

PLAT OF BEATTIE ESTATES

Claridon Township, Geauga County, Ohio

PART OF LOT 2 & 3 Section 8

East Survey

Donald H. & Judith STARR'S TRUST
VOL. 729 PAGE 775

Stanley J. Wells & Constance M. WELLS
VOL. 711 PAGE 1330

DANETTE C. HOLT
VOL. 1725 PAGE 1899

788.55' to CL
N85°40'33"W 753.42

633.42 to property corner or r/w

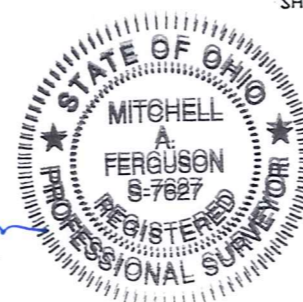
PARCEL #2 EAST
WAYNE D. BEATTIE
VOL. 1725 PAGE 2938
5.010 ACRES

PARCEL #2 WEST
WAYNE D. BEATTIE
VOL. 1725 PAGE 2938
5.208 ACRES

10.218 ACRES
-5.010 ACRES
5.208 ACRES

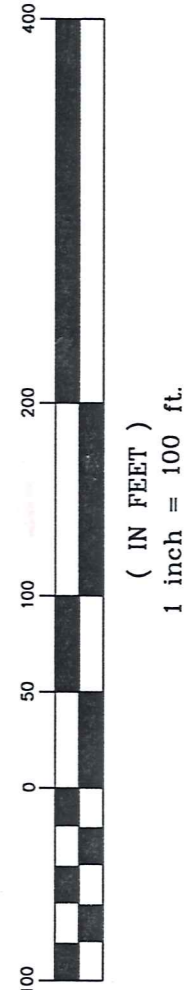
PARCEL #1
WAYNE D. BEATTIE
VOL. 1725 PAGE 2938
1.499 ACRES

DANIEL T. ZAGAR and CHERYL ZAGAR
VOL. 1761 PAGE 2889



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.

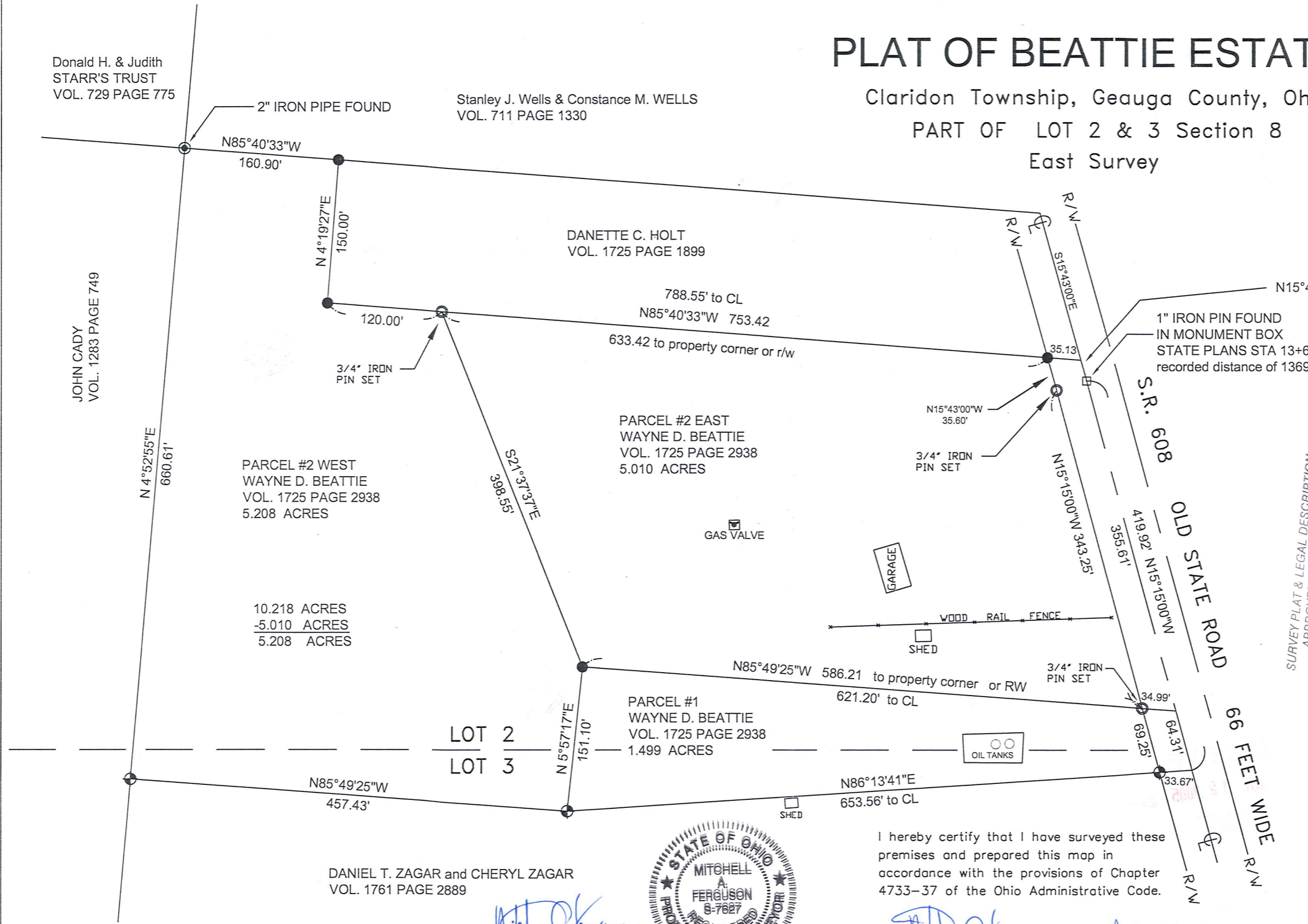
Mitchell A. Ferguson July 11, 2005
Mitchell A. Ferguson, Ohio Registered Surveyor No. 7627
June, 2005



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 7/12/05
OFFICE OF THE
GEOUGA COUNTY ENGINEER

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

PROPERTY OWNERSHIP:
WAYNE D. BEATTIE
DEED:
Vol. 1725 Page 2938
ADDRESS:
12316 OLD STATE ROAD
CHARDON, OH 44024



CLA00015

Beattie
Pick up Date
7-12-05
12-002010
Vol. 1791-Pg. 2694

LEGAL DESCRIPTION PARCEL #2A, East

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

Beginning at the centerline of S.R. 608 "Old State Road" (66 feet wide) at a one inch iron pin found in a monument box at state plans sta. 13+60.4 and recorded distance of 1369.26 feet. Thence, North 15° 43' 00" West, along the centerline of said road a distance of 23.10 feet to a point. Thence, North 85° 40' 33" West, a distance of 35.13 feet to a 3/4 inch iron pin found on the Westerly right of way of said road. Also the Southeasterly corner of land conveyed to Danette C. Holt in Volume 1725 Page 1899 of Geauga County Records and the **Principal place of beginning**.

Thence, South 15° 43' 00" East, along said Westerly right of way a distance of 35.60 feet to a 3/4" iron pin set at an angle point.

Thence, South 15° 15' 00" East, along said Westerly right of way a distance of 343.25 feet to a 3/4" ~~iron~~^{iron} pin set on the Westerly right of way of said Old State Road at the Northeasterly corner of a 1.499 acres parcel of land conveyed to Wayne D. Beattie in Volume 1725 Page 2938 of Geauga County Records;

Thence, North 85° 49' 25" West, along said Beattie Northerly line distance of 586.21 feet to a 3/4" iron pin found on said Beattie Northwesterly corner;

Thence, North 21° 37' 37" West, a distance of 398.55 feet to the Southerly line of land conveyed to said Danette Holt at a 3/4" iron pin set.

Thence, South 85° 40' 33" East, along said Holt Southerly line a distance of 633.42 feet to the **Place of Beginning**, containing 5.010 acres of land, more or less, subject to all legal highways as surveyed June, 2005 by Mitchell A. Ferguson RLS Ohio No. S/7627. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDIND VOL. 1725, PAGE 2938

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

PAK 7/12/05

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Mitchell A. Ferguson
July 11, 2005



CLA00015

LEGAL DESCRIPTION PARCEL #2B, West

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, East Survey and further described as follows:

Beginning at the centerline of S.R. 608 "Old State Road" (66 feet wide) at a one inch iron pin found in a monument box at state plans sta. 13+60.4 and recorded distance of 1369.26 feet. Thence, North 15° 43' 00" West, along the centerline of said road a distance of 23.10 feet to a point. Thence, North 85° 40' 33" West, a distance of 35.13 feet to a 3/4 inch iron pin found on the Westerly right of way of said road. Also the Southeasterly corner of land conveyed to Danette C. Holt in Volume 1725 Page 1899 of Geauga County Records. Thence, North 85° 40' 33" West, along said Holt Southerly line a distance of 633.42 feet to a 3/4" iron pin set and the **Principal place of beginning**.

Thence, South 21° 37' 37" East, a distance of 398.55 feet to a 3/4" iron pin found at the Northwesterly corner of a 1.499 acres parcel of land conveyed to Wayne D. Beattie in Volume 1725 Page 2938 of Geauga County Records;

Thence, South 5° 57' 17" West, along said Beattie Westerly line a distance of 151.10 feet to a 5/8" iron pin found on said Beattie Southwesterly corner and the Northerly line of land conveyed to Daniel T. Zargar and Cheryl Zagar in Volume 1761 Page 2889 of Geauga County Records;

Thence, North 85° 49' 25" West, along said Zagar Northerly line a distance of 457.43 feet to the Easterly line of land conveyed to John Cady in Volume 1283 Page 749 of Geauga County Records at a 5/8" iron pin found.

Thence, North 4° 52' 55" East, along said Cady Easterly line a distance of 660.61 feet to the Southeasterly corner of land conveyed to Donald H. & Judith, Starr's Trust in Volume 729 Page 775 of Geauga County Records and Southwesterly corner of land conveyed to Stanley J. Wells and Constance M. Wells in Volume 711 Page 1330 of Geauga County Records at a 2" iron pipe found.

Thence, South 85° 40' 33" East, along Wells Southerly line a distance of 160.90 feet to a 3/4" iron pin found at the Northwesterly corner of said Holt.

Thence, South 4° 19' 27" West, along Holt Westerly line a distance of 150.00 feet to a 3/4" iron pin found at the Southwesterly corner of said Holt.

Thence, South 85° 40' 33" East, along said Holt Southerly line a distance of 120.00 feet to the **Place of Beginning**, containing 5.208 acres of land, more or less, subject to all legal highways as surveyed June, 2005 by Mitchell A. Ferguson RLS Ohio No. S/7627. Bearings shown herein are to an assumed meridian and are used to denote angles only.

PREVIOUS RECORDIND VOL. 1725, PAGE 2938

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

PAK 7/12/05

OFFICE OF THE
GEAUGA COUNTY ENGINEER

Mitchell A. Ferguson
July 11, 2005

