

5/8" I.P. Fd. 1.00' East  
(Beach Tree On Corner  
Fd. P.K. Nail In Base)

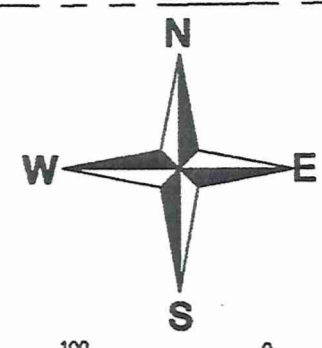
State Of Ohio  
P.N. 01-701500  
Vol. 266, Pg. 20  
N89°25'03"E  
652.51'(M) 652.44'(R)

5/8" I.P. Fd. 1263.30'(M) 1263.24'(R)  
580.79'(M) 580.80'(R)

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

610.74'(M) 610.80'(R) To Centerline  
N89°25'47"E 580.74'(M) 580.80'(R) To R/W

1" I.P. In Mon. Fd.



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

Tara Century, Inc.  
P.N. 01-118804  
Vol. 1720, Pg. 549

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

2.4889 Ac. In Lot  
0.2604 Ac. In Ex. R/W  
2.7493 Ac. Total  
2.3714 Ac. From P.N. 01-118801  
0.3543 Ac. From P.N. 01-118802  
0.0236 Ac. From P.N. 01-118803

State Of Ohio  
P.N. 01-701400  
Vol. 272, Pg. 418

1498.46'(M) 1498.86(Deed)

N00°54'30"E

720.00'

**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

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"

Section 2  
O.L. 3  
Section 3  
O.L. 4  
Section 4  
O.L. 5  
289.78'(R)

5/8" I.P. Fd.  
Daniel P. Henderson  
P.N. 01-046900  
Vol. 1646, Pg. 212

S89°10'12"W 1265.45'(M) 1265.52'(R) To R/W  
Helen Pauline Pierce  
P.N. 01-081000  
Vol. 613, Pg. 254

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

1/2" I.P. Fd.  
In Stone  
1.38' South &  
10.51' East

1" Pipe Fd.  
0.59' South &  
1.21' East

3/4" I.P. In Mon. Fd.

Washington St.

**Legend**

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

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

R.S. 9/10/04  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

This drawing is of a 2.7493 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 Reg. Surveyor #7308 Date 9-7-04



REVISIONS
9-7-2004

DESIGNED BY: G.T.L.  
DRAWN BY: J.D.V.  
CHECKED BY: J.D.V.  
DATE: 9-17-2004  
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-2364

AUB 00226

01-118924  
Vol. 1764 - Pg. 2575  
Tara Century  
Obsolete

# Howells and Baird, Inc.

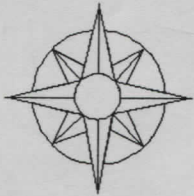
CIVIL ENGINEERS AND SURVEYORS  
1156 East State Street  
SALEM, OHIO 44460-2292

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 2.7493 ACRE PARCEL OF WHICH 0.2604 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 (~~US 22~~) 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 642.36 feet to a P.K. Nail set, said P.K. Nail being 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 also being at the true place of beginning of the tract herein described;

thence S 89°-25'-37"W along the north line of said lands of Garback, a distance of 578.82 feet to a 5/8 inch iron pin found at the northwest corner thereof, but passing through a 5/8 inch iron pin found at 30.00 feet found on the westerly right-of-way line of Messenger Road;

thence N 53°-12'-56"E a distance of 462.42 feet to a 5/8 inch iron pin set;

thence N 58°-48'-47"E a distance of 206.12 feet to a 5/8 inch iron pin set on the westerly right-of-way line of Messenger Road;

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 378.02 feet to the place of beginning, containing 2.7493 acres of land, more or less, of which 0.2604 acres of land lies in the right-of-way of Messenger Road.

Prior Deeds of Record and acreages obtained from each are: 2.3714 Acres from George and Carolyn Stadlander, Parcel Number 01-118801, Volume 1739, Page 916, 0.3543 Acres from Tara Century, Inc., Parcel Number 01-118802, Volume 1720, Page 549, and 0.0236 Acres from Tara

SEP 10 2004  
AUGUST 11 2004  
ENGINEERS

Description for Tara Century, Inc. - 2.7493 Acres  
7 September 2004  
Page 2

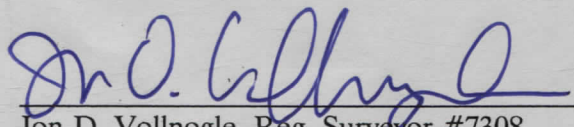
Century, Inc., Parcel Number 01-118803, Volume 1729, Page 549, of the Geauga County Records of Deeds.

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

Grantor excepts and reserves a 12 foot wide utility easement from the above described parcel, adjacent to and 12 feet distant (west) from the westerly right-of-way line of Messenger Road, across the frontage of said parcel.

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 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  
ENGINEERS  
GEAUGA COUNTY