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(4) THE 20-ACRE PARCEL DOES INCLUDE THE 32-FT STRIP REFERED TO AS THE "PONY TRAIL". HOWEVER, THE DEED ALSO STATES THAT IT EMBRACES 1.1153 ACRES OF LAND, WHICH WOULD MAKE IT 1517 FEET LONG. YET THE DIMENSION ALONG THAT LINE IS SPECIFIED TO BE 625 FEET — OR 645 FEET — TAKE YOUR PICK.

(5) FOR ALL PRACTICAL PURPOSES, ALL LAND IS MORE THAN ADEQUATELY COVERED FOR ANY PURCHASE AGREEMENT, ALTHOUGH CLOUDY AND UNCERTAIN FROM A SURVEYOR'S POINT OF VIEW. FOR THE PURPOSE OF PERMANENT RECORD, THE TITLE SHOULD BE ACCURATELY SURVEYED FOR DEFINITION AND TO CLEAR UP THESE INADEQUACIES. HOWEVER, THE EXPENSE WOULD BE EXCESSIVE AND THE ONLY VALUE WOULD BE TO THE COUNTY AND TO A SURVEYOR. IF I WERE THE OWNER OR PROSPECTIVE BUYER, MY TITLE COVERS THE LAND I OCCUPY — THE RAILROAD BEING THE SOUTHERLY BOUNDARY AND THE LAKE THE NORTHERLY. AS FOR THE SURVEY — THE HELL WITH IT.

(6) ALL OF THE DEEDS WERE SIMPLY COPIES OF PREVIOUS DEEDS — OVER AND OVER AGAIN, SO I DID NOT BOTHER WITH GETTING MORE COPIES AFTER THE FIRST HALF-DOZEN.

HOPE THIS HELPS YOU

Mike

OVERLAIN ON AERIAL PHOTO, GIBSON COPY, COMPENSATING FOR SOME PHOTO DISTORTION, TRACED INTO BLUEPRINT, WITH COPIES TO ALL. KEEP IN MIND SCALE MIGHT BE SLIGHTLY OUT DUE TO DISTORTION

HAVING RECEIVED AND REVIEWED ALL INFORMATION RELATED TO BEAVER PARK COMPANY LANDS, I ENCLOSE COPIES OF THE RESULTS. DISREGARD AND DESTROY ALL PREVIOUS INFORMATION I HAD SENT, SINCE IT WAS BASED ON DEED INFORMATION WHICH I HAD SUSPECTED TO BE SOMEWHAT DEFICIENT.

(1) HIGHWAY DRAWINGS & INFORMATION INDICATE A CHANGE IN CENTERLINE ALIGNMENT IN 1955. THE DEED DESCRIPTIONS WERE ORIGINATED FROM THE OLD CENTERLINE, WHICH CLEARS UP THE BAD FIT. THE 0.62-ACRE PARCEL AND THE 2.5866 ACRE PARCEL ARE NEARLY TOTALLY USELESS, EXCEPT FOR 0.12 ACRE.

(2) AT A POINT NEAR THE ENTRANCE TO BEAVER PARK THE RAILROAD ACQUIRED AN ADDITIONAL 23 FEET OF RIGHT-OF-WAY. FROM THIS POINT THE DEEDS SPELL OUT A DIRECTION AND RADIUS, BUT NO BEARING, WHICH COULD BE PLOTTED IN A HUNDRED DIFFERENT WAYS. THIS HAS BEEN CLEARED UP. THE RIGHT-OF-WAY LINE IS 73 FEET NORTH OF THE CENTERLINE OF THE EAST-BOUND TRACK AND RUNS PARALLEL TO THE TRACK.

(3) THE RAILROAD INFORMATION THUS DETERMINES THE SOUTHERLY END OF THE WESTERLY LINE OF THE 20-ACRE PARCEL. THE LENGTH OF THIS WESTERLY LINE IS GIVEN TWICE IN THE DEED — ONCE AS 625 FEET, AND THE SECOND TIME AS 645.88 FEET — IN THE SAME DESCRIPTION. NEITHER DIMENSION REACHES THE WATER LINE (ABOUT 180 FEET SHORT), BUT RECITES THE LOW WATER MARK.

(4) THE COURSES IN THE DEED NOW FIT THE GENERAL SHORE-LINE OF THE LAKE AND IT ELIMINATES ANY PREVIOUS ASSUMPTION OF EROSION.