

Legend

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

CURVE DATA

<p>Ⓐ</p> <p>Δ = 26°02'49"</p> <p>R = 485.00'</p> <p>T = 112.18'</p> <p>L = 220.48'</p> <p>Ch. Brng. = N86°39'25"E</p> <p>Ch. Length = 218.59'</p>	<p>Ⓑ</p> <p>Δ = 80°00'00"</p> <p>R = 30.00'</p> <p>T = 25.17'</p> <p>L = 41.89'</p> <p>Ch. Brng. = S40°19'10"E</p> <p>Ch. Length = 38.57'</p>
---	---

-Note-

0.2607 Ac. From P.N. 01-118801

0.8645 Ac. From P.N. 01-118802

0.9245 Ac. From P.N. 01-118803

0.1476 Ac. From P.N. 01-118804

Tara Century, Inc.

P.N. 01-118803

Vol. 1720, Pg. 549

Tara Century, Inc.

P.N. 01-118802

Vol. 1720, Pg. 549

George & Carolyn

Stadtlander

P.N. 01-118801

Vol. 1739, Pg. 916

Edward Garback

P.N. 01-041100

Vol. 1696, Pg. 857

Tara Century, Inc.

P.N. 01-118785

Vol. 1696, Pg. 851

Parcel "C"

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

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

Parcel "A"

SURVEY PLAT & LEGAL DESCRIPTION

APPROVED PER R.C. 315.251

R.S. 9/10/04

OFFICE OF THE REVISOR

GEAUGA COUNTY ENGINEER

This drawing is of a 3.1973 Ac. parcel of land situated in Lot 4, 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.

Jon D. Vollnogle 9-7-04

Jon D. Vollnogle Reg. Surveyor #7308 Date



REVISIONS

9-07-2004	
-----------	--

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.

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

SB-2365

AUB 00225

Tara Century
picked up 9-22-04
01-118925
Vol. 1764- Pg. 2570

Howells and Baird, Inc.

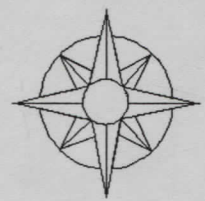
CIVIL ENGINEERS AND SURVEYORS
1156 East State Street
SALEM, OHIO 44460-2292

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

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

PHONE (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

7 September 2004



DESCRIPTION OF 2.1973 ACRE PARCEL OF WHICH 0.1377 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 (~~115.122~~) 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 842.36 feet to a P.K. Nail set, said P.K. Nail being at the true place of beginning of the tract herein described;

thence S 89°-40'-50"W a distance of 30.00 feet to a 5/8 inch iron pin set on the westerly right-of-way of said Messenger Road;

thence S 58°-48'-47"W a distance of 206.12 feet to a 5/8 inch iron pin set;

thence N 30°-25'-00"W a distance of 401.81 feet to a 5/8 inch iron pin set;

thence along a curve to right, a chord bearing of N 86°-39'-25"E, a chord length of 218.59 feet to a 5/8 inch iron pin set, said curve having a central angle of 26°-02'-49", a curve radius of 485.00 feet, and an arc length of 220.48 feet;

thence S 80°-19'-10"E a distance of 137.43 feet to a 5/8 inch iron pin set;

thence along a curve to the right, a chord bearing of S 40°-19'-10"E, a chord length of 38.57 feet to a 5/8 inch iron pin set on the westerly right-of-way of said Messenger Road, said curve having a central angle of 80°-00'-00", a curve radius of 30.00 feet, and an arc length of 41.89 feet;

thence N 89°-40'-50"E a distance of 30.00 feet to a P.K. Nail set in the centerline of said Messenger Road;

thence S 0°-19'-10"E along the centerline of said Messenger Road, a distance of 200.00 feet to the place of beginning, containing 2.1973 acres of land, more or less, of which 0.1377 acres of land lies in the existing right-of-way of Messenger Road.

RECEIVED

Description for Tara Century, Inc. - 2.1973 Acres
7 September 2004
Page 2

Prior Deeds of Record and acreages obtained from each are: 0.2607 Acres from George and Carolyn Stadlander, Parcel No. 01-118801, Volume 1739, Page 916, 0.8645 from Tara Century, Inc., Parcel Number 01-008802, Volume 1720, Page 549, 0.9245 Acres from Tara Century, Inc., Parcel No. 01-118803, Volume 1720, Page 549, and 0.1476 Acres from Tara Century, Inc. Parcel Number 01-118804, Volume 1720, Page 549, of the Geauga County Records of Deeds.

The above described tract being subject to all legal rights-of-way and easements.

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

Beginning for reference at the P.K. Nail set at the true place of beginning of the tract described above;

thence S 89°-40'-50"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, said iron pin being the true place of beginning of the easement herein described;

thence S 58°-48'-47"W a distance of 13.98 feet to a point;

thence N 0°-19'-10"W a distance of 207.17 feet to a point;

thence on a curve to the left N 40°-19'-10"W, a chord distance of 23.14 feet to a point, said curve having a central angle of 80°-00'-00", a radius of 18.00 feet and an arc length of 25.13 feet;

thence N 80°-19'-10"W a distance of 137.43 feet to a point;

thence on a curve to the left, on a chord bearing of S 86°-50'-21"W, a chord length of 210.25 feet to a point, said curve having a central angel of 25°-40'-59", a radius of 473.00 feet and an arc length of 212.02 feet;

thence N 30°-25'-00"W a distance of 12.38 feet to a 5/8 inch iron pin set;

thence on a curve to the right, on a chord bearing of N 86°-39'-25"E, a chord length of 218.59 feet to a 5/8 inch iron pin set, said curve having a central angle of 26°-02'-49", a radius of 485.00 feet and an arc length of 220.48 feet;

thence S 80°-19'-10"E a distance of 137.43 feet to a 5/8 inch iron pin set;

thence on a curve to the right, on a chord bearing of S 40°-19'-10"E, a chord length of 38.57 feet to a 5/8 inch iron pin set on the westerly right-of-way line of said Messenger Road, said curve having a central angle of 80°-00'-00", a radius of 30.00 feet and an arc length of 41.89 feet;

thence S 0°-19'-10"E along the westerly right-of-way line of said Messenger Road, a distance of 200.00 feet to the place of beginning, said described easement containing 0.163 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.

RECEIVED
SEP 10 2004
GEAUGA COUNTY
RECORDS

Description for Tara Century, Inc. - 2.1973 Acres
7 September 2004
Page 3

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



Jon D. Vollnogle, Reg. Surveyor #7308

SEAL:



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

R.S. _____ *9/10/04*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER
(parcel description only)

RECEIVED
SEP 10 2004
GEAUGA COUNTY
ENGINEERS