

# REPLAT OF THE MINOR SUBDIVISION PLAT FOR THE SMITH FAMILY BELL ROAD

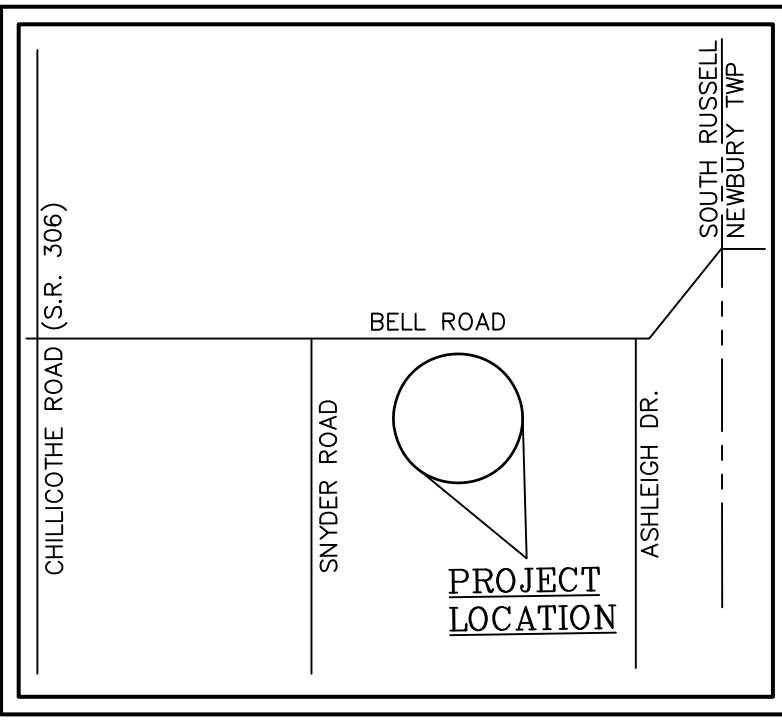
SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEauga AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 1, TRACT 3, AND FURTHER BEING SUBLOTS 1-4 OF THE MINOR SUBDIVISION PLAT FOR THE SMITH FAMILY BELL ROAD AS SHOWN BY PLAT RECORDED IN VOLUME 38, PAGE 65 OF GEauga COUNTY PLAT RECORDS.

PREPARED FOR:  
**PREMIER CUSTOM HOMES**  
49 WEST ORANGE STREET  
CHAGRIN FALLS, OHIO 44022

REFERENCES USED:  
1 DEEDS OF RECORD  
2 MINOR SUBDIVISION PLAT FOR THE SMITH FAMILY BELL ROAD BY GUTOSKEY AND ASSOCIATES VOL. 38 PG. 65

SYMBOL LEGEND	
[Symbol]	TELEPHONE PEDISTAL
[Symbol]	TRANSFORMER
[Symbol]	CURB INLET
[Symbol]	MANHOLE
[Symbol]	WATER VALVE
[Symbol]	FIRE HYDRANT
[Symbol]	YARD DRAIN
[Symbol]	POWER POLE
[Symbol]	LIGHT POLE
[Symbol]	LIGHT POWER POLE
[Symbol]	GAS MARKER
[Symbol]	CABLE TV BOX
[Symbol]	GUARD POST
[Symbol]	CATCH BASIN
[Symbol]	WATER VALVE
[Symbol]	GLY WIRE
[Symbol]	GAS VALVE
[Symbol]	MAIL BOX
[Symbol]	GAS VALVE
[Symbol]	CLEAN OUT
[Symbol]	TEST BORE
[Symbol]	STAKE LOCATED (PER BRAD)

LEGEND	
[Symbol]	I.P.S. 5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
[Symbol]	I. PIN Iron Pin
[Symbol]	I. PIPE Iron Pipe
[Symbol]	MON Monument
[Symbol]	Fe Fence post
[Symbol]	Mag Mag Nail Set
[Symbol]	F/FND Found
[Symbol]	D Dead
[Symbol]	R/REC Record
[Symbol]	M/MSD Measured
[Symbol]	O/OBS Observed
[Symbol]	C/CALC Calculated
[Symbol]	U Used
[Symbol]	D.R. Deed Record
[Symbol]	O.R. Official Record
[Symbol]	C.L. C/L Centerline
[Symbol]	e/p Edge of Pavement
[Symbol]	P Plat record information

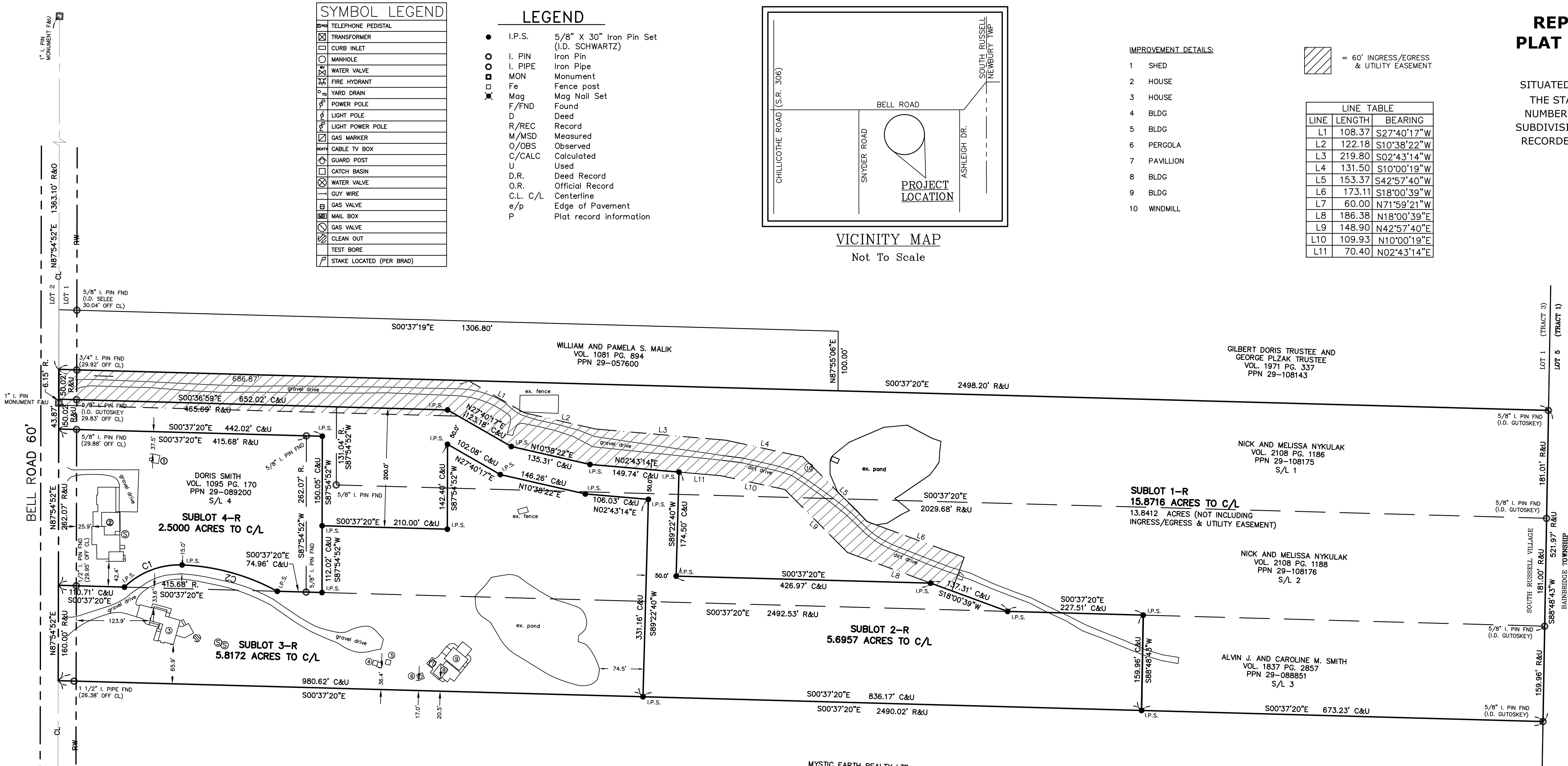


VICINITY MAP  
Not To Scale

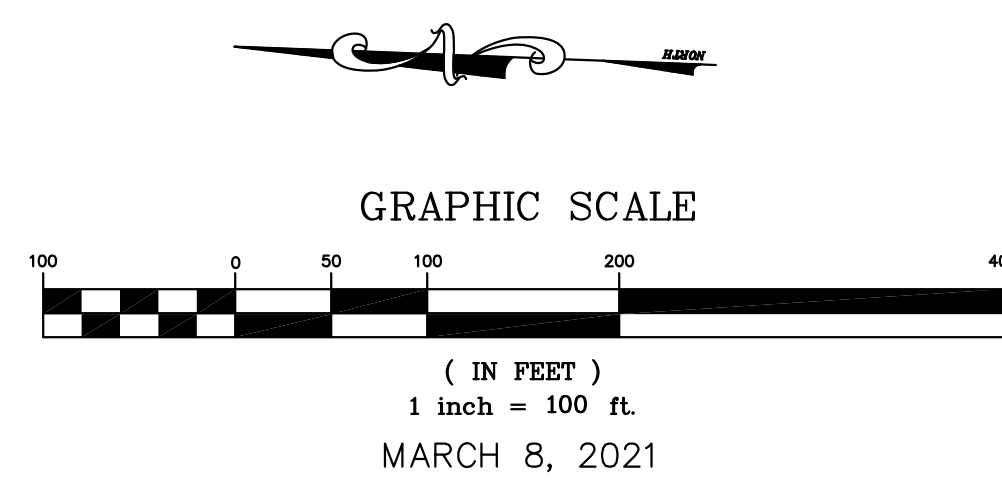
- IMPROVEMENT DETAILS:
- 1 SHED
  - 2 HOUSE
  - 3 HOUSE
  - 4 BLDG
  - 5 BLDG
  - 6 PERGOLA
  - 7 PAVILLION
  - 8 BLDG
  - 9 BLDG
  - 10 WINDMILL

[Symbol] = 60' INGRESS/EGRESS & UTILITY EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	108.37	S27°40'17"W
L2	122.18	S10°38'22"W
L3	219.80	S02°43'14"W
L4	131.50	S10°00'19"W
L5	153.37	S42°57'40"W
L6	173.11	S18°00'39"W
L7	60.00	N71°59'21"W
L8	186.38	N18°00'39"E
L9	148.90	N42°57'40"E
L10	109.93	N10°00'19"E
L11	70.40	N02°43'14"E



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	106.43	132.15	46°38'46"	N23°11'32"W	103.58
C2	167.06	362.02	26°26'25"	N13°17'21"E	165.59



### ACCEPTANCE CERTIFICATION

BE IT KNOWN THAT ALVIN J. AND CAROLINE M. SMITH, OWNERS OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THE REPLAT FOR DORIS SMITH, ALVIN J. AND CAROLINE M. SMITH, AND NICK AND MELISSA NYKULAK CORRECTLY REPRESENTS THE NEW PROPERTY LINES.

IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ALVIN J. SMITH                      WITNESS                      WITNESS

CAROLINE M. SMITH              WITNESS                      WITNESS

STATE OF OHIO, COUNTY OF \_\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED ALVIN J. AND CAROLINE M. SMITH, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED PERSONALLY, AND FOR THE PURPOSES THEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ OHIO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### ACCEPTANCE CERTIFICATION

BE IT KNOWN THAT DORIS SMITH, OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFIES THAT THE REPLAT FOR DORIS SMITH, ALVIN J. AND CAROLINE M. SMITH, AND NICK AND MELISSA NYKULAK CORRECTLY REPRESENTS THE NEW PROPERTY LINES.

IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET HER HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DORIS SMITH                      WITNESS                      WITNESS

STATE OF OHIO, COUNTY OF \_\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED DORIS SMITH, WHO ACKNOWLEDGES THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED PERSONALLY, AND FOR THE PURPOSES THEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ OHIO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### ACCEPTANCE CERTIFICATION

BE IT KNOWN THAT NICK AND MELISSA NYKULAK, OWNERS OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THE REPLAT FOR DORIS SMITH, ALVIN J. AND CAROLINE M. SMITH, AND NICK AND MELISSA NYKULAK CORRECTLY REPRESENTS THE NEW PROPERTY LINES.

IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NICK NYKULAK                      WITNESS                      WITNESS

MELISSA NYKULAK                WITNESS                      WITNESS

STATE OF OHIO, COUNTY OF \_\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED NICK AND MELISSA NYKULAK, WHO ACKNOWLEDGE THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED PERSONALLY, AND FOR THE PURPOSES THEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ OHIO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

### APPROVALS

THIS REPLAT APPROVED BY THE ZONING DEPARTMENT OF THE VILLAGE OF SOUTH RUSSELL, OHIO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ZONING DEPARTMENT SECRETARY \_\_\_\_\_

THIS REPLAT APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING COMMISSION SECRETARY \_\_\_\_\_

THIS REPLAT APPROVED BY THE SOLICITOR OF THE VILLAGE OF SOUTH RUSSELL, OHIO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SOLICITOR \_\_\_\_\_

THIS REPLAT APPROVED BY THE BUILDING INSPECTOR OF THE VILLAGE OF SOUTH RUSSELL, OHIO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BUILDING INSPECTOR \_\_\_\_\_

THIS REPLAT APPROVED BY THE ENGINEER OF THE VILLAGE OF SOUTH RUSSELL, OHIO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE ENGINEER \_\_\_\_\_

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Charles E. Walder                      Geauga County Auditor

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ M.

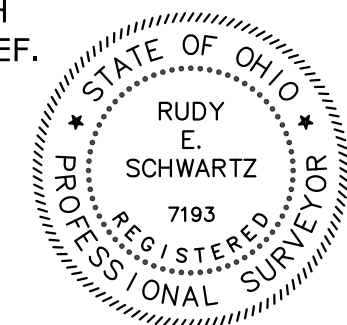
RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ IN PLAT BOOK VOLUME \_\_\_\_ PAGE \_\_\_\_.

Celesta Mullins                      Geauga County Recorder

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*                      3-8-21                      Date

RUDY E. SCHWARTZ, P.S. #7193



Survey Plat & Description  
Approved Per O.A.C. 315.251  
Gaugua County Engineer  
Reviewed under the supervision of  
Steven N. Reppner, P.S. Ohio #1070

By: \_\_\_\_\_ Date: 03/20/2021

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

**NOTE:**  
**NO LEGAL**  
**WITH THIS**  
**PLAT**