

SPLIT OF CARL MILSTEIN PROPERTY VILLAGE OF SOUTH RUSSELL, GEAUGA COUNTY, OHIO

GPD ASSOCIATES
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MANOR BROOK GARDEN CONDOMINIUMS
PLAT BOOK 13 PG. 58

CARL MILSTEIN, TRUSTEE - OWNER
600 BETA DRIVE
CLEVELAND, OHIO 44143
(216) 473-8711
VOL. 551 PG. 1061

MINOR SUBDIVISION FOR CARL MILSTEIN, TRUSTEE, SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEAUGA, AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL RUSSELL TOWNSHIP LOT NO. 10, TRACT NO. 3, AND FURTHER BEING KNOWN AS PARCEL B OF LAND CONVEYED TO CARL MILSTEIN, TRUSTEE, BY DEED RECORDED IN VOLUME 551, PAGE 1061 OF THE GEAUGA COUNTY DEED RECORDS.

ACCEPTANCE AND DEDICATION:

THE UNDERSIGNED, OWNER OF THE LANDS EMBRACED WITHIN THIS MINOR SUBDIVISION, DOES HEREBY DECLARE THIS PLAT TO BE HIS FREE ACT AND DEED, DOES HEREBY REPRESENT THAT ALL USES AND IMPROVEMENTS SHALL BE IN CONFORMANCE WITH ZONING, PLATTING, HEALTH AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF HIMSELF AND SUBSEQUENT OWNERS AND ASSIGNS TAKING TITLE UNDER OR THROUGH THE UNDERSIGNED, IN WITNESS WHEREOF, CARL MILSTEIN, TRUSTEE, HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN HIS NAME AT CLEVELAND

OHIO THIS 4TH DAY OF FEBRUARY, 1993.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF

<p><i>[Signature]</i> WITNESS SIGNATURE</p> <p>MYRON S. GUARNA WITNESS PRINT</p> <p><i>[Signature]</i> WITNESS SIGNATURE</p> <p>GARY L. WIMER WITNESS PRINT</p>	<p>Carl Milstein SIGNATURE</p> <p>CARL MILSTEIN PRINT</p>
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STATE OF OHIO }
COUNTY OF CUYAHOGA } SS.

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED CARL MILSTEIN, TRUSTEE, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED. I, MONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland, THIS 4th DAY OF Feb, 1993.

CHRISTINE M. HENSLEY, Notary Public
State of Ohio
My Commission Expires Dec. 28, 1995
(Recorded in Lake County)

[Signature]
NOTARY PUBLIC

CERTIFICATION OF PLANNING SECRETARY:

THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO ON February 4, 1993.

[Signature]
CATHY MALE, PLANNING
COMMISSION SECRETARY

425615

COUNTY RECORDS:

FILED FOR RECORD THIS 8th DAY OF February, 1993 11:35 A.M.
RECORDED IN PLAT BOOK VOLUME 21, PAGE 26, DAY OF 2/8, 1993.

[Signature]
GEAUGA COUNTY RECORDER

APPROVALS:

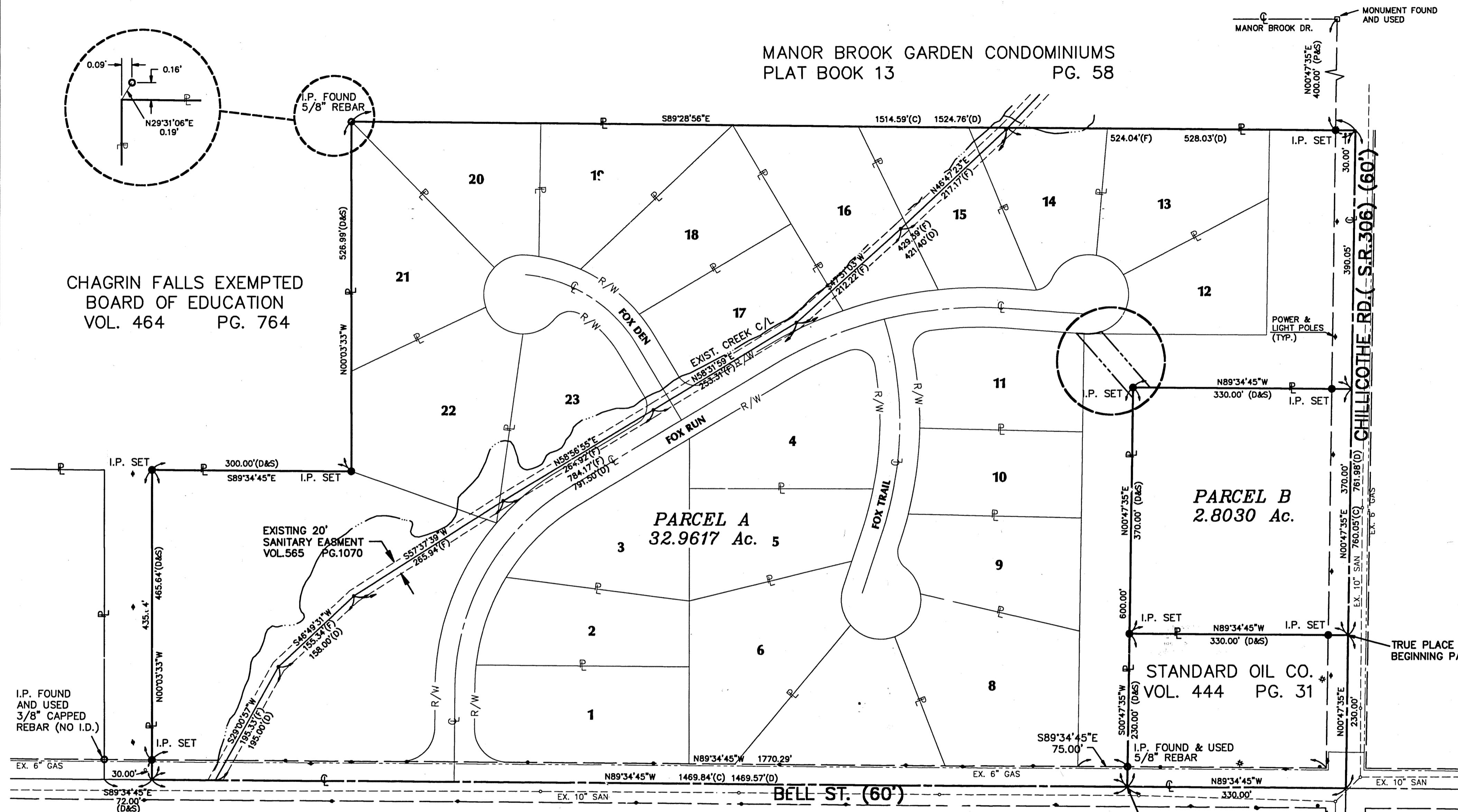
APPROVED BY THE SOUTH RUSSELL VILLAGE ENGINEER February 4, 1993 *[Signature]*

APPROVED BY THE SOUTH RUSSELL VILLAGE SOLICITOR FEBRUARY 5th 1993 *[Signature]*

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.

[Signature] 2/4/93
L. TERRY FREASE - R.S. 5-5917 DATE

21-26



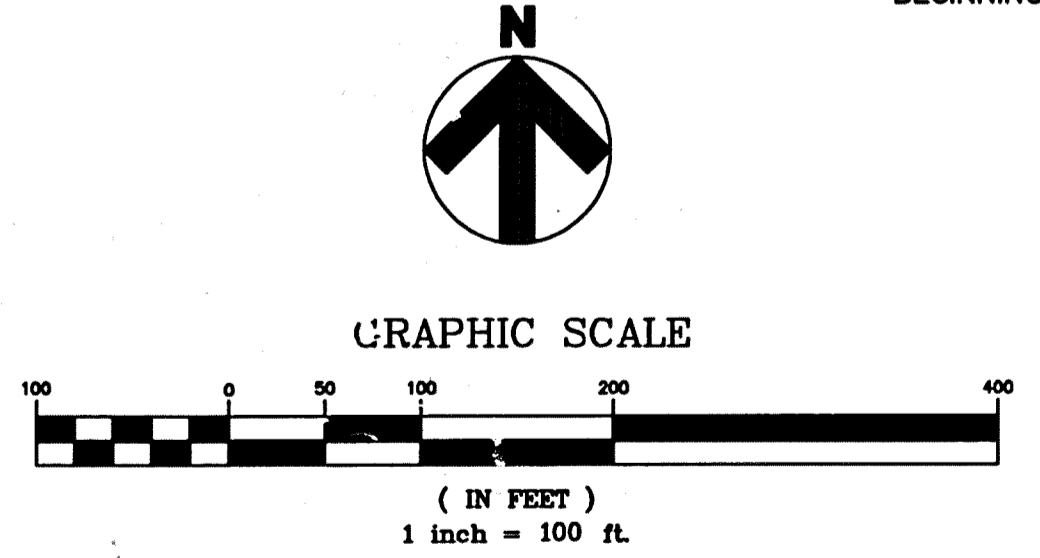
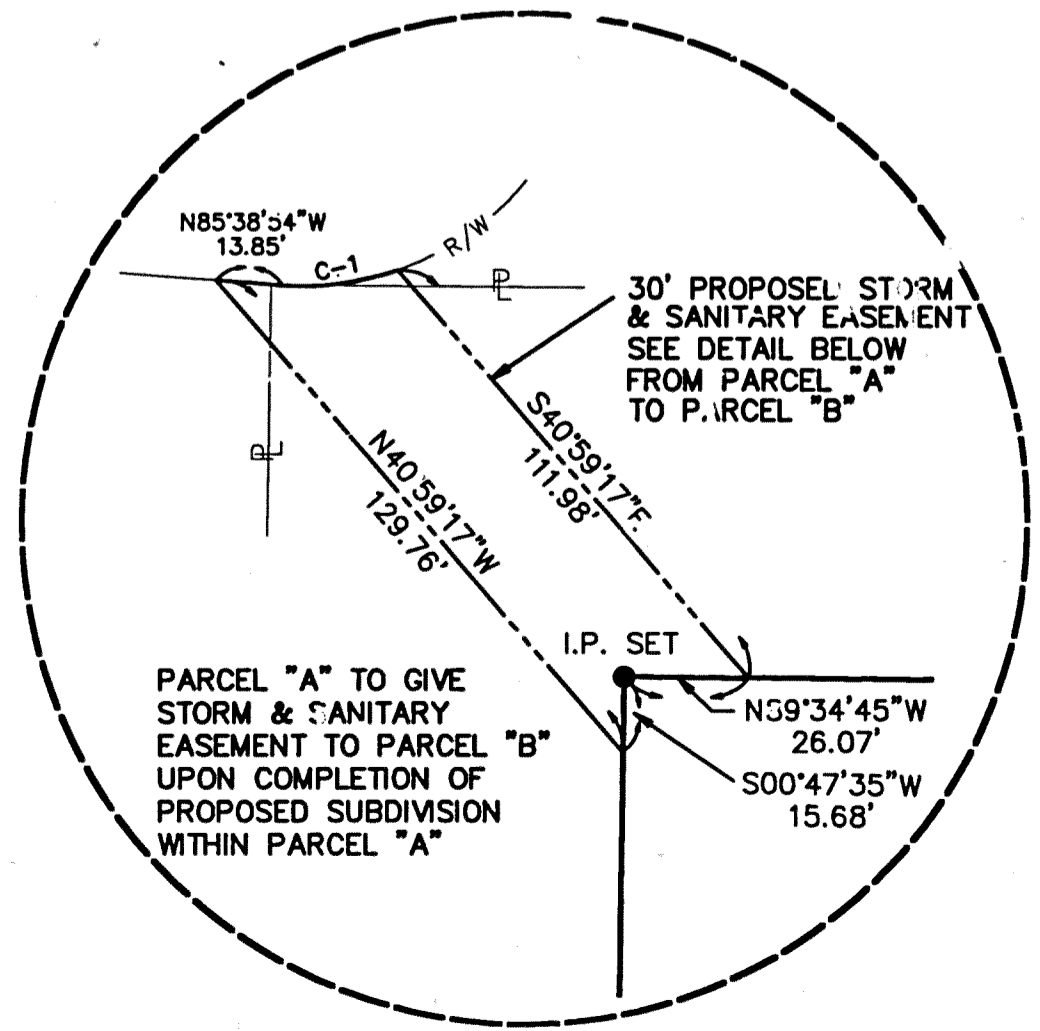
CURVE DATA

CURVE	C-1
RADIUS	60.00'
LENGTH	24.51'
TANGENT	12.43'
CHORD	24.34'
BEARING	N82°38'56"E
DELTA	23°24'25"

NOTE: THE SUBDIVISION SHOWN ON PARCEL "A" IS FOR REFERENCE ONLY.

C = CALCULATED
D = DEED
S = SET
F = FIELD
P = PLAT

PARCEL A (Residential Property) = 32.9617 Ac.
PARCEL B (Commercial Property) = 2.8030 Ac.
ORIGINAL PROPERTY = 35.7647 Ac.



CURRENT ZONING

PARCEL "B" SHALL BE GOVERNED BY THE B-2 BUSINESS DISTRICT REGULATIONS AND AS HEREINAFTER AMENDED OF THE VILLAGE OF SOUTH RUSSELL, A PORTION OF WHICH ARE LISTED BELOW:

MINIMUM BUILDING:

MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	100 FEET
MAXIMUM LOT COVERAGE	25 PERCENT
MINIMUM FRONT YARD	30 FEET
MINIMUM SIDE YARD	15 FEET OR PARTY WALL ABUTTING "B" OR "I" DISTRICTS
MINIMUM REAR YARD	30 FEET ABUTTING RESIDENTIAL
MAXIMUM HEIGHT	15 FEET ABUTTING "B" OR "I" DISTRICTS
	35 FEET

transferred February 8, 1993
[Signature]
Richard J. Makowski
Auditor

