

PLAT OF SURVEY AND EXISTING CONDITIONS PLAN
For
OTERO SIGNATURE HOMES
(1417 BELL ROAD)

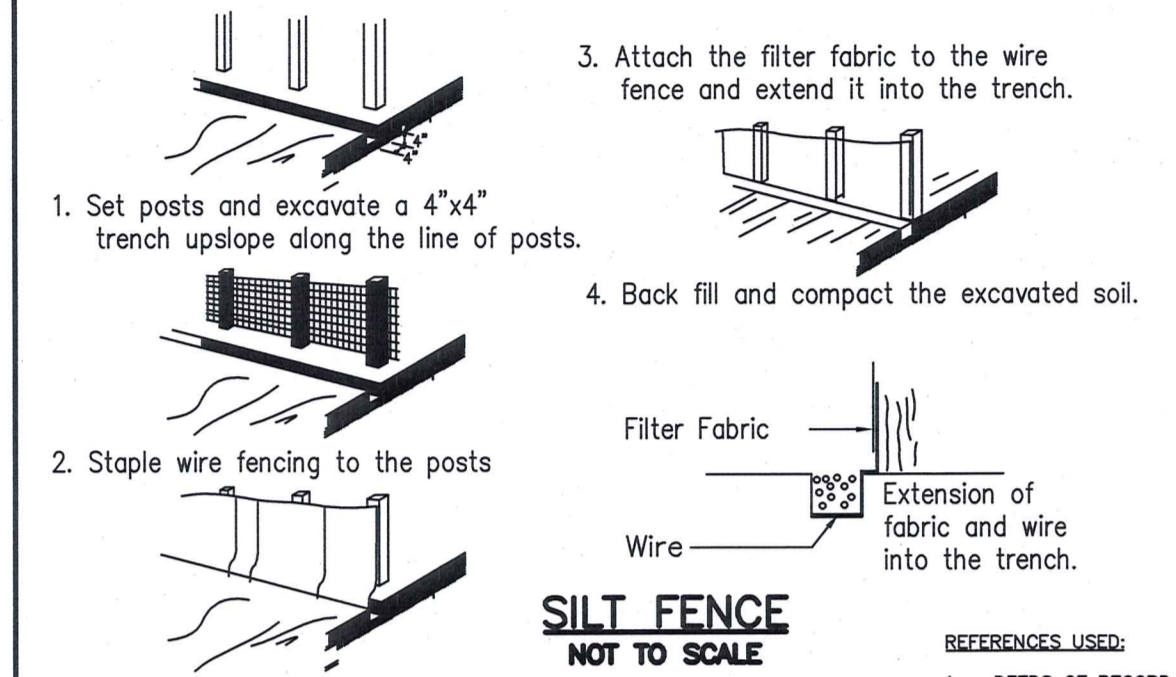
SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 7, TRACT 3, IN SAID VILLAGE.

PREPARED FOR:
OTERO SIGNATURE HOMES
 8559 E. WASHINGTON ST
 CHAGRIN FALLS, OHIO 44023
 PH:216-346-7301 FX:440-543-2222

UNDERGROUND UTILITIES NOTE:
 The location both horizontal and vertical of the underground utilities shown hereon, have been obtained by a diligent and comprehensive search of available records. Verification by field observation has been conducted where practical. However, Rudy E. Schwartz, P.S. No. 7193 does not guarantee the completeness, nor accuracy thereof.

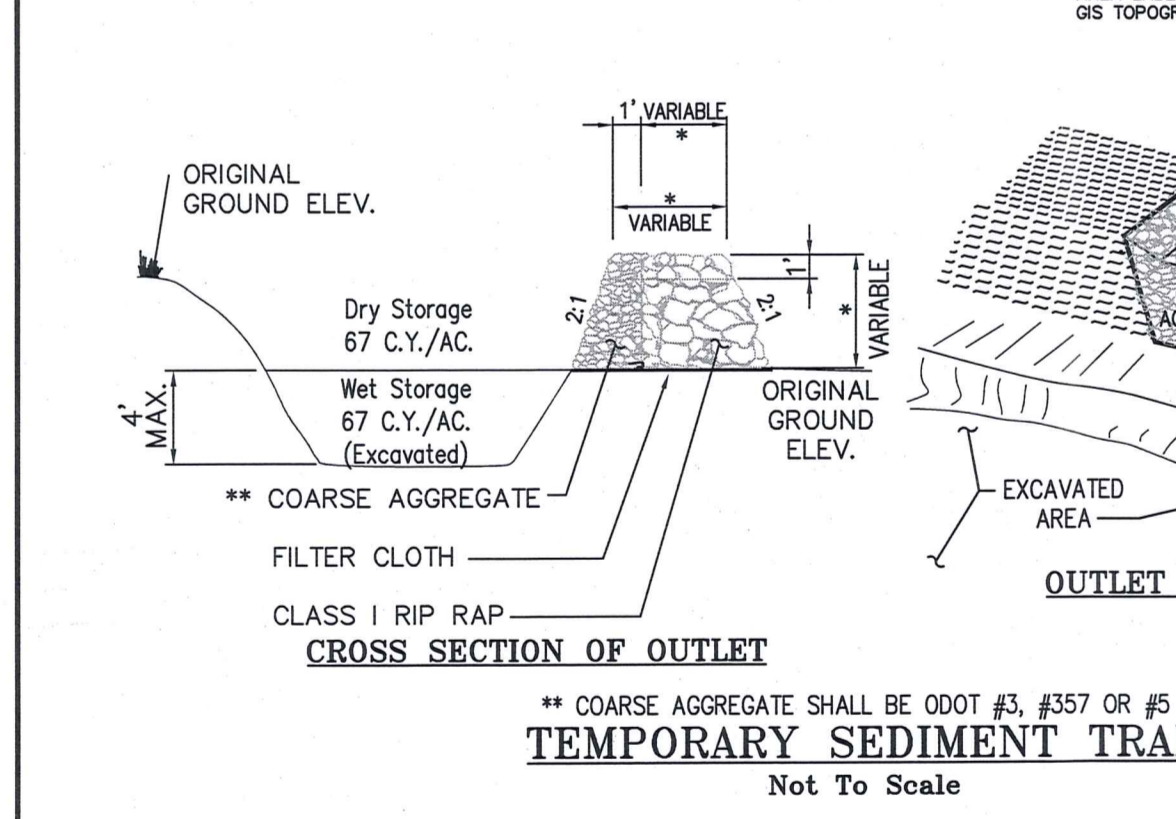
2 WORKING DAYS BEFORE YOU DIG
 CALL TOLL FREE: 800-362-2764
 OHIO UTILITIES PROTECTION SERVICE

- SILT FENCE**
- THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED. SEE DIAGRAM.
- 1 THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES.
 - 2 THE FILTER FABRIC SHALL BE A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINT. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
 - 3 POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES)
 - 4 A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPED FROM THE BARRIER.
 - 5 WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG. THE WIRES OF HOG RINGS: THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
 - 6 THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXCEED MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO THE EXISTING TREES.
 - 7 WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
 - 8 THE TRENCH SHALL BE BACK FILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
 - 9 SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.



- MAINTENANCE**
- 1 SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - 2 SHOULD THE FABRIC ON A SILT FENCE OF FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 - 3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - 4 ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.

- NOTES**
- 1 SEE ARCHITECT'S PLANS FOR COMPLETE HOUSE DIMENSIONS.
 - 2 BUILDER TO ESTABLISH SWALES AS REQUIRED.
 - 3 INSTALL SILT FENCE AND EROSION CONTROL PRIOR TO START OF ANY SITE WORK
 - 4 INSTALL YARD DRAIN AS REQUIRED BY THE VILLAGE OF SOUTH RUSSELL.
 - 5 SEPTO SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE REQUIRED GAUGA COUNTY HEALTH DEPT. REGULATIONS.
 - 6 OUTLET ALL DOWNSPOUTS TO SPLASHBLOCKS
 - 7 AREA LABELED "FIELD TOPO" PER FIELD TOPOGRAPHY COMPLETED JANUARY 2018. AREA LABELED "COUNTY TOPO" PER GAUGA COUNTY GIS TOPOGRAPHY.

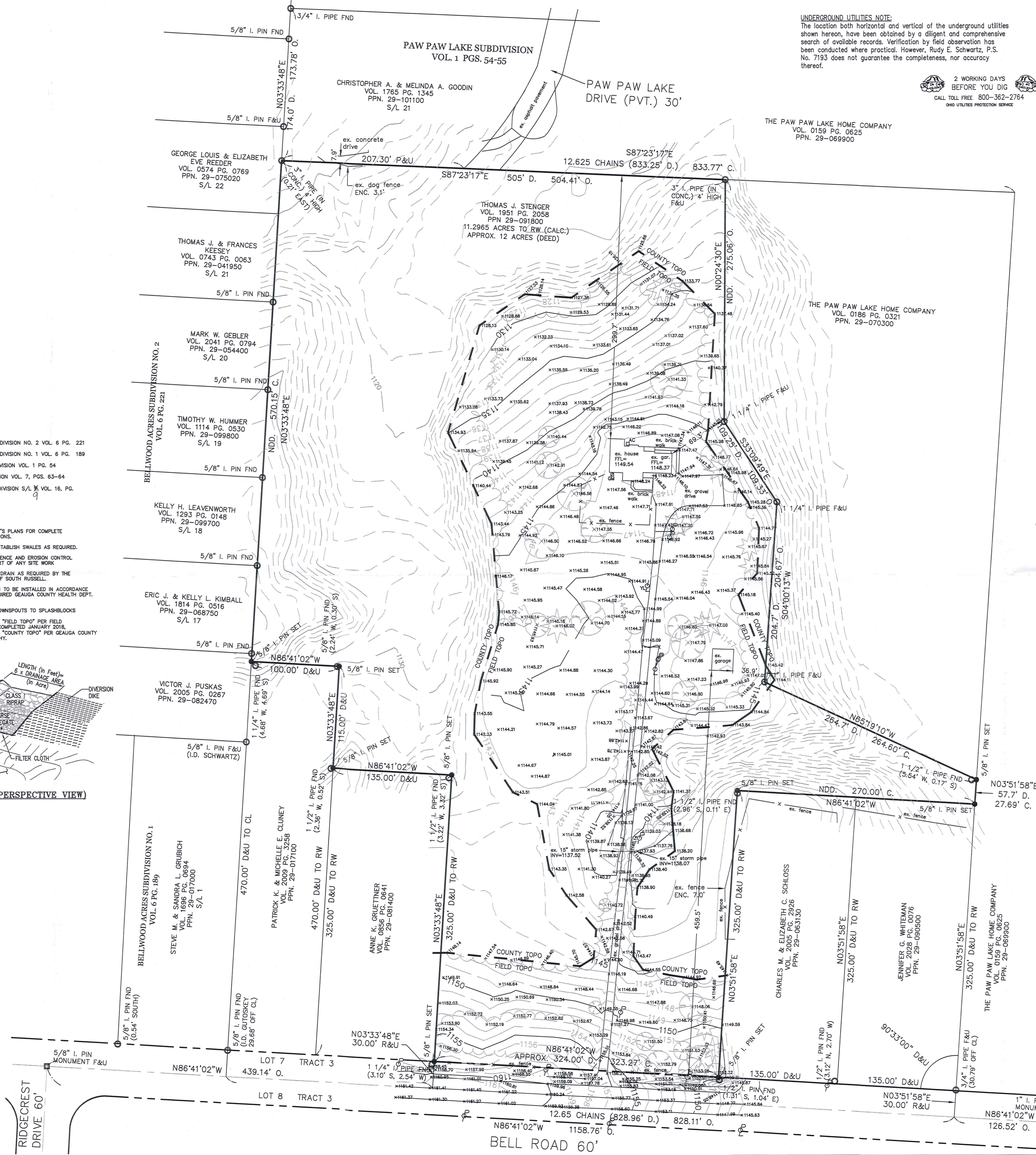


Seeding and mulching of all disturbed areas whether permanent or temporary must follow the following schedule as applicable:

Area requiring permanent stabilization	Time frame to apply erosion controls
Any area that will be dormant for one year or more	Within 7 days of the most recent disturbance.
Any area within 50 feet of a stream and at final grade.	Within 2 days of reaching final grade.
Any area at final grade.	Within 7 days of reaching final grade within that area.

Area requiring temporary stabilization	Time frame to apply erosion controls
Any disturbed area within 50 feet of a stream and not at final grade.	Within 2 days of the most recent disturbance, if that area will remain idle for more than 21 days.
For all construction activities, any disturbed area, including soil stockpiles, that will be dormant for more than 21 days but less than one year, and not within 50 feet of a stream.	Within 7 days of the most recent disturbance within the area.
Disturbed areas that will be idle over the winter.	Prior to November 1.

NOTE: Where vegetative stabilization techniques may cause structural instability or are otherwise unobtainable, alternative stabilization techniques must be employed. These techniques may include mulching, erosion matting, or placement of stone.

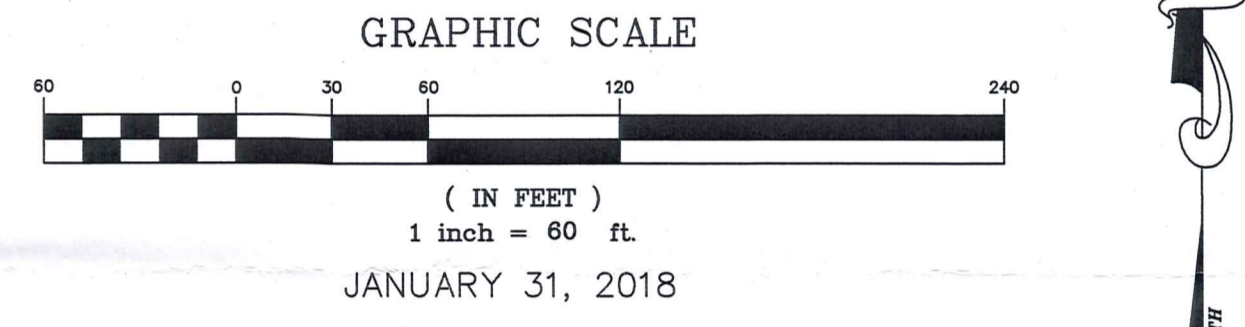


SYMBOL LEGEND

☐	TELEPHONE PEDISTAL
☐	TRANSFORMER
☐	CURB INLET
○	MANHOLE
○	WATER VALVE
○	FIRE HYDRANT
☐	YARD DRAIN
☐	POWER POLE
☐	LIGHT POLE
☐	LIGHT POWER POLE
☐	GAS METER
☐	CABLE TV BOX
☐	GUARD POST
☐	WATER VALVE
☐	GUY WIRE
☐	GAS VALVE
☐	GAS VALVE
☐	CLEAN OUT

LEGEND

•	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
○	l.Pipe	Iron Pipe
○	Mon.	Monument
□	Fe	Fence post
×	Mag	Mag Nail Set
☐	Fnd.	Found
D.	D.	Deed
R/Rec	R/Rec	Record
M/Msd	M/Msd	Measured
O/Obs	O/Obs	Observed
C/Calc	C/Calc	Calculated
U.	U.	Used
D.R.	D.R.	Deed Record
O.R.	O.R.	Official Record
C.L. C/L	C.L. C/L	Centerline
e/p	e/p	Edge of Pavement
P	P	Plat record information



DESIGN CERTIFICATE:
 This plan was prepared by me, and conforms to the Village of South Russell Soil and Erosion Control Requirements.

Rudy E. Schwartz, P.S. #7193

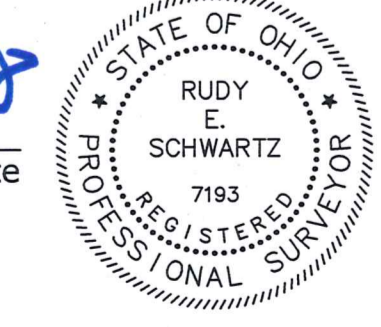
I, the undersigned hereby certify that this topography, within the area labeled "field topo", indicated in 1' contours, and elevations shown hereon represent an actual field survey made by me January, 2018 and that the elevations were taken at appropriate intervals and that as of this date they existed as indicated hereon.

Rudy E. Schwartz 1-31-18
 Rudy E. Schwartz, P.S. #7193 Date

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS REFER TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Rudy E. Schwartz 2.20.18
 RUDY E. SCHWARTZ, P.S. #7193 Date

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



PREPARED BY:
SCHWARTZ LAND SURVEYING INC.
 RUDY E. SCHWARTZ
 PROFESSIONAL SURVEYOR
 12121 KINSMAN ROAD
 NEWBURY, OHIO 44065
 440-564-8174 Fax: 440-564-8285

As required by the Ohio EPA NPDES General Construction Permit OHC000003

RUS 00137

RUS00137

Stenger, Thomas J. (18-017)

Picked up 02/29/18

VOL. 2050 pg 2579

PN # 29-091800

LEGAL DESCRIPTION
OF A
11.2965 ACRE PARCEL
FOR
THOMAS J. STENGER

Situated in the Village of South Russell, County of Geauga, and State of Ohio and known as being a part of Lot No. 7, Tract 3, and further known as being all of a parcel of land conveyed to Thomas J. Stenger (PPN 29-091800) by deed recorded in Volume 1951, Page 2058 of Geauga County Deed Records,

Beginning at a monument box at a 5/8 inch iron pin found at the intersection of the centerline of Bell Road, 60 feet wide, and the centerline Ridgecrest Drive, 60 feet wide, said monument also being on the shared line between Lot Nos. 7 and 8;

Thence South 86° 41' 02" East, along said centerline of Bell Road, also being said shared lines of Lot Nos. 7 and 8, a distance of 439.14 feet to a point;

Thence North 3° 33' 48" East, along the Southerly prolongation of the Easterly line of land conveyed to Anne K. Gruettner (PPN 29-081400) by deed recorded in Volume 856, Page 641 of Geauga County Deed Records, a distance of 30.00 feet to a 5/8 inch iron pin set at the southeasterly corner thereof, and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 3° 33' 48" East, along the Easterly line of land conveyed to Anne K. Gruettner, a distance of 325.00 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof;

COURSE II Thence North 86° 41' 02" West, along the Northerly line of land so conveyed to Anne K. Gruettner, a distance of 135.00 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof, said pin also being on the Easterly line of land conveyed to Patrick K. and Michelle E. Cluney (PPN 29-017100) by deed recoded in Volume 2009, Page 3258 of Geauga County Deed Records;

COURSE III Thence North 3° 33' 48" East, along said Easterly line of land so conveyed to Patrick K. and Michelle E. Cluney, a distance of 115.00 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof;

COURSE IV Thence North 86° 41' 02" West, along the Northerly line of land so conveyed to Patrick K. and Michelle E. Cluney, a distance of 100.00 feet to a 5/8 inch iron pin set on the Easterly line of land conveyed to Victor J. Puskas (PPN 29-082470) by deed recorded in Volume 2005, Page 267 of Geauga County Deed Records;

COURSE V Thence North 3° 33' 48" East, along said Easterly line of land so conveyed to Victor J. Puskas, and along the Easterly lines of subplot Nos. 17-22 in the Bellwood Acres Subdivision No. 2 as shown by plat recorded in Volume 6 Page 221 of Geauga County Plat Records, a distance of 570.15 feet to a point at the Southwesterly corner of sblot No. 21 in the Paw Paw Lake Subdivision as shown by plat recorded in Volume 1, Pages 54-55 of Geauga County Plat Records (witness a 3 inch iron pipe (in concrete) found 0.21 feet East);

COURSE VI Thence South 87° 23' 17" East, along the Southerly line of said subplot 21 in the Paw Paw Lake Subdivision, and along a Southerly line of land conveyed to the Paw Paw Lake Home Company (PPN 29-069900) by deed recorded in Volume 159, Page 625 of Geauga County Deed Records, a distance of 504.41 feet to a 3 inch iron pipe (in concrete) found at the Northwesterly corner of land conveyed to the Paw Paw Lake Home Company (PPN 29-070300) by deed recorded in Volume 186, Page 321 of Geauga County Deed Records;

COURSE VII Thence South 0° 24' 30" West, along a Westerly line of land so conveyed to the Paw Paw Lake Home Company (PPN 29-070300), a distance of 275.06 feet to a 1 1/4 inch iron pipe found at an interior corner thereof;

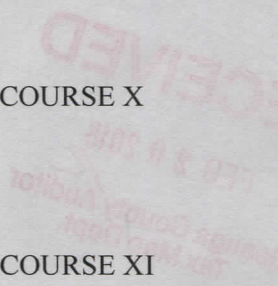
COURSE VIII Thence South 33° 09' 49" East, along a Westerly line of land so conveyed to the Paw Paw Lake Home Company, a distance of 109.33 feet to a 1 1/4 inch iron pipe found at an interior corner thereof;

COURSE IX Thence South 4° 00' 13" West, along a Westerly line of land so conveyed to the Paw Paw Lake Home Company, a distance of 204.67 feet to a 1 inch iron pipe found at the Southwesterly corner thereof;

COURSE X Thence South 65° 19' 10" East, along the Southerly line of land so conveyed to the Paw Paw Lake Home Company, a distance of 264.60 feet to a 5/8 inch iron pin set at the Southeasterly corner of land so conveyed to the Paw Paw Lake Home Company (PPN 29-069900);

COURSE XI Thence South 3° 51' 58" West, along a Westerly line of land so conveyed to the Paw Paw Lake Home Company (PPN 29-069900), a distance of 27.69 feet to a 5/8 inch iron pin set at the Northeasterly corner of land conveyed to Jennifer G. Whiteman (PPN 29-090500) by deed recorded in Volume 2028, Page 76 of Geauga County Deed Records;

COURSE XII Thence North 86° 41' 02" West, along the Northerly line of land so conveyed to Jennifer G. Whiteman, and along the Northerly line of land conveyed to Charles M. and Elizabeth C. Schloss (PPN 29-063130) by deed recorded in Volume 2005, Page 2926 of Geauga County Deed



RUS00137

Records, a distance of 270.00 feet to a 5/8 inch iron pin set at the Northwesterly corner thereof;

COURSE XIII

Thence South 3° 51' 58" West, along the Westerly line of land so conveyed to Charles M. and Elizabeth C. Schloss, a distance of 325.00 feet to a 5/8 inch iron pin set on the Northerly right-of-way of Bell Road at the Southwesterly corner thereof (witness a 1/2 inch iron pin found 1.31 feet South and 1.04 feet East);

COURSE XIV

Thence North 86° 41' 02" West, along said Northerly right-of-way of Bell Road, a distance of 323.27 feet to the Principal Place of Beginning and containing 11.2965 acres of land as surveyed, calculated and described, on February 6, 2018 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch by 30 inch iron pins set are I.D. Schwartz 7193.

RECEIVED
FEB 20 2018
Tax Map Dept
Geauga County Auditor



2.20.18

DATE

RUDY E. SCHWARTZ, P.S. 7193

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

02/20/18

GEAUGA COUNTY AUDITOR
TAX MAP DEPT.