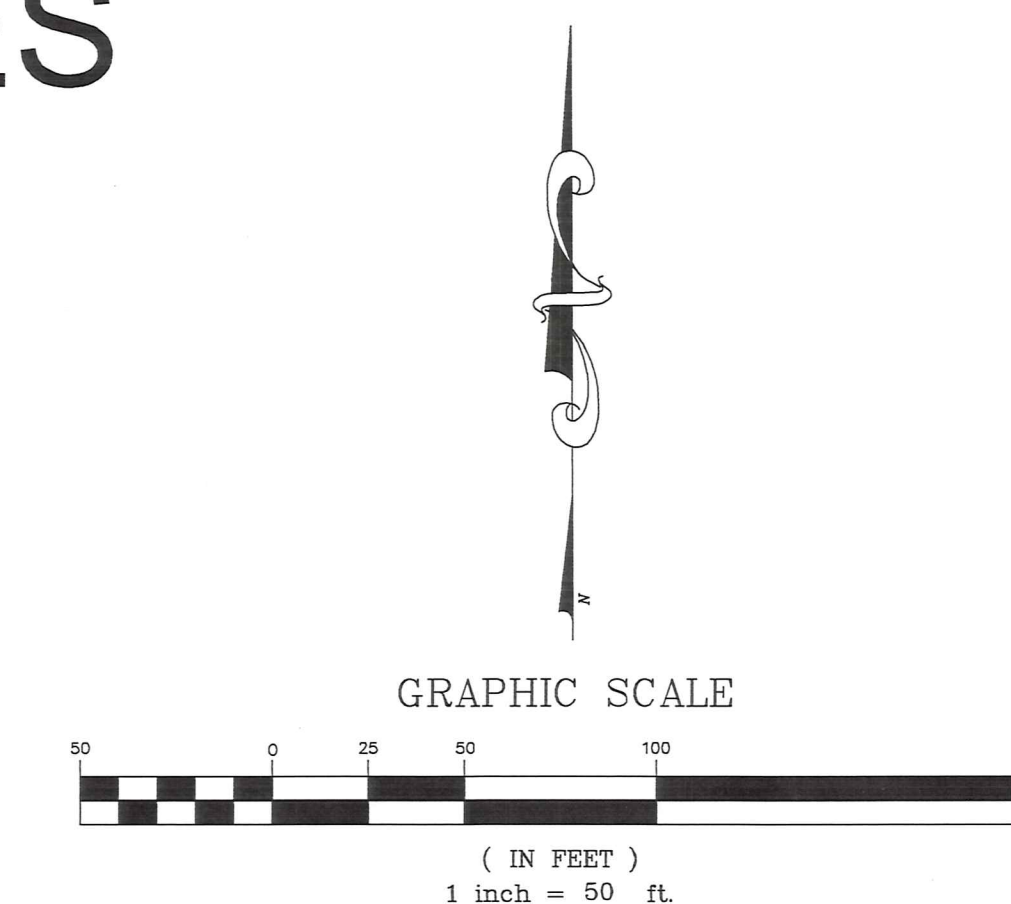


PLAT OF BEATTIE ESTATES

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

EDWARD J. BARZAK
VOL. 1116 PAGE 498

PARCEL #2
WAYNE D. BEATTIE
VIRGINIA H. BEATTIE
VOL. 880 PAGE 669
10.218 ACRES EXCLUDING R/W
10.505 ACRES TOTAL

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

LAURA KLINGENSMITH
VOL. 978 PAGE 1053

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 11/5/98
OFFICE OF THE
GEAUGA COUNTY ENGINEER

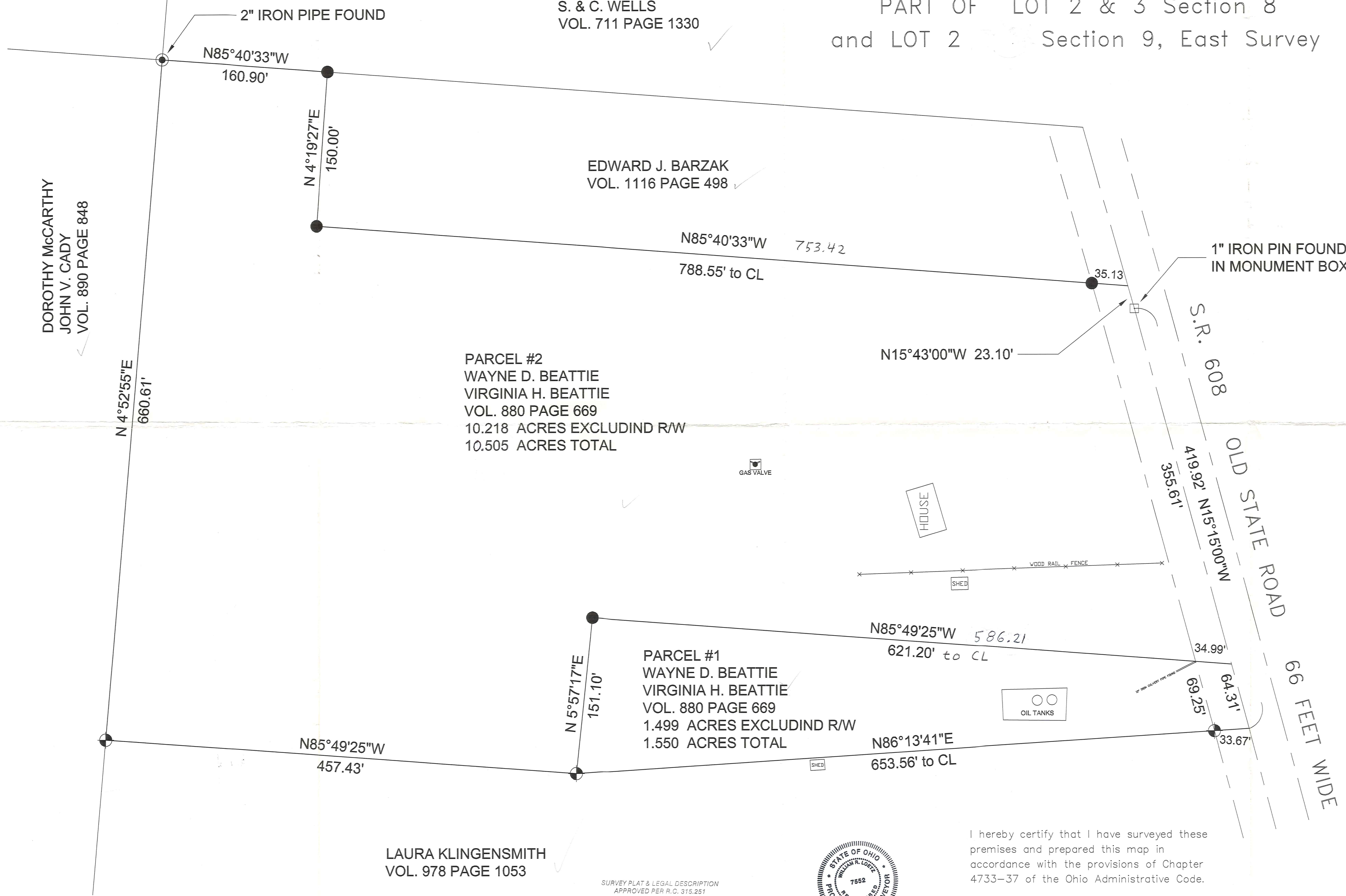


I hereby certify that I have surveyed these premises and prepared this map in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

William R. Loetz
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



CLAG0017

Beattie
picked up
obsolete

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;

Thence, South 86° 13' 41" West, along said Laura Klingensmith Northerly line passing through 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 a total distance of 653.56 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, passing through a 12" iron culvert pipe outlet found on the Westerly right of way of said Old State Road at a distance of 586.21 feet and a total distance of 621.20 feet to said centerline of said Old State Road;

Thence, South 15° 15' 00" East, along the centerline of said Old State Road a distance of 64.31 feet to the **Place of Beginning**, containing 1.550 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. EXCLUDING R/W AREA 1.499 ACRES

PREVIOUS RECORDIND VOL. 880, PAGE 669

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

R.S. 11 15 98

OFFICE OF THE
GEAUGA COUNTY ENGINEER



CL100017

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; Thence, North 15° 15' 00" West, along the centerline of said Old State Road a distance of 64.31 feet to the **Principal place of beginning**.

Thence, North 85° 49' 25" West, passing through a 12" iron culvert pipe outlet found on the Westerly right of way of said Old State Road at a distance of 34.99 feet and a total distance of 621.20 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 passing through a 3/4" iron pin set at a distance of 753.42 feet on said Westerly right of way of said Old State Road and a total distance of 788.55 feet to the centerline of said Old State Road;

Thence, South 15° 43' 00" East, along the centerline of said Old State Road a distance of 23.10 feet to a 1" iron pin found in monument;

Thence, South 15° 15' 00" East, along the centerline of said Old State Road a distance of 355.61 feet to the **Place of Beginning**, containing 10.505 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. EXCLUDING R/W AREA 10.218 ACRES

PREVIOUS RECORDIND VOL. 880, PAGE 669

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

R.S.

11/5/98

OFFICE OF THE
GEAUGA COUNTY ENGINEER

