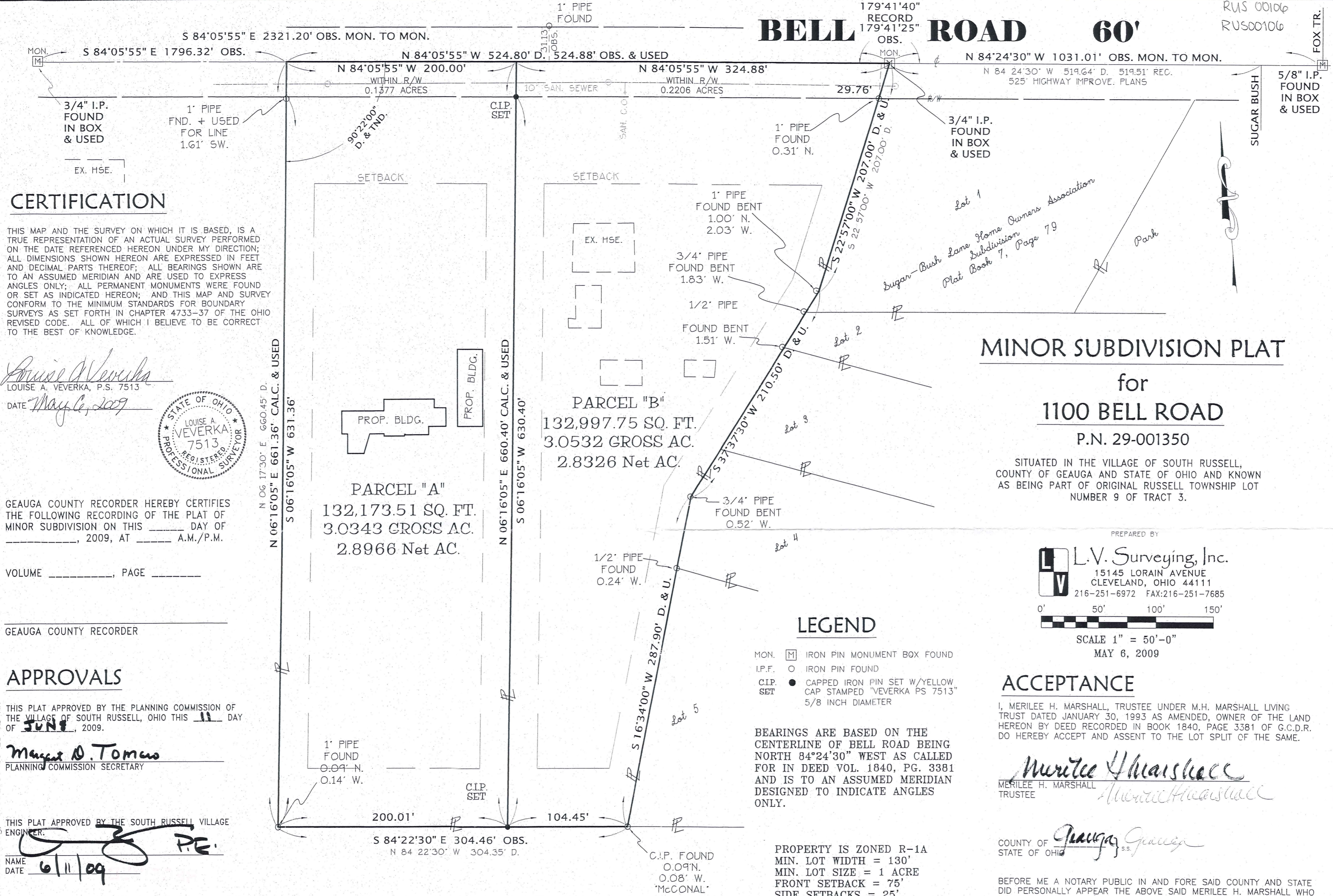


BELL ROAD 60'

RUS 00106
RUS00106

FOX TR.



CERTIFICATION

THIS MAP AND THE SURVEY ON WHICH IT IS BASED, IS A TRUE REPRESENTATION OF AN ACTUAL SURVEY PERFORMED ON THE DATE REFERENCED HEREON UNDER MY DIRECTION; ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF; ALL BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO EXPRESS ANGLES ONLY; ALL PERMANENT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON; AND THIS MAP AND SURVEY CONFORM TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS SET FORTH IN CHAPTER 4733-37 OF THE OHIO REVISED CODE. ALL OF WHICH I BELIEVE TO BE CORRECT TO THE BEST OF KNOWLEDGE.

Louise A. Veverka
LOUISE A. VEVERKA, P.S. 7513
DATE May 6, 2009



GEAUGA COUNTY RECORDER HEREBY CERTIFIES THE FOLLOWING RECORDING OF THE PLAT OF MINOR SUBDIVISION ON THIS _____ DAY OF _____, 2009, AT _____ A.M./P.M.

VOLUME _____, PAGE _____

GEAUGA COUNTY RECORDER

APPROVALS

THIS PLAT APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO THIS 11 DAY OF JUNE, 2009.

Margaret D. Thomas
PLANNING COMMISSION SECRETARY

THIS PLAT APPROVED BY THE SOUTH RUSSELL VILLAGE ENGINEER.

[Signature] P.E.
NAME _____
DATE 6/11/09

THIS PLAT APPROVED BY THE SOUTH RUSSELL VILLAGE SOLICITOR.

[Signature]
NAME _____
DATE 6-11-09

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 06/18/09
OFFICE OF THE GEAUGA COUNTY ENGINEER

MINOR SUBDIVISION PLAT

for
1100 BELL ROAD

P.N. 29-001350

SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RUSSELL TOWNSHIP LOT NUMBER 9 OF TRACT 3.

PREPARED BY

L.V. Surveying, Inc.
15145 LORAIN AVENUE
CLEVELAND, OHIO 44111
216-251-6972 FAX: 216-251-7685



SCALE 1" = 50'-0"
MAY 6, 2009

LEGEND

- MON. [M] IRON PIN MONUMENT BOX FOUND
- I.P.F. O IRON PIN FOUND
- C.I.P. SET ● CAPPED IRON PIN SET W/YELLOW CAP STAMPED "VEVERKA PS 7513" 5/8 INCH DIAMETER

BEARINGS ARE BASED ON THE CENTERLINE OF BELL ROAD BEING NORTH 84°24'30" WEST AS CALLED FOR IN DEED VOL. 1840, PG. 3381 AND IS TO AN ASSUMED MERIDIAN DESIGNED TO INDICATE ANGLES ONLY.

PROPERTY IS ZONED R-1A
MIN. LOT WIDTH = 130'
MIN. LOT SIZE = 1 ACRE
FRONT SETBACK = 75'
SIDE SETBACKS = 25'
REAR B.L. = 50'
MAX. BLDG. HGT. = 30'

SEWAGE DISPOSAL = SANITARY SEWERS
SEWAGE DISPOSAL = SANITARY SEWERS
WATER SUPPLY = WELLS

ACCEPTANCE

I, MERILEE H. MARSHALL, TRUSTEE UNDER M.H. MARSHALL LIVING TRUST DATED JANUARY 30, 1993 AS AMENDED, OWNER OF THE LAND HEREON BY DEED RECORDED IN BOOK 1840, PAGE 3381 OF G.C.D.R. DO HEREBY ACCEPT AND ASSENT TO THE LOT SPLIT OF THE SAME.

Merilee H. Marshall
MERILEE H. MARSHALL
TRUSTEE

COUNTY OF Geauga ss. Geauga
STATE OF OHIO

BEFORE ME A NOTARY PUBLIC IN AND FORE SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SAID MERILEE H. MARSHALL WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING AND THAT THE SAME WAS HER FREE ACT AND DEED, IN WITNESS THEREOF I HAVE PLACED MY AND OFFICIAL SEAL IN _____, OHIO, THIS _____ OF _____, 2009.

NOTARY PUBLIC *[Signature]*

MY COMMISSION EXPIRES ON July 23 2011
LAURA J. HEILMAN, Notary Public
State of Ohio
My Commission Expires July 23, 2011

09007

RUS00106

(Rus 00106)



Marshall (09-048)
Minor Sub. Plat For 1100 Bell Rd
picked up 6-22-09
29-108180
Vol. 40 - Pg. 125

**Legal Description for
Parcel "A"
Bell Road Split**

Prior Deed: Book 1840, Page 3381
PN: 29-001350

Situated in the Village of South Russell, County of Geauga and State of Ohio, and known as being part of Original Russell Township Lot No. 9 of Tract 3, **NOW KNOWN AS** being Parcel "A" of a Minor Subdivision Plat as shown in Volume _____, Page _____ of Geauga County Map Records, and more fully bounded and described as follows:

Commencing at a 5/8 inch iron pin found in a monument box at the intersection of the centerline of Bell Road (60 feet wide) with the centerline of Fox Trail (60 feet wide);

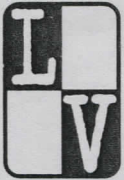
Thence North 84°24'30" West, along the centerline of Bell Road, as aforesaid, 1031.01 feet to a 3/4 inch iron pin found in a monument box at an angle point in said centerline;

Thence North 84°05'55" West, along the centerline of Bell Road, as aforesaid, 324.88 feet to the **PRINCIPAL PLACE OF BEGINNING** of a parcel of land herein described;

Thence South 06°16'05" West, 660.40 feet to a capped iron pin set, passing through a capped iron pin set in the southerly right-of-way of Bell Road, as aforesaid (at 30.00 feet).

Thence North 84°22'30" West, along the northerly land of land conveyed to E.J. Wilber by deed recorded in Volume 195, Page 523 of Geauga County Deed Records dated September 17, 1936, 200.01 feet to a point, 0.09 feet south and 0.14 feet east of a 1 inch pipe found;

Thence North 06°16'05" East, along the easterly line of land conveyed to E.G. Halter by deed recorded in Volume 225, Page 417 of Geauga County Deed Records dated July 7, 1948, 661.36 feet to a point in the centerline of Bell Road, as aforesaid, passing through a 1 inch pipe found 31.61 feet therefrom;



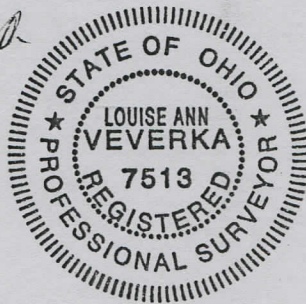
Thence South 84°05'55" East, along the centerline of Bell Road, as aforesaid, 200.00 feet to the **PRINCIPAL PLACE OF BEGINNING** be the same more or less and containing 3.0343 gross acres of land, of which 0.1377 acres lie within the right-of-way of Bell Road, creating 2.8966 Net acres according to a survey performed by Louise A. Veverka, P.S. 7513 dated May 6, 2009.

All iron pins set are 5/8 inch rebar and capped with yellow caps stamped "Veverka, P.S. 7513".

Together with all easements, rights, privileges and appurtenances thereto, all buildings, and improvements and personal property thereon, and all of Grantor's right, title and interest (if any) in all public ways adjoining the premises.

Bearings are based on the centerline of Bell Road being North 84°24'30" West as called for in deed Book 1840, Page 3381 and is to an assumed meridian designed to indicate angles only.

Louise A Veverka
5/6/09



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

R.S. 06/18/09
OFFICE OF THE *Closure only*
GEAUGA COUNTY ENGINEER

RECEIVED
MAY 11 2009
COUNTY ENGINEER'S OFFICE



**Legal Description for
Parcel "B"
Bell Road Split**

Prior Deed: Book 1840, Page 3381
PN: 29-001350

Situated in the Village of South Russell, County of Geauga and State of Ohio, and known as being part of Original Russell Township Lot No. 9 of Tract 3, **NOW KNOWN AS** being Parcel "B" of a Minor Subdivision Plat as shown in Volume _____, Page _____ of Geauga County Map Records, and more fully bounded and described as follows:

Commencing at a 5/8 inch iron pin found in a monument box at the intersection of the centerline of Bell Road (60 feet wide) with the centerline of Fox Trail (60 feet wide);

Thence North 84°24'30" West, along the centerline of Bell Road, as aforesaid, 1031.01 feet to a 3/4 inch iron pin found in a monument box at an angle point in said centerline and the **PRINCIPAL PLACE OF BEGINNING** of a parcel of land herein described:

Thence southwesterly along the westerly line of the Sugar-Bush Lane Home Owners Association Subdivision as shown in Plat Book 7 Page 79, the following courses:

South 22°57'00" West, 207.00 feet to a point, 1.00 feet south and 2.03 feet east of a 1 inch pipe found;

South 37°37'30" West, 210.50 feet to a point, 0.52 feet east of a bent 3/4 inch pipe found;

South 16°34'00" West, 287.90 feet to a point 0.09 feet south and 0.08 feet east of a capped pin found "McConal";

Thence North 84°22'30" West, along the northerly line of a parcel of land conveyed to E.J. Wilber by deed recorded in Volume 195, Page 523 of Geauga County Deed Records dated September 17, 1936, 104.45 feet to a capped iron pin set;



Thence North 06°16'05" East, 660.40 feet to a point in the centerline of Bell Road, as aforesaid, passing through a capped iron pin set 30.00 feet therefrom in the southerly right-of-way of Bell Road, as aforesaid;

Thence South 84°05'55" East, along the centerline of Bell Road, as aforesaid, 324.88 feet to the **PRINCIPAL PLACE OF BEGINNING** be the same more or less and containing 3.0532 gross acres of land, of which 0.2206 acres lie within Bell Road right-of-way, creating 2.8326 net acres of land according to a survey performed by Louise A. Veverka, P.S. dated May 6, 2009.

All iron pins set are 5/8 inch rebar and capped with yellow caps stamped "Veverka, P.S. 7513".

Together with all easements, rights, privileges and appurtenances thereto, all buildings, and improvements and personal property thereon, and all of Grantor's right, title and interest (if any) in all public ways adjoining the premises.

Bearings are based on the centerline of Bell Road being North 84°24'30" West as called for in deed Book 1840, Page 3381 and is to an assumed meridian designed to indicate angles only.



Louise A Veverka
5/6/09

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

R.S. *06/18/09*
OFFICE OF THE *Closure only*
GEAUGA COUNTY ENGINEER