

EMERALD LAKE RESUBDIVISION NO. 1

BEING A RESUBDIVISION OF EMERALD LAKE SUBDIVISION NO. 1
AS RECORDED IN GEauga COUNTY RECORDS VOLUME 15 PAGE 107
SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEauga, STATE OF OHIO
AND KNOWN AS BEING A PART OF ORIGINAL RUSSELL TOWNSHIP LOT 10, TRACT 3.

ACCEPTANCE AND DEDICATION

BE IT KNOWN THAT EMERALD LAKES DEVELOPMENT, INC., AN OHIO CORPORATION, BY SIDNEY SIMON, ITS PRESIDENT, AND MARJORIE SIMON, ITS SECRETARY, HEREBY ACKNOWLEDGE THIS SUBDIVISION AND DEDICATION PLAT TO BE THEIR FREE ACT AND DEED, AND DO HEREBY DEDICATE TO PUBLIC USE AS HIGHWAYS FOREVER THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED AS WAVERLY LANE, 60 FEET WIDE, AND KIMBERWICK COURT, 60 FEET WIDE, AS COLORED HEREON IN RED SHADE.

UNDERGROUND UTILITY EASEMENT

WE HEREBY GRANT UNTO THE EAST OHIO GAS COMPANY, THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, THE WESTERN RESERVE TELEPHONE COMPANY, ALL OHIO CORPORATIONS, AND A CABLE TELEVISION COMPANY APPROVED BY THE VILLAGE OF SOUTH RUSSELL, THEIR SUCCESSORS AND ASSIGNS HEREINAFTER REFERRED TO AS GRANTEEES, A PERMANENT RIGHT OF WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, RECONSTRUCT, AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, REGULATING AND METERING EQUIPMENT AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSMITTING AND TRANSPORTING ELECTRICITY, GAS, TELEVISION AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE, UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATION FACILITIES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT AND EASEMENT GRANT. IN ADDITION THE WESTERN RESERVE TELEPHONE CO. IS GRANTED A 10 BY 20 FOOT EASEMENT WITH RIGHTS OF INGRESS AND EGRESS FROM BELL ST. ALONG A PORTION OF THE EAST PROPERTY LINE OF COMMON AREA A AS SHOWN ON PLAT FOR TELEPHONE PURPOSES.

WE RESERVE AND HEREBY GRANT TO VILLAGE OF SOUTH RUSSELL, FOR STORM DRAINAGE, AND THE BOARD OF COUNTY COMMISSIONERS, GEauga COUNTY, FOR SANITARY DRAINAGE, EASEMENTS AS SHOWN, DESIGNATED "DRAINAGE EASEMENTS" ON THIS PLAT OVER CERTAIN LANDS IN THIS SUBDIVISION, TO MAKE, MAINTAIN, REMOVE OR REPAIR CULVERTS, DRAINAGE SWALES, STORM AND SANITARY SEWERS AND/OR ANY OTHER NECESSARY APPURTENANCES.

BY: EMERALD LAKE DEVELOPMENT, INC.

Sidney Simon
SIDNEY SIMON, PRESIDENT
Marjorie Simon
MARJORIE SIMON, SECRETARY

Richard E. Roisin
WITNESS
Rosemaria Sarnat
WITNESS

NOTARY

STATE OF OHIO S.
COUNTY OF GEauga S. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SIDNEY SIMON, PRESIDENT AND MARJORIE SIMON, SECRETARY OF THE ABOVE NAMED EMERALD LAKES DEVELOPMENT, INC., WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS A VOLUNTARY ACT AND DEED.

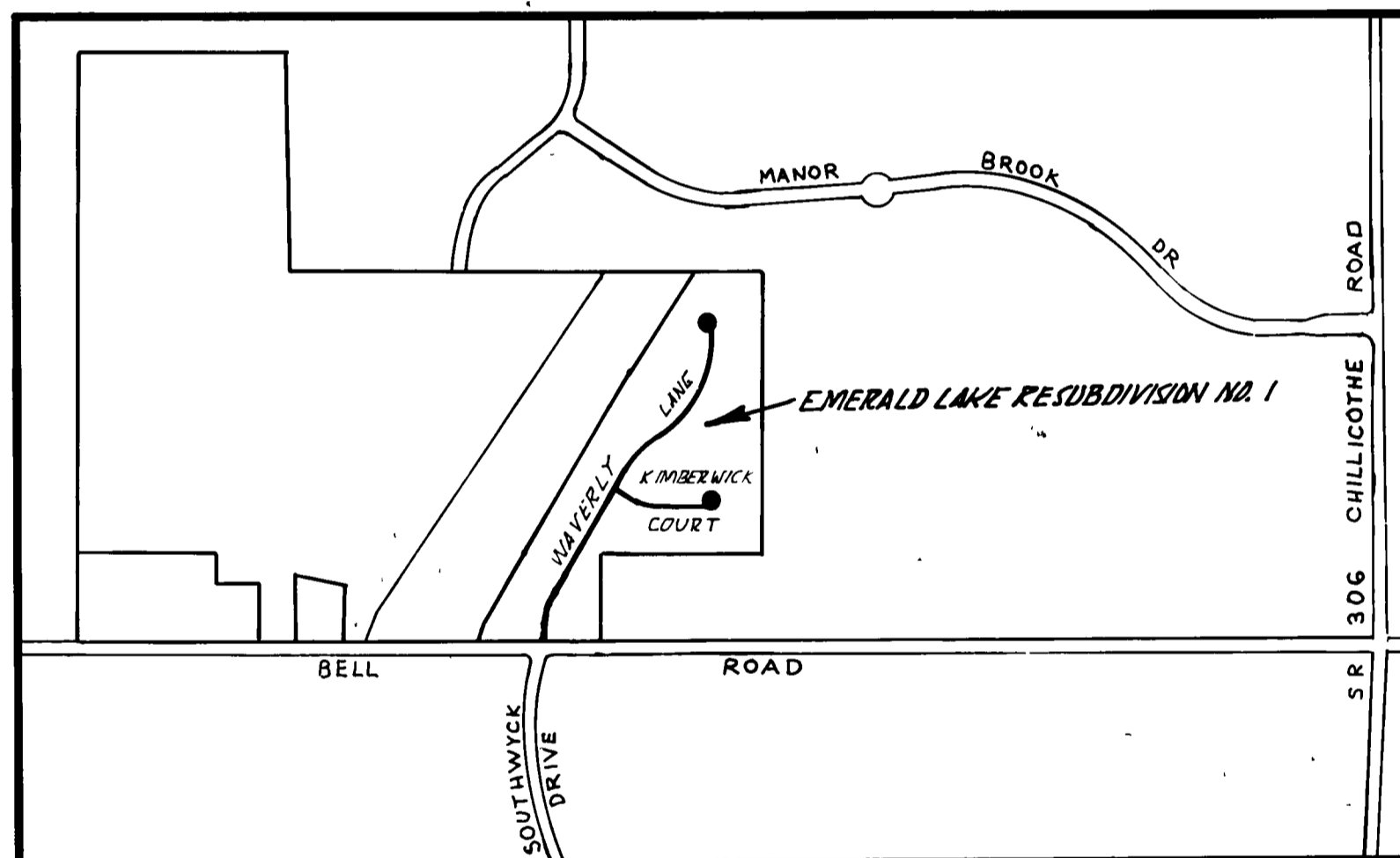
IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland, Ohio THIS 13 DAY OF June, 1986.

Donna G. Baran
NOTARY PUBLIC

Oct. 30 1990
MY COMMISSION EXPIRES

EMERALD LAKES DEVELOPMENT, INC.
SUITE 204
6551 WILSON MILLS ROAD
MAYFIELD VILLAGE, OHIO 44143

AREA TABLE	
BELL ROAD (EXISTING)	0.3752 AC
RIGHT-OF-WAY (NEW)	3.3234 AC
SUBLOTS	14.5976 AC
BLOCK A	0.5086 AC
COMMON AREAS	3.3626 AC
TOTAL AREA	22.1674 AC
AREA CEI (USED FOR DENSITY)	17.0310 AC
TOTAL	39.1984 AC



LOCATION MAP

NOTARY

NO SCALE

MORTGAGE RELEASE

STATE OF OHIO S.
COUNTY OF Cuyahoga S. BEFORE ME, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN R. MALE AND ANNA MARIA MOTTA OF THE ABOVE NAMED PARKVIEW FEDERAL SAVINGS AND LOAN ASSOCIATION, WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland, Ohio THIS 13 DAY OF June 1986.

Richard E. Roisin 12-20-87
NOTARY PUBLIC MY COMMISSION EXPIRES

NOTARY

STATE OF OHIO S.
COUNTY OF GEauga S. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT C. FORCHHEIMER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland, Ohio THIS 13 DAY OF June, 1986.

Donna G. Baran
NOTARY PUBLIC MY COMMISSION EXPIRES Oct. 30 1990

BE IT KNOWN THAT THE PARKVIEW FEDERAL SAVINGS AND LOAN ASSOCIATION, MORTGAGEE OF A PORTION OF THE LANDS INDICATED ON THE ANNEXED PLAT, DOES HEREBY JOIN IN THE DEDICATION AND RELEASE FROM THE LIEN OF THEIR MORTGAGES AS RECORDED IN VOLUME 752 PAGES 929 OF GEauga COUNTY RECORDS; THE AREAS CONTAINED IN THE PROPOSED STREETS AND RIGHTS-OF-WAY AND DESIGNATED FOR PUBLIC USE.

IN WITNESS WHEREOF, THE PARKVIEW FEDERAL SAVINGS AND LOAN ASSOCIATION HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY John R. Male ITS Executive Vice President AND BY Anna Maria Motta THEREUNTO DULY AUTHORIZED AND ITS SEAL AFFIXED AT Cleveland THIS 13 DAY OF June 1986.

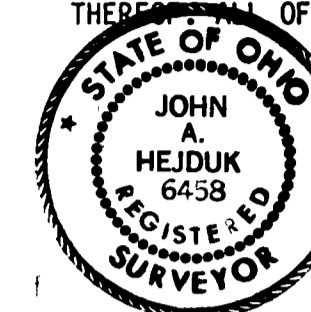
BY: John R. Male BY Anna Maria Motta
John R. Male Anna Maria Motta
MORTGAGE RELEASE

BE IT KNOWN THAT ROBERT C. FORCHHEIMER, TRUSTEE, MORTGAGEE OF THE LANDS SHOWN ON THIS PLAT, DOES HEREBY JOIN IN THE DEDICATION AND RELEASE FROM THE LIEN OF HIS MORTGAGE THE AREAS CONTAINED IN THE PROPOSED STREETS AND RIGHTS-OF-WAY AND DESIGNATED FOR PUBLIC USE.

IN WITNESS WHEREOF, ROBERT C. FORCHHEIMER HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN HIS NAME AT Cleveland, OHIO THIS 13 DAY OF June, 1986.

Robert C. Forchheimer
ROBERT C. FORCHHEIMER, TRUSTEE

I HEREBY CERTIFY I HAVE SURVEYED THE OUTLINE BOUNDARIES OF THIS SUBDIVISION AND THIS PLAT IS A CORRECT REPRESENTATION THEREOF WHICH BALANCES AND CLOSES. MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED HEREON. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF OF WHICH I CERTIFY TO BE CORRECT.



John A. Hejduk P.S.
JOHN HEJDUK
REGISTERED SURVEYOR NO. 6458

ALL INTERIOR SUBDIVISION DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT.



ENVIRONMENTAL DESIGN ASSOCIATES, INC.
Robert E. Vannice
ROBERT E. VANNICE
REGISTERED SURVEYOR NO. 5190

APPROVED BY CITY ENGINEER: William B. Drenth DATE 6/24/86

APPROVED BY LAW DIRECTOR: Dale H. Markowitz DATE 7/21/86

THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO FOR RECORD PURPOSES ONLY ON June 5, 1986 SUCH APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF THE DEDICATION OF THE RIGHTS-OF-WAYS AND EASEMENTS SHOWN HEREON FOR PUBLIC USE NOR DOES SUCH APPROVAL CONSTITUTE ACCEPTANCE FOR MAINTENANCE OF THE IMPROVEMENTS CONTAINED IN THOSE RIGHTS-OF-WAYS AND EASEMENTS BY THE VILLAGE OF SOUTH RUSSELL. ACCEPTANCE FOR DEDICATION AND MAINTENANCE WILL OCCUR UPON SUBSEQUENT ADOPTION OF AN ORDINANCE BY THE COUNCIL OF THE VILLAGE OF SOUTH RUSSELL UPON FULFILLMENT BY THE SUBDIVIDER OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND IMPROVEMENT STANDARDS OF THE VILLAGE OF SOUTH RUSSELL.

Charles M. Daniels Jr. CHAIRMAN
Catherine C. Male SECRETARY

COUNTY RECORDS:

TRANSFERRED THIS DAY 25 DAY OF July, 1986

Richard D. Matlock
GEauga COUNTY AUDITOR

RECEIVED FOR RECORD
July 25, 1986 at 4:12 P.M.

RECORDED IN BOOK 15 PAGE 134

THIS 25 DAY OF July, 1986

Paul W. King
3800
339356
GEauga COUNTY RECORDER

GEauga COUNTY RECORDER

APPROVAL UTILITY EASEMENT

Edward Milica DATE 7/2/86
THE CLEVELAND ELECTRIC ILLUMINATING CO.

Daniel O'Connell DATE 7-2-86
THE EAST OHIO GAS COMPANY

Paul J. Cosma DATE 7-17-86
THE WESTERN RESERVE TELEPHONE CO.

ENVIRONMENTAL DESIGN ASSOCIATES, INC.
CONSULTING ENGINEERS
33835 Bainbridge Road Cleveland, Ohio 44139 216/248-1330

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	029 11 16	200.00	101.88	52.07	100.79	N 015 16 58 E
2	029 25 25	460.00	236.23	120.78	233.64	N 044 35 18 E
3	069 38 16	500.00	607.70	347.75	570.98	N 024 28 53 E
4	029 11 16	200.00	101.88	52.07	100.79	N 074 43 02 W
5	028 43 49	430.00	215.62	110.13	213.37	N 044 56 06 E
6	029 25 25	490.00	251.63	128.66	248.88	N 044 35 18 E
7	062 22 10	530.00	576.93	320.79	548.87	N 028 06 56 E
8	061 26 11	470.00	503.97	279.27	480.17	N 028 34 55 E
9	029 11 16	230.00	117.17	59.88	115.90	N 074 43 02 W
10	090 00 00	30.00	47.12	30.00	42.43	N 045 41 20 E
11	029 11 16	230.00	117.17	59.88	115.90	N 015 16 58 E
12	002 55 12	490.00	24.97	12.49	24.97	N 031 20 12 F
13	010 36 37	490.00	90.74	45.50	90.61	N 038 06 06 E
14	010 36 37	490.00	90.74	45.50	90.61	N 048 42 44 E
15	005 16 58	490.00	45.18	22.61	45.16	N 056 39 31 E
16	006 50 58	470.00	56.19	28.13	56.15	N 055 52 31 E
17	015 00 22	470.00	123.10	61.90	122.74	N 044 56 51 E
18	015 00 22	470.00	123.10	61.90	122.74	N 029 56 29 E
19	016 24 33	470.00	134.60	67.77	134.14	N 014 14 02 E
20	008 09 56	470.00	66.98	33.55	66.93	N 001 56 48 E
21	052 25 17	30.00	27.45	14.77	26.50	N 028 20 49 W
22	039 50 48	60.00	41.73	21.75	40.89	N 034 38 03 W
23	052 05 13	60.00	54.55	29.32	52.69	N 011 19 57 E
24	052 05 13	60.00	54.55	29.32	52.69	N 063 25 11 E
25	052 05 13	60.00	54.55	29.32	52.69	N 064 29 36 W
26	052 05 13	60.00	54.55	29.32	52.69	N 012 24 22 W
27	027 57 07	60.00	29.27	14.93	28.98	N 027 36 48 E
28	044 39 30	30.00	23.38	12.32	22.80	N 019 15 36 E
29	007 03 20	530.00	65.27	32.67	65.22	N 000 27 31 E
30	009 52 43	530.00	91.38	45.80	91.27	N 008 55 32 E
31	009 52 43	530.00	91.38	45.80	91.27	N 018 48 15 E
32	009 52 43	530.00	91.38	45.80	91.27	N 028 40 58 E
33	009 52 43	530.00	91.38	45.80	91.27	N 038 33 41 E
34	009 52 43	530.00	91.38	45.80	91.27	N 048 26 24 E
35	005 55 15	530.00	54.77	27.41	54.75	N 056 20 23 E
36	009 03 21	430.00	67.96	34.05	67.89	N 054 46 20 E
37	019 40 29	430.00	147.66	74.56	146.93	N 040 24 26 E
38	090 41 35	30.00	47.49	30.37	42.68	N 014 46 36 W
39	029 11 16	170.00	86.60	44.26	85.67	N 074 43 02 W
40	070 31 44	30.00	36.93	21.21	34.64	N 055 25 28 E
41	070 31 44	60.00	73.86	42.43	69.28	N 055 25 28 E
42	058 22 55	60.00	61.14	33.52	58.53	N 060 07 13 W
43	052 05 13	60.00	54.55	29.32	52.69	N 004 53 08 W
44	052 05 13	60.00	54.55	29.32	52.69	N 047 12 05 E
45	017 26 38	60.00	18.27	9.20	18.20	N 081 58 01 E
46	002 35 10	230.00	10.38	5.19	10.38	N 088 01 05 W
47	020 27 46	230.00	82.14	41.51	81.71	N 076 29 37 W
48	006 08 20	230.00	24.64	12.33	24.63	N 063 11 34 W
49	090 00 00	30.00	47.12	30.00	42.43	N 074 52 36 E
50	029 11 16	170.00	86.60	44.26	85.67	N 015 16 58 E
51	090 00 00	30.00	47.12	30.00	42.43	N 044 18 40 W

