



J.P. & J. M. BLECHSCHMID
VDL.1039-PG.1107

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

CERTIFICATION OF PLANNING SECRETARY
THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF
THE VILLAGE OF SOUTH RUSSELL, OHIO, ON _____, 19____.

PLANNING COMMISSION SECRETARY

COUNTY RECORDS:
FILED FOR RECORD THIS _____ DAY OF _____ 19____
RECORDED IN PLAT BOOK VOL. _____ PAGE _____
THIS _____ DAY OF _____ 19____

GEAUGA COUNTY RECORDER



SHEET NO. DWG. NO. PLZAK.FL	TITLE CHAGRIN RIVER LAND CONSERVANCY PLZAK CONSERVATION EASEMENT 1600 BELL ST. CHAGRIN FALLS, OHIO 44042	DATE 17 OCT 98	REVISIONS	BOUNDARY SURVEY, LOT SPLIT	SCALE 1" = 100'
				SITUATED IN THE VILLAGE OF SOUTH RUSSELL COUNTY OF GEAUGA, STATE OF OHIO AND KNOWN AS BEING PART OF LOT 1, TRACT 3	TGG
DATE 17 OCT 98	CHECKED BY TGG	DRAWN BY DUG	DATE 17 OCT 98	SCALE 1" = 100'	

WILLIAM R. GRAY ASSOCIATES, INC.
7519 MENTOR AVE. MENTOR, OHIO 44060
(440) 946-1616

R.V.S. 00015
RUS00015

Plzak/Gilbert
Picked up 11/13/98

WM. R. GRAY ASSOCIATES, INC.

TERRENCE G. GERSON, P.E., P.S.

*Mentor Colonial Plaza
7519 Mentor Avenue
Mentor, Ohio 44060*

PHONE: (440) 946-1616
FAX NO. (440) 946-1920
11-05-98

**RESIDUAL PARCEL & CONSERVATION EASEMENT
OWNED BY D. PLZAK**

Situated in the Village of South Russell, County of Geauga, and State of Ohio and known as part of Lot No. 1 in Tract No. 3 in said Township and being further bounded and described as follows:

Beginning at a point in the centerline of Bell Street (60 feet wide), said point being an iron pin monument box found.

Thence N 89° 44' 16" E along the centerline of Bell Street a distance of 156.13 feet to the Principal Place of Beginning. Said point being the northeast corner of a parcel of land conveyed to W.T. and P.S. Malik in Volume 1081 – Page 890 of the Geauga County Official Records;

Thence S 01° 12' 00" W along the easterly line of said Malik property passing through an Selee pin found (0.10'S, 0.19'W) at 30.00 feet a distance of 1306.80 feet to a 5/8 inch iron pin found (0.55 N , 0.35 E) marking the southeast corner of the aforementioned Malik property;

Thence S 89° 44' 16" W a distance of 100.00 feet to a 5/8 inch iron pin found (0.52 N, 0.41 E) marking the southwest corner of said Malik property and intersecting the easterly property line of a parcel of land conveyed to D. Smith in Volume 1095 – Page 170 of the Geauga County Official Records;

Thence S 01° 12' 00" W along said Smith property line a distance of 1201.76 feet to a 1 inch iron pipe found (1.59 S) marking the southeast corner of land owned by the aforementioned D. Smith;

Thence S 89 29' 57" E a distance of 699.96 feet along the northerly line of land conveyed to J.P. and J.M. Blechschmid in Volume 1039 – Page 1107 of the Geauga County Official Records to a 1 inch iron pipe found marking the southwest corner of a parcel of land conveyed to A. Campanè in Volume 1020 – Page 890 of the Geauga County Official Records;

Thence N 01° 12' 00" E along the westerly line of said Campanè property a distance of 679.66 feet to a 5/8 inch iron pin set;

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R.S.
11/10/98
Revised
OFFICE OF THE
GEAUGA COUNTY ENGINEER

CVIS 00015
RVS00075

DESCRIPTION OF RESIDUAL PARCEL & CONSERVATION EASEMENT
CON'T

Thence S 88° 48' 00" E a distance of 49.50 feet to a 1 inch iron pipe found (1.01 N, 0.07 W);

Thence N01° 12' 00" E a distance of 330.00 feet to a 1 inch iron pipe found (1.64 N, 0.57 E)

Thence N 88° 48' 00" W a distance of 49.50 feet to a 5/8 inch iron pin set;

Thence N01° 12' 00" E a distance of 1013.22 feet to a 5/8 inch iron pin set;

Thence S 89° 44' 16" W a distance of 590.14 to a 5/8 inch iron pin set;

Thence N 01° 12' 00" E a distance of 495.00 feet and passing through an iron pin set marking the southerly right-of-way line of Bell Street to the centerline of Bell Street;

Thence S 89° 44' 16" W a distance of 10.00 feet along the centerline of Bell Street to the place of beginning and containing 31.05 acres of land as surveyed by Terrence G. Gerson, P.S. #6662, for William R. Gray Associates, Inc., Professional Engineers and Surveyors, in September of 1998. Be the same, more or less, but subject to all legal highways and easements.

The Basis of Bearing for this description is the centerline of Bell Street S 89 44' 16" W.

Deeds of Records: 1087-1092, 552-1309

* Also known as a 31.05 acre Residual Parcel as shown on the Chagrin River Land Conservancy Pizak Conservation Easement - Boundary Survey / Lot Split Plat Vol. 27 Pg. 80.

SURVEY PLAT & LEGAL DESCRIPTION
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* *[Signature]* 03/16/18

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.

RUS-00075

PLZAK / GILBERT
Picked up 11-13-1998

WM. R. GRAY ASSOCIATES, INC.

TERRENCE G. GERSON, P.E., P.S.

*Mentor Colonial Plaza
7519 Mentor Avenue
Mentor, Ohio 44060*

PHONE: (440) 946-1616
FAX NO. (440) 946-1920
11-05-98

**LEGAL DESCRIPTION OF 1.70 ACRE
CONSOLIDATION PARCEL OWNED BY R. & D.
GILBERT**

Situated in the Village of South Russell, County of Geauga, and State of Ohio and known as part of Lot No. 1 in Tract No. 3 in said Township and being further bounded and described as follows:

Beginning at a point in the centerline of Bell Street (60 feet wide), said point being an iron pin monument box found.

Thence N 89° 44' 16" E along the centerline of Bell Street a distance of 606.27 feet to the Principal Place of Beginning. Said point being the northeast corner of a parcel of land conveyed to D. Plzak in Volume 1087 Page 1093 of the Geauga County Official Records;

Thence S 01° 12' 00" W along the easterly line of said Plzak property passing through an iron pin set at 30.00 feet a distance of 495.00 feet to a 5/8 inch iron pin set;

Thence N 89° 44' 16" E a distance of 150.00 feet to a 5/8 inch iron pin set intersecting the westerly property line of land conveyed to A. Campane in Volume 1020 - Page 890 of the Geauga County Official Records;

Thence N 01° 12' 00" E along the westerly line of said Campane property a distance of 495.00 feet passing through a 5/8 inch iron pin set marking the southerly right-of-way of Bell Street to the centerline of Bell Street;

Thence S 89° 44' 16" W a distance of 150.00 feet along the centerline of Bell Street to the place of beginning and containing 1.70 acres of land as surveyed by Terrence G. Gerson, P.S. #6662, for William R. Gray Associates, Inc., Professional Engineers and Surveyors, in September of 1998. Be the same, more or less, but subject to all legal highways and easements.

The Basis of Bearing for this description is the centerline of Bell Street S 89 44' 16" W.

Deeds of Record: ~~1087-1092~~, 730-1300, ~~552-1309~~

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RUS
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Plzak/Gilbert
Picked up 11/13/98

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7519 Mentor Avenue
Mentor, Ohio 44060*

PHONE: (440) 946-1616
FAX NO. (440) 946-1920

11-05-98

**LEGAL DESCRIPTION OF 5.00 ACRE SPLIT
PARCEL OWNED BY D. PLZAK**

Situated in the Village of South Russell, County of Geauga, and State of Ohio and known as part of Lot No. 1 in Tract No. 3 in said Township and being further bounded and described as follows:

Beginning at a point in the centerline of Bell Street (60 feet wide), said point being an iron pin monument box found.

Thence N 89° 44' 16" E along the centerline of Bell Street a distance of 166.13 feet to the Principal Place of Beginning;

Thence S 01° 12' 00" W passing through an iron pin set at 30.00 feet a distance of 495.00 feet to a 5/8 inch iron pin set;

Thence N 89° 44' 16" E a distance of 440.14 feet to a 5/8 inch iron pin set;

Thence N 01° 12' 00" E a distance of 495.00 feet passing through a 5/8 inch iron pin set marking the southerly right-of-way of Bell Street to the centerline of Bell Street;

Thence S 89° 44' 16" W a distance of 440.14 feet along the centerline of Bell Street to the place of beginning and containing 5.00 acres of land as surveyed by Terrence G. Gerson, P.S. #6662, for William R. Gray Associates, Inc., Professional Engineers and Surveyors, in September of 1998. Be the same, more or less, but subject to all legal highways and easements.

The Basis of Bearing for this description is the centerline of Bell Street S 89 44' 16" W.

Deed of record: 1087-1092, 552-1309

SURVEY PLAT & LEGAL DESCRIPTION
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R.G. 11/19/98
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

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**RESIDUAL PARCEL & CONSERVATION EASEMENT
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Thence S 01° 12' 00" W along the easterly line of said Malik property passing through an Selee pin found (0.10'S, 0.19'W) at 30.00 feet a distance of 1306.80 feet to a 5/8 inch iron pin found (0.55 N , 0.35 E) marking the southeast corner of the aforementioned Malik property;

Thence S 89° 44' 16" W a distance of 100.00 feet to a 5/8 inch iron pin found (0.52 N, 0.41 E) marking the southwest corner of said Malik property and intersecting the easterly property line of a parcel of land conveyed to D. Smith in Volume 1095 – Page 170 of the Geauga County Official Records;

Thence S 01° 12' 00" W along said Smith property line a distance of 1201.76 feet to a 1 inch iron pipe found (1.59 S) marking the southeast corner of land owned by the aforementioned D. Smith;

Thence S 89 29' 57" E a distance of 699.96 feet along the northerly line of land conveyed to J.P. and J.M. Blechschmid in Volume 1039 – Page 1107 of the Geauga County Official Records to a 1 inch iron pipe found marking the southwest corner of a parcel of land conveyed to A. Campane in Volume 1020 – Page 890 of the Geauga County Official Records;

Thence N 01° 12' 00" E along the westerly line of said Campane property a distance of 679.66 feet to a 5/8 inch iron pin set;

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(1.64 N , 0.57 E)

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Professional Engineers and Surveyors, in September of 1998. Be the same, more
or less, but subject to all legal highways and easements.

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Deeds of Records: 1087-1092, 552-1309