

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

Tara Century, Inc.  
P.N. 01-118786  
Vol. 1696, Pg. 851  
Part Of Parcel "D"  
Parcel No. 4  
Area In Lot=5.261 Ac.  
Area In R/W=0.121 Ac.  
Total Area=5.382 Ac.

Tara Century, Inc.  
P.N. 01-118786  
Vol. 1696, Pg. 851  
Part Of Parcel "D"  
Parcel No. 3  
Area In Lot=6.070 Ac.  
Area In R/W=0.120 Ac.  
Total Area=6.190 Ac.

Tara Century, Inc.  
P.N. 01-118786  
Vol. 1696, Pg. 851  
Part Of Parcel "D"  
Parcel No. 2  
Area In Lot=7.225 Ac.  
Area In R/W=0.120 Ac.  
Total Area=7.345 Ac.

Tara Century, Inc.  
P.N. 01-118786  
Vol. 1696, Pg. 851  
Part Of Parcel "D"  
Parcel No. 1  
Area In Lot=6.062 Ac.  
Area In R/W=0.121 Ac.  
Total Area=6.183 Ac.

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

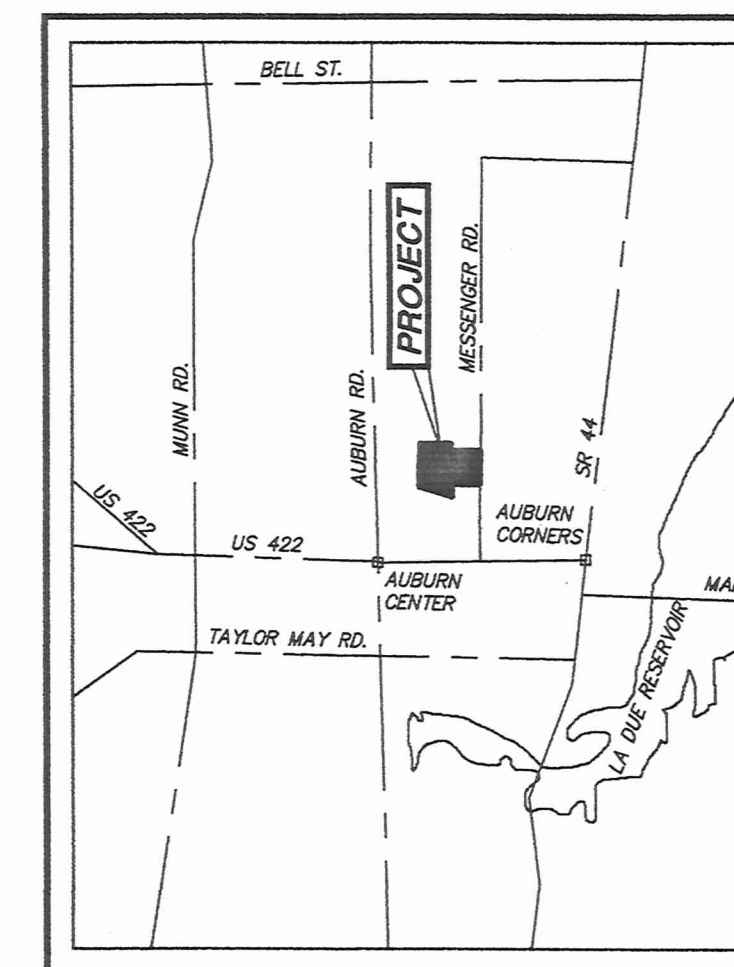
Tara Century, Inc.  
P.N. 01-118785  
Vol. 1696, Pg. 851  
Parcel "C"

Tara Century, Inc.  
P.N. 01-118784  
Vol. 1696, Pg. 851  
Parcel "A"

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

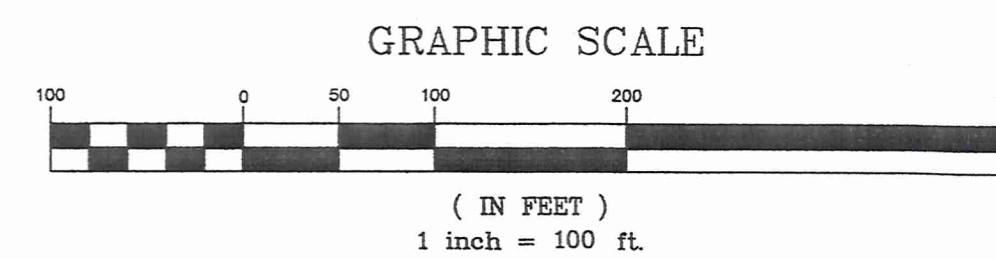
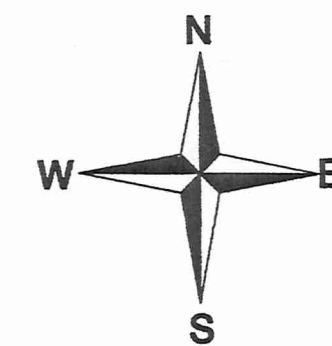
Helen Pauline Pierce  
P.N. 01-081000  
Vol. 613, Pg. 254

Bernard Affeldt &  
Carmel Affeldt  
P.N. 01-000300  
Vol. 708, Pg. 26



VICINITY MAP

Tara Century Inc.-Developer  
16740 Messenger Rd.  
Burton, Ohio 44201  
(440) 543-8503



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

LEGEND

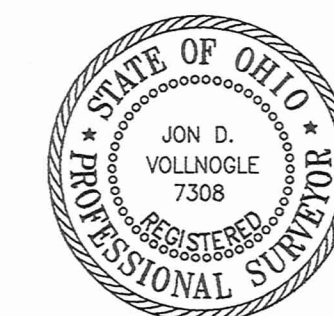
- Iron Pin Found
- 5/8" Iron Pin Or P-K Nail Set
- Iron Pin In Monument Found

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 284104  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

This drawing is of a 4 parcel split of land situated in Lot 4, Sec. 3, Tract 2, Auburn Township, 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.

Jon D. Vollnogle 2-23-04

Jon D. Vollnogle Registered Surveyor #7308 Date  
Howells and Baird, Inc.  
417 East State Street  
Salem, Ohio 44460  
Ph. (330) 332-4834



REVISIONS  
2-23-2004

DESIGNED BY: C.T.L.  
DRAWN BY: J.D.V.  
CHECKED BY: J.D.V.  
DATE: 1-27-2004  
JOB NUMBER: 03-2447  
FIELD BOOK: 537

PROPERTY SURVEY FOR  
Kevin Finnerty  
LOT 4, SEC. 3, TRACT 2 AUBURN TWP.  
GEAUGA COUNTY, STATE OF OHIO

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



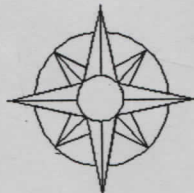
SCALE  
1"=100'  
SHEET  
SA-2297

**Howells and Baird, Inc.**

CIVIL ENGINEERS AND SURVEYORS

417 East State Street  
SALEM, OHIO 44460-2848JON D. VOLLNOGLE, P.E., P.S.  
PresidentJACK H. HOWELLS, P.E., P.S.  
Business DevelopmentPHONE (330) 332-4834  
FAX. NO. (330) 332-4058  
E-MAIL: howbaird@neo.rr.com  
DONALD L. BAIRD, P.E., P.S.  
Vice President 1934 - 1995

11 February 2004 (Rev. 2-23-04)



DESCRIPTION OF PARCEL NO. 1 CONTAINING 6.183 ACRES OF WHICH 0.121 ACRES BEING IN THE RIGHT-OF-WAY OF MESSENGER ROAD 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  $\frac{3}{4}$  inch iron pin in a monument found at the intersection of the centerlines of Washington Street (U.S. 422) and Messenger Road, a 60 foot wide road;

thence N  $0^{\circ}$ -19'-10"W (reference bearing) along the centerline of Messenger Road, a distance of 1804.14 feet to 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 of Records;

thence continuing N  $0^{\circ}$ -19'-10"W along the centerline of Messenger Road, a distance of 642.36 feet to a steel P.K. nail set and being the true place of beginning of the parcel herein described, said P.K. nail is the northeast corner of lands conveyed to Edward Garback as recorded in Volume 1696, Page 857 of Geauga County Deed of Records, said P.K. nail also being the southeast corner of Parcel "D" conveyed to Tara Century, Inc., as recorded in Volume 1696, Page 851 of Geauga County Deed of Records;

thence S  $89^{\circ}$ -25'-37"W along the north line of said Garback's land, a distance of 578.82' to a  $\frac{5}{8}$  inch iron pin found at the northwest corner of said Garback's land but passing over a  $\frac{5}{8}$  inch iron pin found at 30.00 feet, on the westerly right-of-way line of Messenger Road;

thence S  $0^{\circ}$ -18'-27"E along said Garback's west property line, a distance of 254.43 feet to a  $\frac{5}{8}$  inch iron pin found at the southwest corner of said Garback's land, said iron pin also being the southeast corner of said Parcel "D" of Tara Century, Inc.;

thence N  $73^{\circ}$ -35'-35"W along the southerly line of said Parcel "D" and the northerly line of Parcel "A" of Tara Century, Inc., a distance of 200.14 feet to a  $\frac{5}{8}$  inch iron pin set;

thence N  $17^{\circ}$ -54'-45"E a distance of 616.42 feet to a  $\frac{5}{8}$  inch iron pin set;

thence N  $84^{\circ}$ -55'-40"E a distance of 375.00 feet to a  $\frac{5}{8}$  inch iron pin set;

thence S  $36^{\circ}$ -00'-00"E a distance of 298.27 feet to a  $\frac{5}{8}$  inch iron pin set on the westerly right-of-way line of Messenger Road;

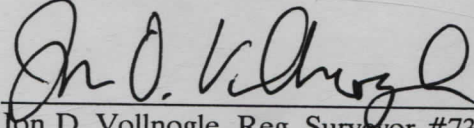
Description for Tara Century, Inc. - 6.183 Acres  
11 February 2004  
Page 2

thence N 89°-25'-47"E a distance of 30.00 feet to a steel P.K. nail set on the centerline of Messenger Road;

thence S 0°-19'-10"E along the centerline of Messenger Road, a distance of 175.00 feet to the place of beginning, containing 6.183 acres of land, more or less, of which 0.121 acres of land lies within Messenger Road, above described parcel being subject to all legal rights-of-way and easements.

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

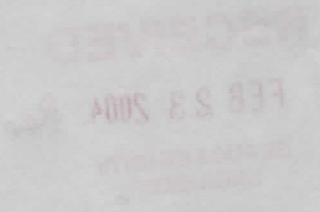
This description and a survey of this property were made by Jon D. Vollnogle, Registered Surveyor No. 7308 in January 2004.

  
Jon D. Vollnogle, Reg. Surveyor #7308



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

R.S. 2/24/04  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



# Howells and Baird, Inc.

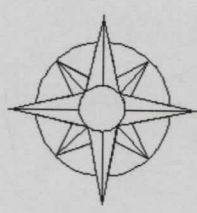
CIVIL ENGINEERS AND SURVEYORS  
417 East State Street  
SALEM, OHIO 44460-2848

**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  
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Vice President 1934 - 1995

11 February 2004 (Rev. 2-23-04)



## DESCRIPTION OF PARCEL NO. 2 CONTAINING 7.345 ACRES OF WHICH 0.121 ACRES BEING IN THE RIGHT-OF-WAY OF MESSENGER ROAD 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 (U.S. 422) 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 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 of Records;

thence continuing N 0°-19'-10"W along the centerline of Messenger Road, a distance of 817.36 feet to a steel P.K. nail set and being the true place of beginning of the parcel herein described;

thence S 89°-25'-47"W a distance of 30.00 feet to a 5/8 inch iron pin set on the westerly right-of-way line of Messenger Road;

thence N 36°-00'-00"W a distance of 298.27 feet to a 5/8 inch iron pin set;

thence S 84°-55'-40"W a distance of 375.00 feet to a 5/8 inch iron pin set;

thence S 17°-54'-45"W a distance of 616.42 feet to a 5/8 inch iron pin set on the southerly line of Parcel "D" and the northerly line of Parcel "A" of lands conveyed to Tara Century, Inc., as recorded in Volume 1696, Page 851 of the Geauga County Deed of Records;

thence N 73°-35'-35"W along said southerly line of Parcel "D" and the northerly line of Parcel "A" of Tara Century, Inc., a distance of 275.00 feet to a 5/8 inch iron pin set;

thence N 0°-54'-30"E a distance of 475.00 feet to a 5/8 inch iron pin set;

thence N 59°-44'-51"E a distance of 304.05 feet to a 5/8 inch iron pin set;

thence N 84°-55'-40"E a distance of 600.00 feet to a 5/8 inch iron pin set;

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Description for Tara Century, Inc. - 7.345 Acres  
11 February 2004  
Page 2

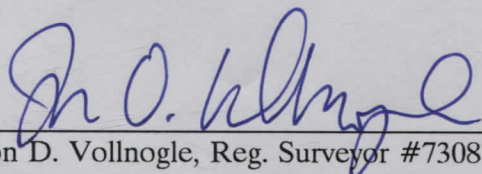
thence S 33°-00'-00"E a distance of 245.00 feet to a 5/8 inch iron pin set on the westerly right-of-way line of Messenger Road;

thence N 89°-25'-47"E a distance of 30.00 feet to a steel P.K. nail set on the centerline of Messenger Road;

thence S 0°-19'-10"E along the centerline of Messenger Road, a distance of 175.00 feet to the place of beginning, containing 7.345 acre of land, more or less, of which 0.120 acres of land lies within with right-of-way of Messenger Road, above described parcel being subject to all legal rights-of-way and easements.

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 January 2004.

  
Jon D. Vollnogle, Reg. Surveyor #7308

SEAL:



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

R.S. 2 24104  
OFFICE OF THE ~~Recorder~~  
GEAUGA COUNTY ENGINEER

# Howells and Baird, Inc.

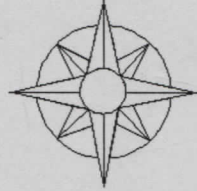
CIVIL ENGINEERS AND SURVEYORS  
417 East State Street  
SALEM, OHIO 44460-2848

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

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

11 February 2004 (Rev. 2-23-04)



## DESCRIPTION OF PARCEL NO. 3 CONTAINING 6.190 ACRES OF WHICH 0.120 ACRES BEING IN THE RIGHT-OF-WAY OF MESSENGER ROAD 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 (U.S. 422) 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 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 of Records;

thence continuing N 0°-19'-10"W along the centerline of Messenger Road, a distance of 992.36 feet to a steel P.K. nail set and being the true place of beginning of the parcel herein described;

thence S 89°-25'-47"W a distance of 30.00 feet to a 5/8 inch iron pin set on the westerly right-of-way line of Messenger Road;

thence N 33°-00'-00"W a distance of 245.00 feet to a 5/8 inch iron pin set;

thence S 84°-55'-40"W a distance of 600.00 feet to a 5/8 inch iron pin set;

thence S 59°-44'-51"W a distance of 304.05 feet to a 5/8 inch iron pin set;

thence S 0°-54'-30"W a distance of 475.00 feet to a 5/8 inch iron pin set on the southerly line of Parcel "D" and the northerly line of Parcel "A" of lands conveyed to Tara Century, Inc., as recorded in Volume 1696, Page 851 of the Geauga County Records of Deeds;

thence N 73°-35'-35"W along said southerly line of Parcel "D" and the northerly line of Parcel "A" of Tara Century, Inc., a distance of 259.43 feet to a 5/8 inch iron pin set on the southwest corner of said Parcel "D" and on the easterly line of lands conveyed to the State of Ohio as recorded in Volume 272, Page 418 of the Geauga County Records of Deeds;

thence N 0°-54'-30"E along the westerly line of said Parcel "D" of Tara Century, Inc. and the easterly line of said State of Ohio, a distance of 590.00 feet to a 5/8 inch iron pin set;

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Description for Tara Century, Inc. - 6.190 Acres  
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Page 2

thence N 84°-55'-40"E a distance of 1148.60 feet to a 5/8 inch iron pin set;

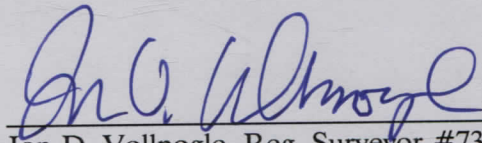
thence S 40°-00'-00"E a distance of 148.88 feet to a 5/8 inch iron pin set on the westerly right-of-way line of Messenger Road;

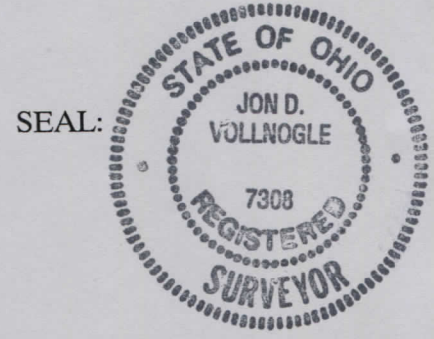
thence N 89°-25'-47"E a distance of 30.00 feet to a steel P.K. nail set on the centerline of Messenger Road;

thence S 0°-19'-10"E along the centerline of Messenger Road, a distance of 175.00 feet to the place of beginning, containing 6.190 acres of land, more or less, of which 0.120 acres of land lies within the right-of-way of Messenger Road, above described parcel being subject to all legal rights-of-way and easements.

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 January 2004.

  
\_\_\_\_\_  
Jon D. Vollnogle, Reg. Surveyor #7308



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 2 24 04  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

**Howells and Baird, Inc.**

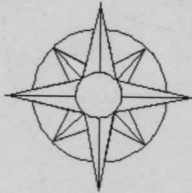
CIVIL ENGINEERS AND SURVEYORS

417 East State Street

SALEM, OHIO 44460-2848

**JON D. VOLLNOGLE, P.E., P.S.**  
President**JACK H. HOWELLS, P.E., P.S.**  
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**DONALD L. BAIRD, P.E., P.S.**  
Vice President 1934 - 1995

11 February 2004 (Rev. 2-23-04)



**DESCRIPTION OF PARCEL NO. 4 CONTAINING 5.382 ACRES OF WHICH 0.121 ACRES BEING IN THE RIGHT-OF-WAY OF MESSENGER ROAD 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  $\frac{3}{4}$  inch iron pin monument found at the intersection of the centerlines of Washington Street (U.S. 422) and Messenger Road, a 60 foot wide road;

thence N  $0^{\circ}$ -19'-10"W (reference bearing) along the centerline of Messenger Road, a distance of 1804.14 feet to 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 of Records;

thence continuing N  $0^{\circ}$ -19'-10"W along the centerline of Messenger Road, a distance of 1167.36 feet to a steel P.K. nail set and being the true place of beginning of the parcel herein described;

thence S  $89^{\circ}$ -25'-47"W a distance of 30.00 feet to a  $\frac{5}{8}$  inch iron pin set on the westerly right-of-way line of Messenger Road;

thence N  $40^{\circ}$ -00'-00"W a distance of 148.88 feet to a  $\frac{5}{8}$  inch iron pin set;

thence S  $84^{\circ}$ -55'-40"W a distance of 1148.60 to a  $\frac{5}{8}$  inch iron pin set on the westerly line of Parcel "D" conveyed to Tara Century, Inc., as recorded in Volume 1696, Page 851 of the Geauga County Records of Deeds, said iron pin also being on the easterly line of land conveyed to the State of Ohio as recorded in Volume 272, Page 418 of Geauga County Records of Deeds;

thence N  $0^{\circ}$ -54'-30"E along the westerly line of said Parcel "D" of Tara Century, Inc. and the easterly line of said State of Ohio, a distance of 300.00 feet to a steel P.K. nail found in a Beech Tree root at the northwest corner of said Parcel "D" of Tara Century, Inc. and the northeast corner of said State of Ohio, as recorded in Volume 272, Page 418 of said Geauga County Records of Deeds and also being on the southerly line of land conveyed to the State of Ohio as recorded in Volume 266, Page 20 of said Geauga County Records of Deeds, said P.K. nail being S  $89^{\circ}$ -25'-03"W a distance of 1.00 feet from a  $\frac{5}{8}$  inch iron pin found;

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Description for Tara Century, Inc. - 5.382 Acres  
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Page 2

thence N 89°-25'-03"E along a northerly line of said Parcel "D" of Tara Century, Inc. and the southerly line of said State of Ohio as recorded in Volume 266, Page 20, a distance of 652.51 feet to a 5/8 inch iron pin found, said iron pin being an angle point in said Parcel "D" of Tara Century, Inc., said iron pin also being the northwest corner of land conveyed to Kim J. and Debra Elam as recorded in Volume 733, Page 302 of said Geauga County Records of Deeds;

thence S 0°-20'-11"E along an easterly line of said Parcel "D" and the westerly line of said Elam lands, a distance of 149.88 feet to a 5/8 inch iron pin found at an angle point in said Parcel "D" of Tara Century, Inc., said iron pin also being the southwest corner of said Elam lands;

thence N 89°-25'-47"E along a northerly line of said Parcel "D" of Tara Century, Inc. and the southerly line of said Elam lands, a distance of 610.74 feet to a steel P.K. nail set on the centerline of Messenger Road, but passing over a 5/8 inch iron pin found at a distance of 580.74 feet, said spike being at the northeast corner of said Parcel "D" of Tara Century, Inc. and the southeast corner of said Elam lands;

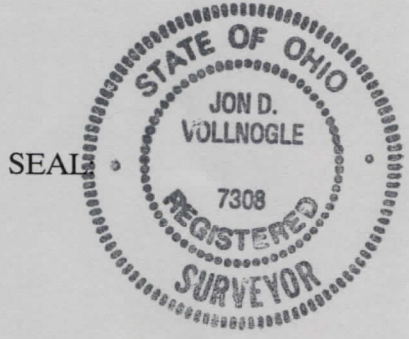
thence S 0°-19'-10"E along the centerline of Messenger Road, a distance of 175.00 feet to the place of beginning, containing 5.382 acres of land, more or less, of which 0.121 acres of land lies within the right-of-way of Messenger Road, above described parcel being subject to all legal rights-of-way and easements.

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 January 2004.

*Jon D. Vollnogle*

Jon D. Vollnogle, Reg. Surveyor #7308



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

R.S. 22404

OFFICE OF THE  
GEAUGA COUNTY ENGINEER