

GRAPHIC SCALE



(IN FEET)  
1 INCH = 40 FT.

Parcel A  
John P. Steel  
Vol. 776, Pg. 906  
1/7/87

Gifford Subdivision No. 1  
Sublot 3

Gifford Subdivision No. 1  
(Vol. 8 of Maps, Pg. 44 of Geauga Co. Records)

5/8" IRON  
PIN FD. & USED.  
0.16 NORTH

5/8" IRON  
PIN FD. & USED.  
0.18 NORTH

**PARCEL NO. 2**  
LOT 1.0002 Ac.  
RW 0.0211 Ac.  
TOTAL 1.0213 Ac.

SWING SET

5/8" CAPPED  
(SELEE #5471)  
IRON PIN SET

N89°42'24"W 157.10

**PARCEL NO. 1**  
LOT 1.0019 Ac.  
RW 0.1133 Ac.  
TOTAL 1.1152 Ac.

16.4 x 12.3  
FRAME SHED

EXIST. FRAME  
DWELLING  
HSE #517

WOOD  
DECK

GAR.

CONC.  
DRIVE

5/8" IRON  
PIN FD. & USED.  
0.10 EAST

5/8" CAPPED  
(SELEE #5471)  
IRON PIN SET

S/L 22  
Parcel # 29-024100

ADJ. BASKETBALL  
HOOP & POLE  
ENCR. 1.32 FT.

Robert E. Messmer  
& Georgia Messmer  
Vol. 1293, Pg. 827  
5/2/00

5/8" IRON  
PIN FD. & USED.  
0.11 WEST

S/L 14  
Parcel # 29-094600

Carl Alstrom, Jr.  
& Maxine Alstrom  
Vol. 802, Pg. 1227  
8/20/94

S/L 15  
Parcel # 29-094500

5/8" IRON PIN FD. & USED.

S/L 16  
Parcel # 29-076300

Cheryl Stankus  
Vol. 1253, Pg. 595  
8/16/99

S/L 17  
Parcel # 29-076400

S/L 18  
Parcel # 29-055050

5/8" CAPPED  
(SELEE #5471)  
IRON PIN SET

Richard J. Lombardi  
& Karen J. Lombardi  
Vol. 735, Pg. 576

S/L 19  
Parcel # 29-055060

1" IRON PIPE FD. & USED.

S/L 20  
Parcel # 29-088100

Nancy L. Simpson  
Vol. 508, Pg. 593

S/L 21  
Parcel # 29-088200

1" IRON PIPE FD. & USED.

S/L 23 S/L 24

FRANK W. STANTON'S CHAGRIN HEIGHTS SUBDIVISION NO. 1  
(VOL. 2 OF MAPS, PGS. 29 & 30 OF GEAGA COUNTY RECORDS)

FAIRVIEW RD. 50'

MINOR SUBDIVISION PLAT

SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING PARCEL B IN THE GIFFORD SUBDIVISION NO. 1 OF PART OF ORIGINAL RUSSELL TOWNSHIP LOT NO. 15, TRACT NO. 3 AS SHOWN BY THE RECORDED PLAT IN VOLUME 8 OF MAPS, PAGE 44 OF GEAGA COUNTY RECORDS.

FOR: JWAN H. YAWER

BASIS OF BEARINGS:

BEARINGS CORRELATE TO THE VALUE OF N. 77° 58' W ASSIGNED TO THE CENTERLINE OF BELL ROAD (GIFFORD SUBDIVISION NO. 1 - VOLUME 8 OF MAPS, PAGE 44 OF GEAGA COUNTY RECORDS).

DEED REFERENCE:

VOLUME 1226, PAGE 868 4/1/99

APPROVALS

THIS PLAT HAS BEEN APPROVED BY PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO ON THIS 14 DAY OF August, 2000.

Margaret D. Tomaro  
PLANNING COMMISSION SECRETARY

APPROVED BY THE SOUTH RUSSELL VILLAGE ENGINEER

Charles Kodak 8/14/00  
ENGINEER DATE

APPROVED BY THE SOUTH RUSSELL VILLAGE SOLICITOR

Dorothy M. Davis 8-14-00  
SOLICITOR DATE

ZONING

MAIN:  
R-1-B SINGLE FAMILY ZONE  
150 FOOT MINIMUM LOT WIDTH  
75 FOOT MINIMUM FRONT YARD  
50 FOOT MINIMUM REAR YARD  
25 FOOT MINIMUM SIDE YARD  
1.0 ACRE MINIMUM LOT AREA

ACCESSORY:  
STRUCTURES  
20 FOOT MINIMUM SIDE YARD  
20 FOOT MINIMUM REAR YARD

NOTES

SEWAGE DISPOSAL - SANITARY SEWER  
WATER SUPPLY - WELLS

ACCEPTANCE and DEDICATION

I, THE UNDERSIGNED, OWNER OF THE LANDS EMBRACED WITHIN THIS MINOR SUBDIVISION AND DESCRIBED IN THE DEED RECORDED IN VOLUME 1226, PAGE 868 OF GEAGA COUNTY DEED RECORDS DO HEREBY DECLARE THIS PLAT TO BE HER FREE ACT AND DEED.

IN WITNESS WHEREOF JWAN H. YAWER HEREUNTO SET HER HAND THIS 11 DAY OF August, 2000.

Jwan H. Yawer James S. Holt James S. Holt  
JWAN H. YAWER WITNESS PRINT NAME  
Darrell Johnson  
WITNESS PRINT NAME

STATE OF OHIO )  
COUNTY OF Geauga ) S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED JWAN H. YAWER WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED. AND AFFIXED MY OFFICIAL SEAL AT South Russell, OHIO, THIS 11 DAY OF August, 2000.

Doris Lee Kemp January 27, 2005  
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Howard R. Selee  
HOWARD R. SELEE, REGISTERED SURVEYOR #5471



NORTH

AUGUST 7, 2000  
REVISED: SEPT. 15, 2000 HRS

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 9/21/2000  
OFFICE OF THE REVISOR  
GEAGA COUNTY ENGINEER



GEAGA COUNTY RECORDER HEREBY CERTIFIES THE FOLLOWING RECORDING OF THE PLAT OF THE MINOR SUBDIVISION ON THIS DAY OF 2000.

VOLUME PAGE

GEAGA COUNTY RECORDER

BELL RD. 60'

O.L. 15  
O.L. 16

HOWARD R. SELEE & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD \* SUITE 231 \* CLEVELAND, OH 44129  
(216) 398-0280 SCALE: 1" = 40' FILE NO. 00404-LS



RUS-00100

RUS00100

Yawer  
picked up 9-26

# HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129  
TELEPHONE (216) 398-0280  
FAX (216) 351-0920

August 7, 2000  
File No. 00404-2  
Revised September 11, 2000

29-108153

## LEGAL DESCRIPTION **PARCEL 2 - BELL ROAD**

Situated in the Village of South Russell, County of Geauga and State of Ohio and known as being part of Parcel B in the Gifford Subdivision No. 1 of part of Original Township Lot No. 15, Tract No. 3 as shown by the recorded Plat in Volume 8 of Maps, Page 44 of Geauga County Records, bounded and described as follows:

Beginning at a point on the centerline of Bell Road, 60.00 feet wide, said point being distant North  $77^{\circ} 52' 58''$  West, 344.09 feet from the centerline intersection of said Bell Road and Fairview Road, 50.00 feet wide and known as being the PRINCIPAL PLACE OF BEGINNING;

Thence North  $77^{\circ} 52' 58''$  West, along the centerline of said Bell Road, a distance of 30.66 feet to a point;

Thence North  $00^{\circ} 10' 19''$  East, along the east line of land conveyed to Dorothy M. Davis, Trustee of the Dorothy M. Davis Trust U/A dated July 15, 1988 by deed recorded in Volume 1193, Page 726 of Geauga County Deed Records and also known as being Sublot No. 6 in said Gifford Subdivision No. 1, passing thru a  $5/8''$  iron pin found, 0.10 east, at a distance of 30.66 feet on the northerly right-of-way of said Bell Road, a total distance of 475.57 feet a  $5/8''$  iron pin found, 0.16 north, at the northeast corner of said Sublot No. 6;

Thence South  $89^{\circ} 42' 24''$  East, along the south line of land conveyed to John P. Steel by deed recorded in Volume 776, Page 906 of Geauga County Deed Records and also known as being Parcel A in said Gifford Subdivision No. 1, a distance of 184.67 feet to a  $5/8''$  iron pin found, 0.18 north, at the southeast corner of said Parcel A and on the west line of land conveyed to Carl Alstrom, Jr. and Maxine Alstrom by deed recorded in Volume 802, Page 1227 of Geauga County Deed Records, also known as being Sublot No. 15 in the Frank W. Stanton's Chagrin Heights Subdivision No. 1 as shown by the recorded Plat in Volume 2 of Maps, Pages 29 and 30 of Geauga County Records;

Thence South  $00^{\circ} 32' 58''$  East, along the west line of said land conveyed to Carl Alstrom, Jr. and Maxine Alstrom and the west line of land conveyed to Cheryl Stankus by deed recorded in Volume 1253, Page 595 of Geauga County Deed Records, also known as being Sublot Nos. 16 and 17 in said Frank W. Stanton's Chagrin Heights Subdivision No. 1, and the west line of land conveyed to Richard J. Lombardi and Karen J. Lombardi by deed recorded in Volume 735, Page 576 of Geauga County Deed Records, also known as being Sublot No. 18 in said Frank W. Stanton's Chagrin Heights Subdivision No. 1, a distance of 193.27 feet to a  $5/8''$  capped (Selee #5471) iron pin set;

RUS 00100

August 7, 2000  
File No. 00404-2  
Revised September 11, 2000  
Page 2 of 2

Thence North  $89^{\circ} 42' 24''$  West, a distance of 157.10 feet to a  $5/8''$  capped (Selee #5471) iron pin set;

Thence South  $00^{\circ} 10' 19''$  West, passing thru an to a  $5/8''$  capped (Selee #5471) iron pin set on the northerly right-of-way of said Bell Road at a distance of 257.95 feet, a total distance of 288.61 feet to the PRINCIPAL PLACE OF BEGINNING and containing 1.0213 acres of land as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of Howard R. Selee and Associates, Inc., Professional Land Surveyors, dated August 7, 2000, be the same more or less, but subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

DEED REFERENCE: Jwan H. Yawer, Volume 1226, Page 868

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 9/21/2000  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER