

# MINOR SUBDIVISION PLAT

SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLLOT "C" IN THE IRVING KRAUTHAMER'S PLEASANT ACRES SUBDIVISION NO. 2, OF PART OF ORIGINAL RUSSELL TOWNSHIP LOT NO. 10, TRACT NO. 3, AS SHOWN BY THE RECORDED PLAT IN VOLUME 6 OF MAPS, PAGE 21 OF GEAUGA COUNTY RECORDS.

FOR: CHILI BELL, LLC  
 DEED REFERENCE:  
 PARCEL NO. 29-049000  
 VOLUME 1852, PAGE 5

SITE ADDRESS:  
 5197 CHILLICOTHE ROAD



**NORTH**  
**GRAPHIC SCALE**



(IN FEET)  
 1 INCH = 40 FT.  
**AUGUST 31, 2016**

## 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 HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. 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  
 9/14/2016  
 DATE

**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
*09/14/16*  
**GEAUGA COUNTY AUDITOR**  
 TAX MAP DEPT.

## RECORDING

GEAUGA COUNTY RECORDER HEREBY CERTIFIES THE FOLLOWING RECORDING OF THE PLAT OF THE MINOR SUBDIVISION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

\_\_\_\_\_  
 GEAUGA COUNTY RECORDER

## BASIS OF BEARINGS:

BEARINGS CORRELATE TO THE VALUE OF NORTH 86° 38' 00" WEST ASSIGNED TO THE CENTERLINE OF BELL ROAD (PLEASANT ACRES SUBD. NO. 2 - VOLUME 6 OF MAPS, PAGE 21 OF GEAUGA COUNTY RECORDS).

## REFERENCES:

- 1.) KRAUTHAMER'S PLEASANT ACRES SUBDIVISION NO. 2, VOL. 6, PG. 21 GEAUGA CO. PLAT RECORDS.
- 2.) VOL. 793, PG. 68 (KIDD) G.C.D.R.
- 3.) VOL. 1989, PG. 310 (MARSH) G.C.D.R.
- 4.) VOL. 1852, PG. 5 (CHILI BELL, LLC) G.C.D.R.

P.N. 29-108092  
 BRIAN MARSH  
 VOL. 1989, PG. 310

LEGEND:	
○	IRON PIN FOUND & USED.
⊙	R.R. SPIKE SET
⊖	5/8" CAPPED "SELEE #5471" IRON PIN SET (30" LONG)
■	IRON PIN MONUMENT FOUND & USED

## APPROVALS

THIS PLAT HAS BEEN APPROVED BY PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
 LUCY JASINSKI, PLANNING COMMISSION SECRETARY

THIS PLAT HAS BEEN APPROVED BY VILLAGE ENGINEER OF THE VILLAGE OF SOUTH RUSSELL, OHIO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
 ERIC HAIBACK, VILLAGE ENGINEER  
 \_\_\_\_\_ DATE

THIS PLAT HAS BEEN APPROVED BY VILLAGE SOLICITOR OF THE VILLAGE OF SOUTH RUSSELL, OHIO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
 DAVID ONDREY, VILLAGE SOLICITOR  
 \_\_\_\_\_ DATE

THIS PLAT HAS BEEN APPROVED BY THE BUILDING INSPECTOR OF THE VILLAGE OF SOUTH RUSSELL, OHIO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
 LAURA HEILAND, BUILDING INSPECTOR

## ACCEPTANCE and DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE LANDS EMBRACED WITHIN THIS MINOR SUBDIVISION AND DESCRIBED IN THE DEED RECORDED IN VOLUME 1852, PAGE 5 OF GEAUGA COUNTY DEED RECORDS DO HEREBY DECLARE THIS PLAT TO BE THEIR FREE ACT AND DEED.

CHILI BELL, LLC

TITLE: \_\_\_\_\_

PRINT NAME \_\_\_\_\_

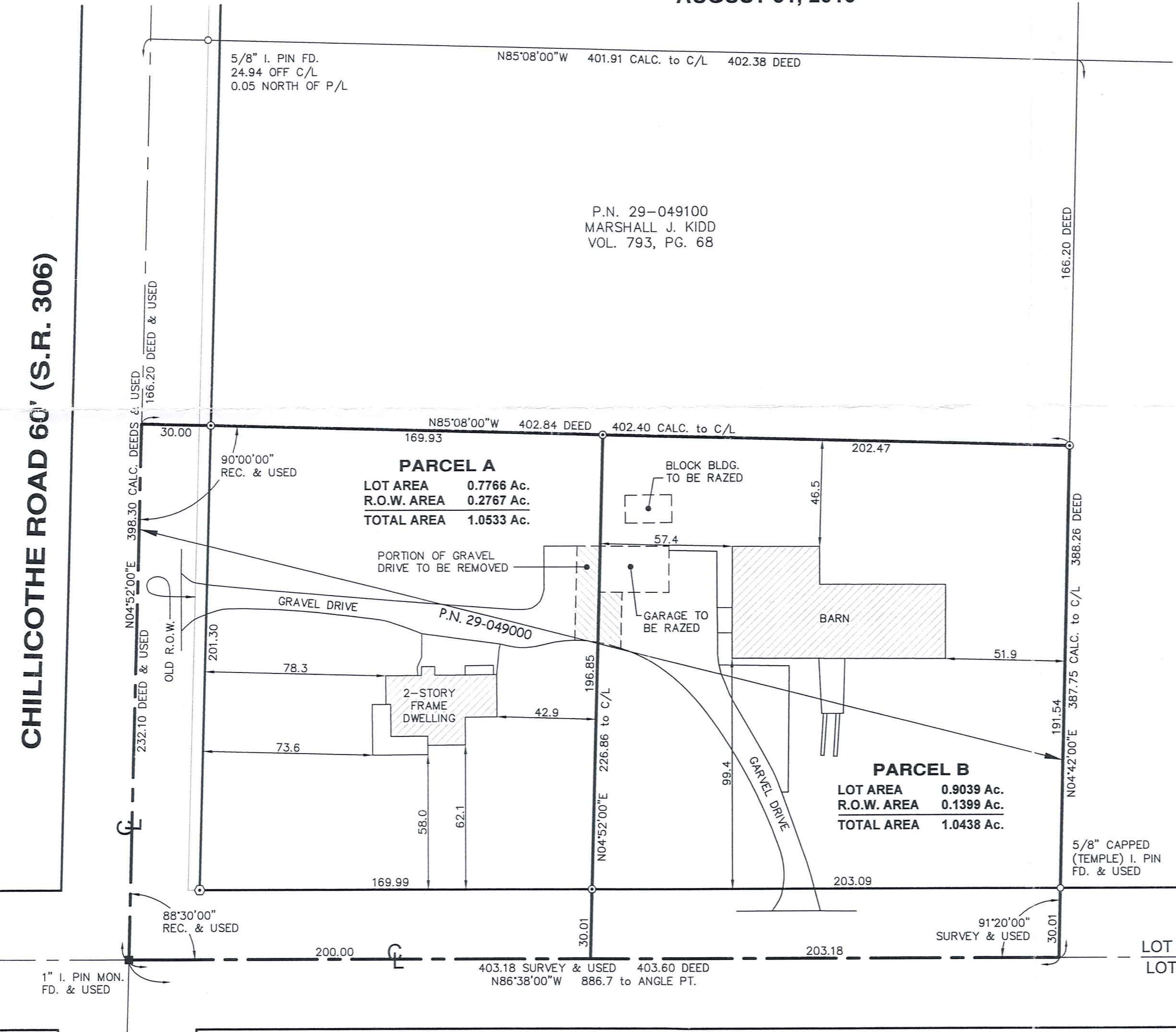
STATE OF OHIO )  
 COUNTY OF \_\_\_\_\_ ) S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED \_\_\_\_\_, MEMBER OF CHILI BELL, LLC, THE CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGE THAT HE DID SIGN SAID INSTRUMENT AS SUCH MEMBER IN BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF ITS BOARD OF DIRECTORS; AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY AND AS SUCH MEMBER AND THE FREE AND CORPORATE ACT AND DEED OF SAID CORPORATION.

IN WITNESS, WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_



**HOWARD R. SELEE & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 9701 BROOKPARK ROAD \* SUITE 231 \* CLEVELAND, OH 44129  
 (216) 398-0280 File No. 08464-L5



RUS 00127

RUS00127

Chili Bell LLC (16-104)  
Picked Up 9-16-16

# HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129  
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Vol. 2019 pg 1931  
pn# 29-049000

August 31, 2016  
File No. 08464, P-A  
September 14, 2016 R

## LEGAL DESCRIPTION Parcel A – Chillicothe Road

Situated in the Village of South Russell, County of Geauga, and State of Ohio and known as being part of Sublot "C" in the Irving Krauthamer's Pleasant Acres Subdivision No. 2, of part of Original Russell Township Lot No. 10, Tract No. 3, as recorded in Volume 6, Page 21 of Geauga County Map Records, bounded and described as follows:

Beginning at a 1 inch iron pin in a monument box found at the intersection of the centerline of Chillicothe Road, (S.R. 306), 60.00 feet wide, with the centerline of Bell Road, 60.00 feet wide, said centerline of Bell Road, being also the southerly line of Original Lot No. 10;

Thence North 04° 52' 00" East, along the said centerline of Chillicothe Road, a distance of 232.10 feet to the southwesterly corner of land conveyed to Marshall J. Kidd by deed recorded in Volume 793, Page 68 (P.N. 29-049100) of Geauga County Deed Records;

Thence South 85° 08' 00" East, along the southerly line of land so conveyed to Marshall J. Kidd, passing thru a 5/8 inch capped (SELEE # 5471) iron pin set at a distance of 30.00 feet in the easterly right-of-way line of Chillicothe Road, a total distance of 199.93 feet to a 5/8 inch capped (SELEE # 5471) iron pin set;

Thence South 04° 52' 00" West, passing thru a 5/8 inch capped (SELEE # 5471) iron pin set in the northerly right-of-way line of Bell Road, at a distance of 196.85 feet, a total distance of 226.86 feet to a point in the centerline of said Bell Road and the southerly line of Original Lot No. 10;

Thence North 86° 38' 00" West, along the centerline of Bell Road and the said southerly line of Original Lot No. 10, a distance of 200.00 feet to the place of beginning of the premises herein intended to be described, and containing within said bound 1.0533 acres of land, more or less, there being 0.2767 acres inside and 0.7766 acres outside road right-of-way, but subject to all legal highways, as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of HOWARD R. SELEE and ASSOCIATES, INC., Professional Land Surveyors, dated August 31, 2016.

August 31, 2016  
Legal Description  
Parcel A

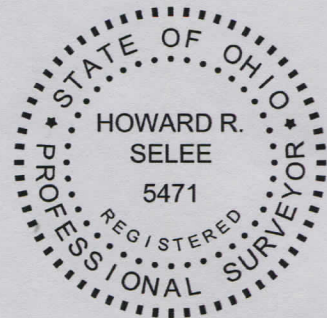
The intent is to describe a 1.0533 acre parcel from a part of PN 29-049000.

DEED REFERENCE: Chili Bell, LLC. Volume 1852, Page 5.

BASIS OF BEARINGS: The value of North 86° 38' 00" West, assigned to the centerline of Bell Street as shown in the Irving Krauthamer's Pleasant Acres Subdivision No. 2, as recorded in Volume 6, Page 21 of Geauga County Map Records.

Monuments described a "iron pin set or found are 5/8 inch diameter by 30 inches long iron rebar with yellow plastic cap stamped "SELEE # 5471".

Howard R. Selee Date: 9/14/2016  
Howard R. Selee, P.S.  
Howard R. Selee and Associates, Inc.  
Registered Surveyor No. 5471



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
[Signature] 09/16/16  
**GAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**

# HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129  
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VOL. 2019 pg 1958  
pn # 29-108187

August 31, 2016  
File No. 08464, P-B  
September 14, 2016 R

## LEGAL DESCRIPTION Parcel B – Bell Road

Situated in the Village of South Russell, County of Geauga, and State of Ohio and known as being part of Sublot "C" in the Irving Krauthamer's Pleasant Acres Subdivision No. 2, of part of Original Russell Township Lot No. 10, Tract No. 3, as recorded in Volume 6, Page 21 of Geauga County Map Records, bounded and described as follows:

Beginning in the centerline of Bell Road, 60.00 feet wide and the southerly line of Original Lot No. 10, at the southwesterly corner of land conveyed to Brian Marsh by deed recorded in Volume 1989, Page 310 (P.N. 29-108092) of Geauga County Deed Records, said point being distant South 86° 38' 00" East, along said centerline of Bell Road and said southerly line of Original Lot No. 10, 403.18 feet from a 1 inch iron pin in a monument box found at the intersection of the centerline of Chillicothe Road, (S.R. 306), 60.00 feet wide, with the said centerline of Bell Road;

Thence North 86° 38' 00" West, along the said centerline of Bell Road and said Original Lot No. 10, a distance of 203.18 feet;

Thence North 04° 52' 00" East, passing thru a 5/8 inch capped (SELEE # 5471) iron pin set at a distance of 30.01 feet in the northerly right-of-way line of Bell Road, a total distance of 226.86 feet to a 5/8 inch capped (SELEE # 5471) iron pin set in the southerly line of land conveyed to Marshall J. Kidd by deed recorded in Volume 793, Page 68 (P.N. 29-049100) of Geauga County Deed Records;

Thence South 85° 08' 00" East, along the said southerly line of land so conveyed to Marshall J. Kidd, a distance of 202.47 feet to a 5/8 inch capped (SELEE # 5471) iron pin set at the southeasterly corner thereof and in the westerly line of land so conveyed to Brian Marsh as aforesaid;

Thence South 04° 42' 00" West, along the said westerly line of land so conveyed to Brian Marsh, passing thru a 5/8 inch capped (TEMPLE) iron pin found in the northerly right-of-way line of Bell Road, at a distance of 191.54 feet, a total distance of 221.55 feet to the centerline of Bell Road and the southerly line of Original Lot No. 10, to the place of beginning of the premises herein intended to be described, and containing within said bound 1.0438 acres of land, more or less, there being 0.1399 acres inside and 0.9039 acres outside road right-of-way, but subject to all legal highways, as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of HOWARD R. SELEE and ASSOCIATES, INC., Professional Land Surveyors, dated August 31, 2016.

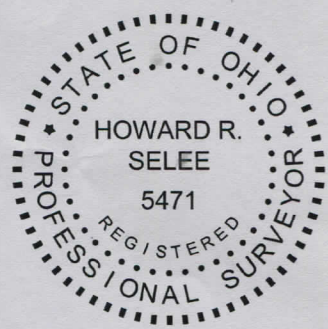
The intent is to describe a 1.0438 acre parcel from a part of PN 29-049000.

DEED REFERENCE: Chili Bell, LLC. Volume 1852, Page 5.

BASIS OF BEARINGS: The value of North 04° 52' 00" East, assigned to the centerline of Chillicothe Road as shown in the Irving Krauthamer's Pleasant Acres Subdivision No. 2, as recorded in Volume 6, Page 21 of Geauga County Map Records and retraced from monuments found and used.

Monuments described a "iron pin set or found are 5/8 inch diameter by 30 inches long iron rebar with yellow plastic cap stamped "SELEE # 5471".

Howard R. Selee Date : 9/14/2016  
Howard R. Selee, P.S.  
Howard R. Selee and Associates, Inc.  
Registered Surveyor No. 5471



**SURVEY PLAT & LEGAL DESCRIPTION**  
**APPROVED PER R.C. 315.251**  
HWB 09/16/16  
**GEAUGA COUNTY AUDITOR**  
**TAX MAP DEPT.**