Deed Records, said P.K. Nail being the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence **South 89°25'37" West** along the north line of said Garback, **578.82 feet** to a 5/8 inch iron pin found (ID. Krause 7893) at the northwest corner thereof, and passing through a 5/8 inch iron pin found at 30.00 feet (ID. Krause 7893) on the westerly right-of-way line of said Messenger Road;

Course II Thence **North 84°35'54" East, 380.17 feet** to a 5/8 inch iron pin set;

Course III Thence **South 87°08'27" East, 200.45 feet** to a PK nail set in the centerline of said Messenger Road and passing over a 5/8 inch iron pin set at 170.40 feet on the westerly right-of-way line of said Messenger Road;

Course IV Thence **South 00°19'10" East** along the centerline of said Messenger Road, **20.00 feet** to the Principal Place of Beginning, containing 0.2586 Acres (11,262 square feet) of land, 0.2442 Acres (10,637 square feet) of land exclusive of right of way of Messenger Road as surveyed and described in October, 2006 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian, and are intended to indicate angles only.

Prior Deed of Record Volume 1804 Page 703

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R.S. 10/17/06

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Joseph Gutoskey P.S.
10/16/06

