

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

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

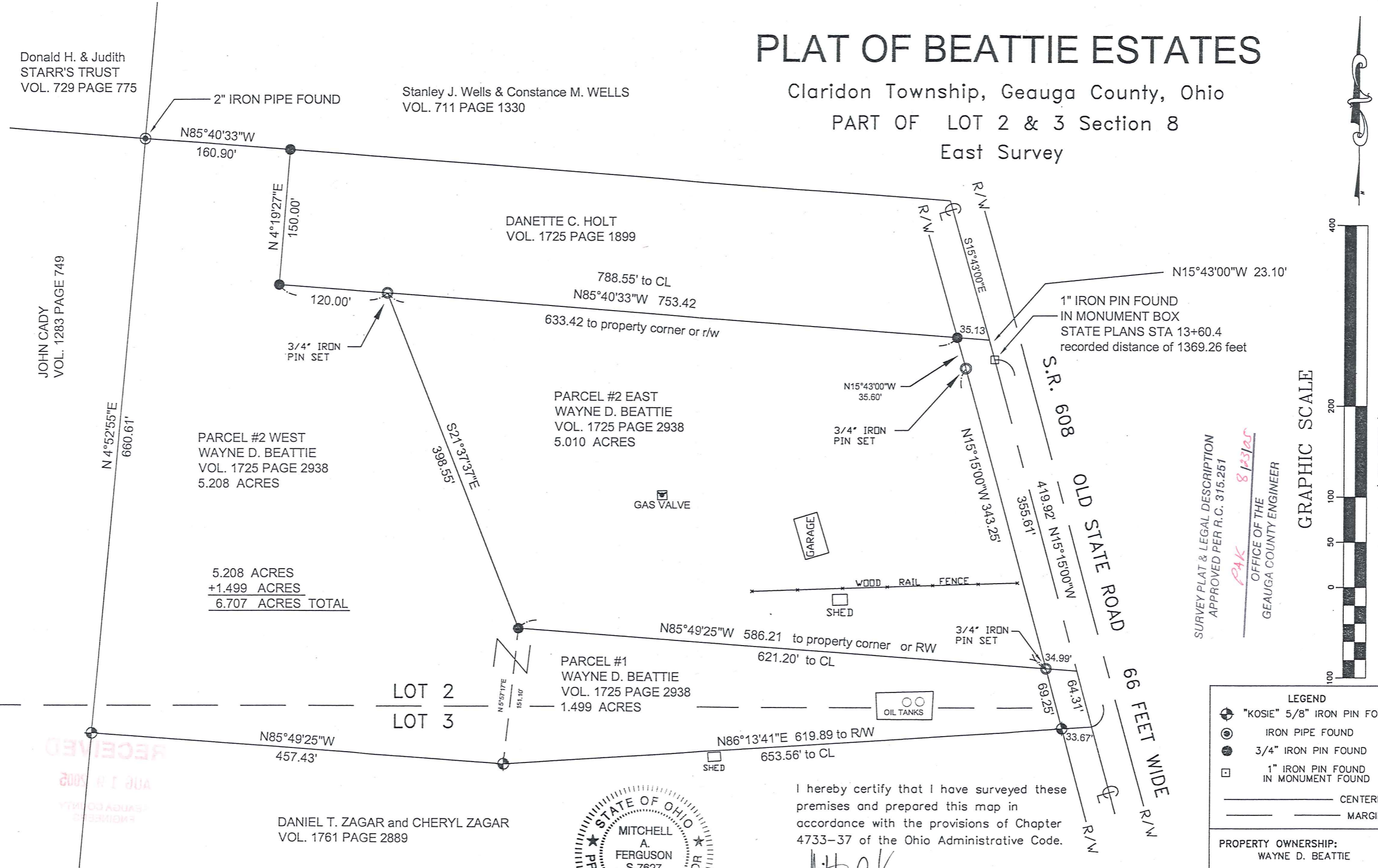
PARCEL #2 WEST
WAYNE D. BEATTIE
VOL. 1725 PAGE 2938
5.208 ACRES

5.208 ACRES
+1.499 ACRES
6.707 ACRES TOTAL

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

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

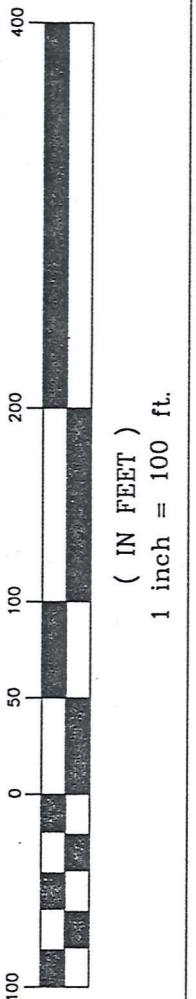
JOHN CADY
VOL. 1283 PAGE 749



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 8/13/05

OFFICE OF THE
GEAUGA COUNTY ENGINEER

GRAPHIC SCALE



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



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 August 13, 2005

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

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AUG 1 11 2005
ENGINEER - GEAUGA COUNTY

CLA00016

Beattie
Pickup date
8-23-05
Vol 1772 Pg 2681
12-002 020

SURVEY DESCRIPTION 6.707 Acres

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 a corner;

Thence, South 85° 49' 25" East, a distance of 586.21 feet to a 3/4" iron pin set on said Westerly right of way of said road;

Thence, South 15° 15' 00" East, along said Westerly right of way a distance of 69.25 feet to a 5/8" iron pin found on the Northeasterly corner of land conveyed to Daniel T. Zargar and Cheryl Zargar in Volume 1761 Page 2889 of Geauga County Records;

Thence, South 86° 13' 41" West, along said Zargar Northerly line a distance of 619.89 feet to a 5/8" iron pin found at an angle point.

Thence, North 85° 49' 25" West, continuing 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.

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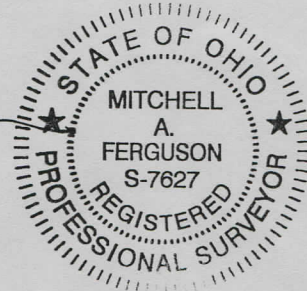
Thence, South 4° 19' 27" West, along Holt Westerly line a distance of 150.00 feet to a 3/4" iron pin found at the Southwesterly corner of said Holt.

Thence, South 85° 40' 33" East, along said Holt Southerly line a distance of 120.00 feet to the **Place of Beginning**, containing 6.707 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

Intent to combine a 5.208 Acres lot with a 1.499 Acres lot, total 6.707 Acres

Mitchell A. Ferguson
Aug. 18, 2005



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

PAK *8/13/05*

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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