


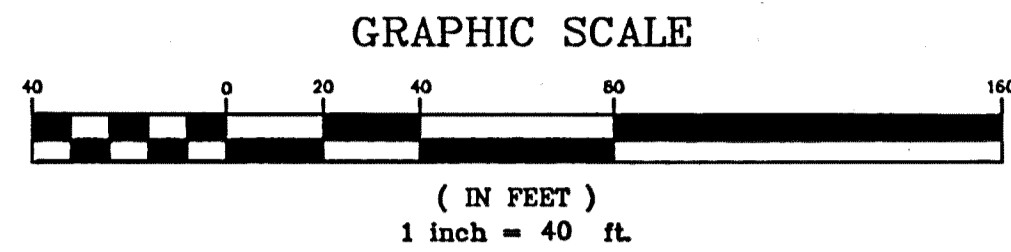
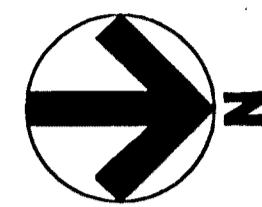


MINOR SUBDIVISION PLAT VILLAGE OF SOUTH RUSSELL, GEAUGA COUNTY, OHIO

CARL MILSTEIN, TRUSTEE - OWNER
6009 LANDERHAVEN DRIVE
UNIT A-2
MAYFIELD, OHIO 44124
(216) 473-8711
VOL. 551 PG. 1061

LEGEND

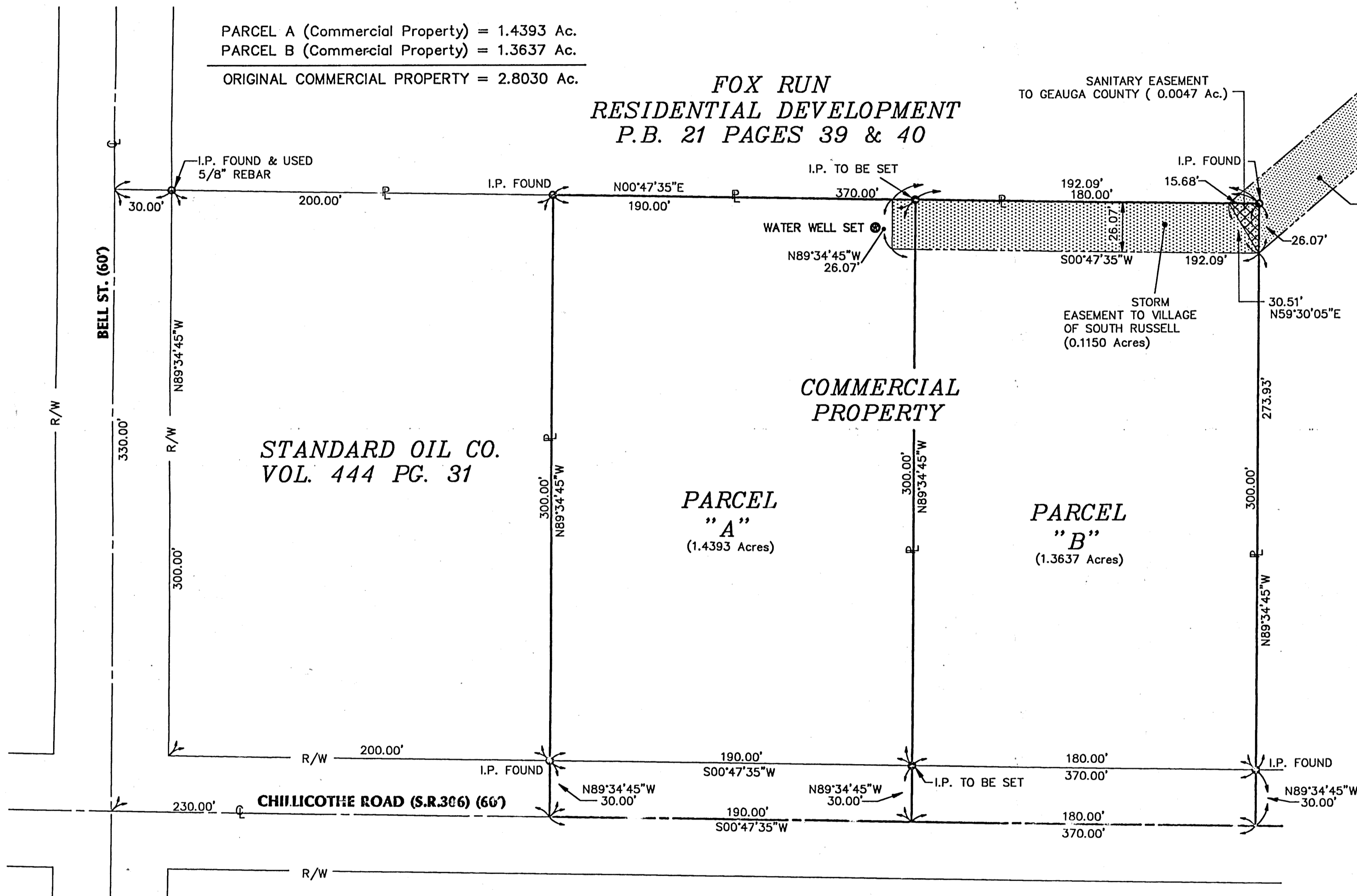
-  EXISTING SEWER EASEMENT
-  GEAUGA COUNTY SANITARY SEWER EASEMENT
-  VILLAGE OF SOUTH RUSSELL STORM SEWER EASEMENT



PARCEL A (Commercial Property) = 1.4393 Ac.
PARCEL B (Commercial Property) = 1.3637 Ac.
ORIGINAL COMMERCIAL PROPERTY = 2.8030 Ac.

**FOX RUN
RESIDENTIAL DEVELOPMENT
P.B. 21 PAGES 39 & 40**

SANITARY EASEMENT
TO GEAUGA COUNTY (0.0047 Ac.)



NOTE:
PARCELS "A" & "B" WILL BE SERVICED BY
GEAUGA COUNTY SANITARY SEWER AND AN
ONSITE PRIVATE WATER WELL ON EACH PARCEL.

CURRENT ZONING:
PARCELS "A" & "B" ARE GOVERNED BY THE
B-2 BUSINESS DISTRICT REGULATIONS OF
THE VILLAGE OF SOUTH RUSSELL, A PORTION
OF WHICH ARE LISTED BELOW:

MAIN BUILDING:

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

THIS PROPERTY IS NOT A PART OF A FLOOD
PLAIN AND IS SHOWN ON THE VILLAGE OF
SOUTH RUSSELL, OHIO FLOOD MAP PANEL
NUMBER 390740, SUFFIX H01 DATED 7/11/75.

GPD ASSOCIATES
ENGINEERS ARCHITECTS PLANNERS
520 South Main Street Suite 2531
Akron, Ohio 44311-1010
216-434-4300 FAX 216-434-1331

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 A PORTION OF 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.
ALSO, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE TO PUBLIC USE
FOREVER A PORTION OF STATE ROUTE 306 (CHILLICOTHE ROAD) SHOWN
HEREON BEING 30 FEET WIDE.

IN WITNESS WHEREOF, CARL MILSTEIN, TRUSTEE, HAS CAUSED THIS
INSTRUMENT TO BE SUBSCRIBED IN HIS NAME AT MAYFIELD, OHIO.
THIS 21ST DAY OF August, 1995.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF

David Wilson *Carl Milstein*
WITNESS SIGNATURE CARL MILSTEIN, TRUSTEE
David Wilson *Carl Milstein*
WITNESS PRINT CARL MILSTEIN, TRUSTEE
Tamara Crittenden
WITNESS SIGNATURE
Tamara Crittenden
WITNESS PRINT

STATE OF OHIO } ss.
COUNTY OF CUYAHOGA }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PERSONALLY APPEARED THE ABOVE NAMED CARL MILSTEIN, TRUSTEE, WHO
REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES WHO
ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT
THE SAME IS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I
HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT MAYFIELD HEIGHTS
THIS 21ST DAY OF AUGUST, 1995.

Mariann C. Leone
NOTARY PUBLIC

CERTIFICATION OF PLANNING SECRETARY:

THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE
VILLAGE OF SOUTH RUSSELL, OHIO ON AUGUST 10, 1995.

472617

Cathy Male
CATHY MALE, PLANNING
COMMISSION SECRETARY

COUNTY RECORDS:

FILED FOR RECORD THIS 21 DAY OF August, 1995.

RECORDED IN PLAT BOOK VOLUME 22, PAGE 112, THIS 21ST DAY OF August, 1995.

Catherine H. Heidan
GEAUGA COUNTY RECORDER

APPROVALS:

APPROVED BY THE SOUTH RUSSELL VILLAGE ENGINEER
Thomas E. Volbrich 8/19/95, 1995.

APPROVED BY THE SOUTH RUSSELL VILLAGE SOLICITOR
Dale H. Marlowitz 8/17, 1995.



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.

L. Terry Frease 7/31/95
L. TERRY FREASE - R.S. S-5917 DATE

Richard J. Mahon 8-21-95
COUNTY AUDITOR TRANSFEROR DATE

MORTGAGE RELEASE

BE IT KNOWN that NATIONAL CITY BANK, Mortgagee of the land indicated
on the annexed plat does hereby join with the owner in the above dedication
to public use and release from the operation and lien of the mortgage held by it
and waive any right the undersigned might otherwise have in State Route 306,
otherwise known as Chillicothe Road, on said premises as recorded in Volume 938,
Page 1198 of Geauga County Record of Mortgages, Volume 944, Page 937 of
Gauga County Record of Mortgages.

Signed in the presence of:
(witnesses as to both signatures)
Louise Washington By *Gary L. Wimer*, V.P.
Print Name Louise Washington

Janet Jack By *Dennis C. Savelle*, V.P.
Print Name JANET JACK

STATE OF OHIO } ss.
COUNTY OF CUYAHOGA }

BEFORE ME, a Notary Public in and for said county and state, personally
appeared the above-named NATIONAL CITY BANK, by GARY L. WIMER
its VICE PRESIDENT and by DENNIS C. SAVELLE
its VICE PRESIDENT, who acknowledged that they did
sign the foregoing instrument and that the same is the free act and
deed of said corporation and their free act and deed personally and as
such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at
Cleveland, Ohio, this 1st day of August, 1995.

Janet Jack
NOTARY PUBLIC

PORTION OF PARCEL "A" IN RIGHT-OF-WAY = 0.1309 ACRES
PORTION OF PARCEL "B" IN RIGHT-OF-WAY = 0.1240 ACRES

TOTAL COMMERCIAL PROPERTY (2.8030 Acres)
WAS CREATED AS A SPLIT OF THE CARL MILSTEIN,
TRUSTEE PROPERTY AS RECORDED IN VOLUME 21
PAGE 26. PROPERTY LOCATED WITHIN ORIGINAL
TOWNSHIP LOT NUMBER 10, TRACT NUMBER 3.

22-112