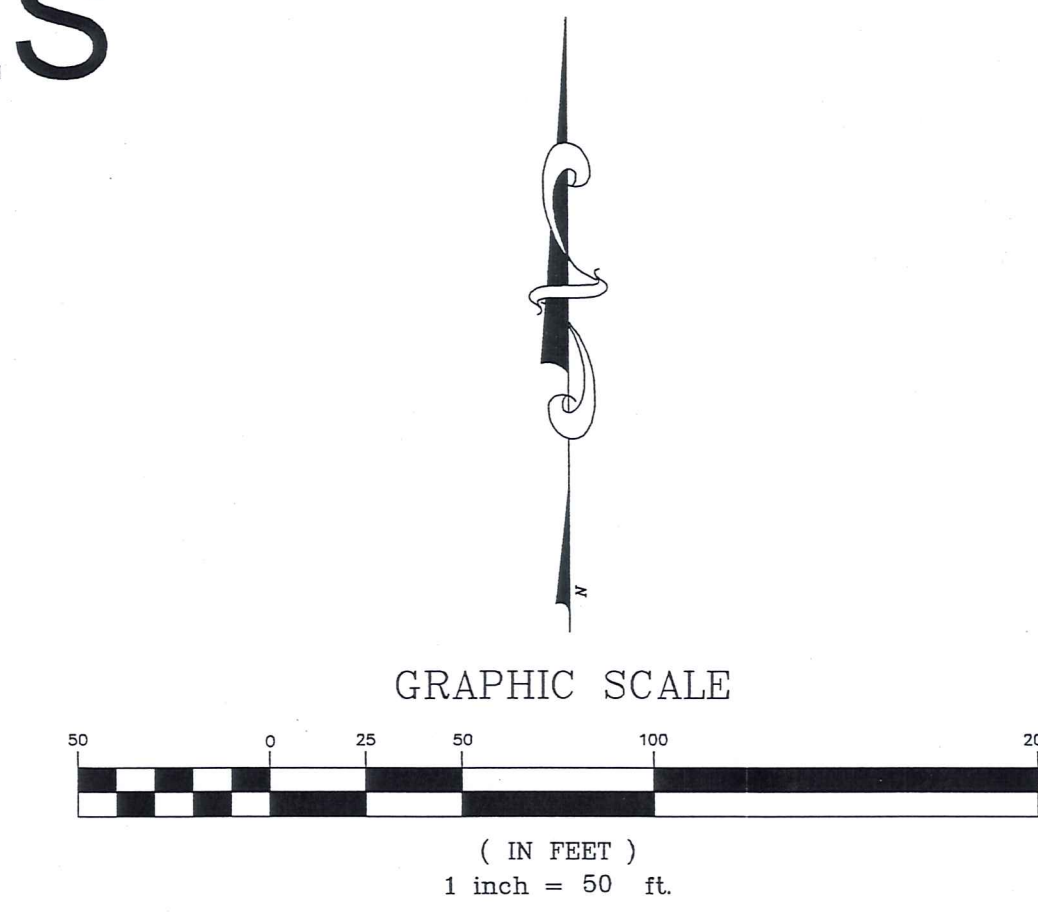


# PLAT OF BEATTIE ESTATES

Claridon Township, Geauga County, Ohio  
PART OF LOT 2 & 3 Section 8  
and LOT 2 Section 9, East Survey



STARR'S TRUST  
VOL. 729 PAGE 775

S. & C. WELLS  
VOL. 711 PAGE 1330

DOROTHY MCCARTHY  
JOHN V. CADY  
VOL. 890 PAGE 848

N 4°52'55"E  
660.61'

2" IRON PIPE FOUND  
N85°40'33"W  
160.90'

N 4°19'27"E  
150.00'

EDWARD J. BARZAK  
VOL. 1116 PAGE 498

N85°40'33"W 753.42  
788.55' to CL

1" IRON PIN FOUND  
IN MONUMENT BOX

PARCEL #2  
WAYNE D. BEATTIE  
VIRGINIA H. BEATTIE  
VOL. 880 PAGE 669  
10.218 ACRES

N15°43'00"W 23.10'

N 74°31'00"E 33.00'

S.R. 608

GAS VALVE

HOUSE

WOOD RAIL FENCE

SHED

419.92' N15°15'00"W  
355.61'

OLD STATE ROAD

66 FEET WIDE

N 5°57'17"E  
151.10'

PARCEL #1  
WAYNE D. BEATTIE  
VIRGINIA H. BEATTIE  
VOL. 880 PAGE 669  
1.499 ACRES EXCLUDING R/W

N85°49'25"W 586.21  
621.20' to CL

OIL TANKS

N86°13'41"E 619.89'  
653.56' to CL

N85°49'25"W  
457.43'

LAURA KLINGENSMITH  
VOL. 978 PAGE 1053

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

RS 11/5/98  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Prior approval to centerline



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

PAK 4/18/94  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Survey approved only to right-of-way

I hereby certify that I have surveyed these premises and prepared this map in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

William R. Loetz  
Ohio Registered Surveyor No. 7552  
OCTOBER, 1998

LEGEND	
	"KOSIE" 5/8" IRON PIN FOUND
	IRON PIPE FOUND
	3/4" IRON PIN SET
	1" IRON PIN FOUND IN MONUMENT FOUND
	CENTERLINE
	MARGIN

PROPERTY OWNERSHIP:  
WAYNE D. BEATTIE &  
VIRGINIA H. BEATTIE  
DEED:  
Vol. 880 Page 669  
ADDRESS:  
12316 OLD STATE ROAD  
CHARDON, OH 44024

CLA00014

CLA00014

Beattie

Pick up Date

4-8-04

# 12-002020

VOL 1725 PG 2938

LEGAL DESCRIPTION PARCEL #1

Situated in the Township of Claridon, County of Geauga, and State of Ohio, and know as being part of Lot 2 and 3 Section 8, and Lots 2 Section 9 East Survey and further described as follows:

Beginning at the centerline of S.R. 608 "Old State Road" (66 feet wide) at the Northeasterly corner of land conveyed to Laura Klingensmith in Volume 978 Page 1053 of Geauga County Records and also located South 15° 15' 00" East a distance of 419.92 feet from a one inch iron pin found in monument box of said road centerline;

Thence, South 86° 13' 41" West, along said Laura Klingensmith Northerly line to a 5/8" iron pin found "Kosie" on the Westerly right of way of said Old State Road at a distance of 33.67 feet and the **Principal Place of Beginning**;

Thence, South 86° 13' 41" West, continuing along said Laura Klingensmith Northerly line a distance of 619.89 feet to a 5/8" iron pin found "Kosie";

Thence, North 5° 57' 17" East, a distance of 151.10 feet to a 3/4" iron pin set;

Thence, South 85° 49' 25" East, a distance of 586.21 feet to a 12" iron culvert pipe outlet found on the Westerly right of way of said Old State Road;

Thence, South 15° 15' 00" East, along the Westerly right of way of said Old State Road a distance of 69.25 feet to the **Place of Beginning**, containing 1.499 acres of land, more or less, subject to all legal highways as surveyed October, 1998 by William R. Loetz RLS Ohio No. S/7552. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDING VOL. 880, PAGE 669

*William R. Loetz*



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

PAK 4/8/04

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION PARCEL #2

Situated in the Township of Claridon, County of Geauga, and State of Ohio, and know as being part of Lot 2 and 3 Section 8, and Lots 2 Section 9 East Survey and further described as follows:

Beginning at the centerline of S.R. 608 "Old State Road" (66 feet wide) at the Northeasterly corner of land conveyed to Laura Klingensmith in Volume 978 Page 1053 of Geauga County Records and also located South 15° 15' 00" East a distance of 419.92 feet from a one inch iron pin found in monument box of said road centerline; Thence, North 15° 15' 00" West, along the centerline of said Old State Road a distance of 64.31 feet; Thence, North 85° 49' 25" West, a distance of 34.99 feet to a 12" iron culvert pipe outlet found on the Westerly right of way of said Old State Road and the **Principal place of beginning**.

Thence, North 85° 49' 25" West, a distance of 586.21 feet to 3/4" iron pin set;

Thence, South 5° 57' 17" West, a distance of 151.10 feet to a 5/8" iron pin found "Kosie" on said Laura Klingensmith Northerly line;

Thence, North 85° 49' 25" West, along said Laura Klingensmith Northerly line a distance of 457.43 feet to a 5/8" iron pin found "Kosie" on the Easterly line of land conveyed to Dorothy McCarthy and John V. Cady in Volume 890 Page 848 of Geauga County Records;

Thence, North 4° 52' 55" East, along said Dorothy McCarthy and John V. Cady Easterly line a distance of 660.61 feet to a 2" iron pipe found at the Southeasterly corner of land conveyed to Starr's Trust in Volume 729 Page 775 of Geauga County Records and Southwesterly corner of land conveyed to S & C. Wells in Volume 711 Page 1330 of Geauga County Records;

Thence, South 85° 40' 33" East, along said S & C. Wells Southerly line a distance of 160.90 feet to a 3/4" iron pin set at the Northwesterly corner of land conveyed to Edward J. Barzak in Volume 1116 Page 498 of Geauga County Record;

Thence, South 4° 19' 27" West, along said Edward J. Barzak Westerly line a distance of 150.00 feet to a 3/4" iron pin set at the Southwesterly corner of land conveyed to said Edward J. Barzak;

Thence, South 85° 40' 33" East, along said Edward J. Barzak Southerly line to a 3/4" iron pin set at a distance of 753.42 feet on said Westerly right of way of said Old State Road;

Thence, South 15° 43' 00" East, along the Westerly right of way of said Old State Road a distance of 35.01 feet to an angle point on said right of way, reference by a 1" iron pin found in monument, North 74° 31' 00" East, a distance of 33.00 feet from angle in right of way to centerline of said road;

Thence, South 15° 15' 00" East, along the Westerly right of way of said Old State Road a distance of 343.83 feet to the **Place of Beginning**, containing 10.218 acres of land, more or less, subject to all legal highways as surveyed October, 1998 by William R. Loetz RLS Ohio No. S/7552. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDING VOL. 880, PAGE 669

*William R. Loetz*

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

PAK 4/8/04

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

