

# RUSSELL WOODS ESTATES SUBDIVISION

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEUGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF LOT NOS. 8 AND 9, TRACT NO. 2, AND LOT NOS. 13 AND 20, TRACT NO. 3 OF SAID TOWNSHIP AND CONTAINING 37.6217 ACRES OF LAND BEING ALL THE LAND CONVEYED TO RUSSELL WOODS L.L.C., AN OHIO LIMITED LIABILITY COMPANY IN THE DEED RECORDED IN VOLUME 1225, PAGE 881 OF THE GEUGA COUNTY DEED RECORDS.

## UTILITY EASEMENT:

WE, THE UNDERSIGNED RUSSELLWOODS L.L.C., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, AMERITECH, EAST OHIO GAS COMPANY AND CABLEVISION OF GEUGA COUNTY ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTURBING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES, SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR 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, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES 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-OF-WAY AND EASEMENT GRANT. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HAND THIS 15<sup>TH</sup> DAY OF JUNE, 1999.

RUSSELL WOODS L.L.C., AN OHIO LIMITED LIABILITY COMPANY

J.S. Barker, member  
JAMES S. BARKER, MEMBER  
WITNESS Stanley T. Jaros STANLEY T. JAROS  
PRINT NAME  
WITNESS Harry L. Arthur HARRY L. ARTHUR  
PRINT NAME

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED JAMES M. BARKER, MEMBER, AND THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Pepper Pike, OHIO, THIS 15<sup>TH</sup> DAY OF JUNE, 1999.

Harry L. Arthur, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.03 R.C.  
Harry L. Arthur  
NOTARY PUBLIC

MY COMMISSION EXPIRES HAS NO EXPIRATION DATE.

## UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

D. J. Hall 8-6-99  
THE ILLUMINATING CO. DATE  
WITNESS Ramonio Hanzlik  
PRINT NAME  
Michael Williams 8/16/99  
AMERITECH DATE  
WITNESS Michael Williams  
PRINT NAME  
Richard L. Lenz 7/15/99  
EAST OHIO GAS COMPANY DATE  
WITNESS Richard L. Lenz  
PRINT NAME  
Dennis Thomson 7-14-99  
CABLEVISION OF GEUGA COUNTY DATE  
WITNESS Dennis Thomson  
PRINT NAME

## SUBDIVISION DATA:

AREA WITHIN SUBLOTS: 35.5266 AC.  
AREA WITHIN RIGHT-OF-WAY: 2.0951 AC.  
TOTAL AREA OF WITHIN SUBDIVISION: 37.6217 AC.  
TOTAL NUMBER OF SUBLOTS: 6  
LENGTH OF NEW ROAD: 1208.00 FT.

## DECLARATION OF COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR RUSSELL WOODS ESTATES SUBDIVISION ARE RECORDED IN VOLUME 1237, PAGE 1144 OF THE GEUGA COUNTY DEED RECORDS.

## ACCEPTANCE AND DEDICATION CERTIFICATION:

WE, THE UNDERSIGNED RUSSELL WOODS L.L.C., AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS OUR RUSSELL WOODS ESTATES SUBDIVISION CONTAINING SUBLOTS 1 THROUGH 6 BOTH INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS RUNNYMEADE TRAIL, 60 FEET WIDE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HAND THIS 15<sup>TH</sup> DAY OF JUNE, 1999.

RUSSELL WOODS L.L.C., AN OHIO LIMITED LIABILITY COMPANY

J.S. Barker, member  
JAMES S. BARKER, MEMBER  
WITNESS Stanley T. Jaros STANLEY T. JAROS  
PRINT NAME  
WITNESS Harry L. Arthur HARRY L. ARTHUR  
PRINT NAME

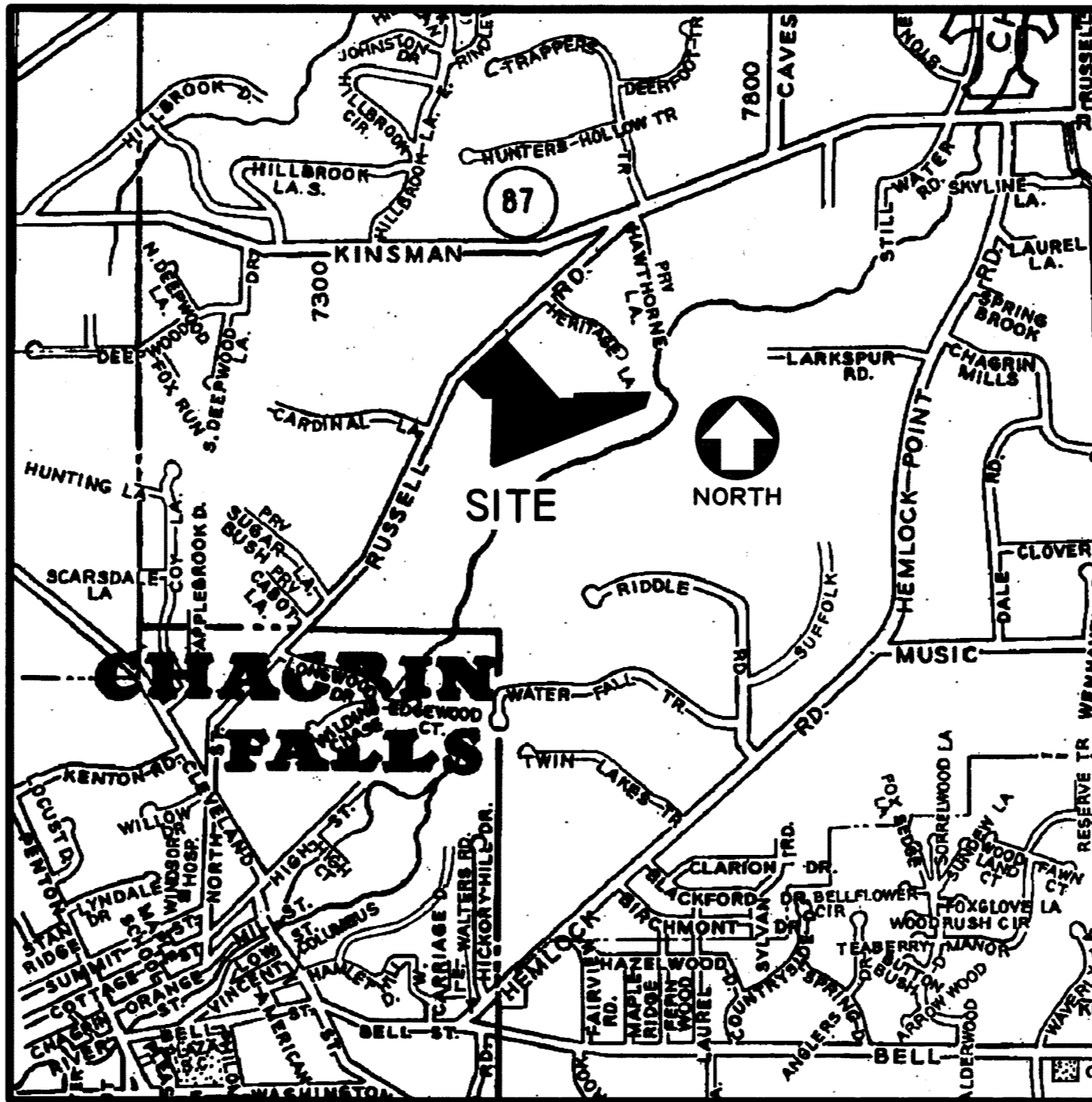
STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED JAMES M. BARKER, MEMBER, AND THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Pepper Pike, OHIO, THIS 15<sup>TH</sup> DAY OF JUNE, 1999.

Harry L. Arthur  
NOTARY PUBLIC

MY COMMISSION EXPIRES HAS NO EXPIRATION DATE.

Harry L. Arthur, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.03 R.C.



VICINITY MAP  
(NO SCALE)

## MORTGAGE RELEASE:

THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION DOES HEREBY JOIN WITH THE OWNER(S) OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREA DESIGNATED AS RUNNYMEADE TRAIL AND HEREBY RELEASES FROM LIEN OF MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROAD.

THIS 15<sup>TH</sup> DAY OF JUNE, 1999.

PARK VIEW FEDERAL SAVINGS BANK

C. Keith Swaney C. Keith Swaney, Exec. v.p.  
BANK, SAVINGS & LOAN OFFICIAL PRINT NAME & TITLE  
WITNESS Stanley T. Jaros STANLEY T. JAROS  
PRINT NAME  
WITNESS Kathryn H. Rodgers KATHRYN H. RODGERS  
PRINT NAME

STATE OF OHIO  
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED C. KEITH SWANEY AND THAT HE/SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS/HER FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED, IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Pepper Pike, OHIO, THIS 15<sup>TH</sup> DAY OF JUNE, 1999.

Stanley T. Jaros  
NOTARY PUBLIC  
ATTORNEY AT LAW  
MY COMMISSION EXPIRES HAS NO EXPIRATION DATE

Stanley T. Jaros, Attorney At Law  
Notary Public - State of Ohio  
My commission has no expiration date.  
Section 147.03 R.C.

## APPROVALS:

### COUNTY PROSECUTOR

APPROVED AS TO LEGAL FORM THIS 13<sup>TH</sup> DAY OF October, 1999.

Debbie A. Soss Lorrie A. Soss  
ASST. GEUGA COUNTY PROSECUTOR PRINTED NAME

### COUNTY PLANNING COMMISSION

APPROVED THIS 8<sup>TH</sup> DAY OF JUNE, 1999.

Cynthia C. Castro CYNTHIA C. CASTO  
CHAIRPERSON, THE GEUGA COUNTY PLANNING COMMISSION PRINTED NAME

### COUNTY ENGINEER

PURSUANT TO SECTION 711.091 OF THE OHIO REVISED CODE, I HAVE CHECKED THE CONSTRUCTION OF ROADWAY IMPROVEMENTS OF THE ROAD DEDICATED TO PUBLIC USE HEREIN, AND DO HEREBY FIND THAT THE SAME HAVE BEEN CONSTRUCTED, IS IN ACCORDANCE WITH THE APPROVED PLAT, SPECIFICATIONS, AND CONSTRUCTION DRAWINGS, AND ARE IN GOOD REPAIR. THIS PLAT HAS BEEN REVIEWED AND MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

THIS 19<sup>TH</sup> DAY OF October, 1999.

Robert L. Phillips Robert L. Phillips  
GEUGA COUNTY ENGINEER PRINTED NAME

### COUNTY COMMISSIONERS

APPROVED THIS 21<sup>ST</sup> DAY OF October, 1999, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE.

William M. Repke William M. Repke  
GEUGA COUNTY COMMISSIONER PRINTED NAME  
Nell C. Hofstetter NELL C. HOFSTETTER  
GEUGA COUNTY COMMISSIONER PRINTED NAME  
GEUGA COUNTY COMMISSIONER PRINTED NAME

### RUSSELL TOWNSHIP

THIS PLAT COMPLIES WITH THE APPLICABLE RUSSELL TOWNSHIP ZONING RESOLUTION.

THIS 28<sup>TH</sup> DAY OF May, 1999.

William F. Mason William F. Mason  
WILLIAM MASON, RUSSELL TOWNSHIP ZONING INSPECTOR

### COUNTY AUDITOR

TRANSFERRED THIS 21<sup>ST</sup> DAY OF October, 1999.

Tracy A. Jemison Tracy A. Jemison  
GEUGA COUNTY AUDITOR PRINTED NAME

### COUNTY RECORDER

FILED FOR RECORD THIS 21 DAY OF October, 1999.  
AT 4:10 P.M. 566969

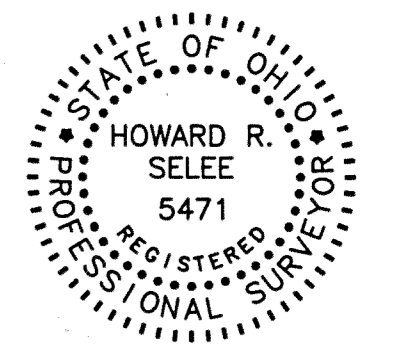
RECORDED THIS 21 DAY OF October, 1999, IN PLAT BOOK VOLUME 28, PAGE 76.

Catherine H. Heiden Catherine H. Heiden  
GEUGA COUNTY RECORDER PRINTED NAME

## SURVEYOR CERTIFICATION:

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS OF THE SUBLOTS AND ROADS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON PIN MONUMENTS AND IRON PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEUGA COUNTY ENGINEER.

Howard R. Selee 5/20/99  
HOWARD R. SELEE, REGIS. SURVEYOR NO. 5471 DATE



28-96

HOWARD R. SELEE & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
8701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129 • (216)398-0280  
FILE NO. 98019-11

# RUSSELL WOODS ESTATES

## RUSSELL TWP., COUNTY OF GEauga, OHIO.

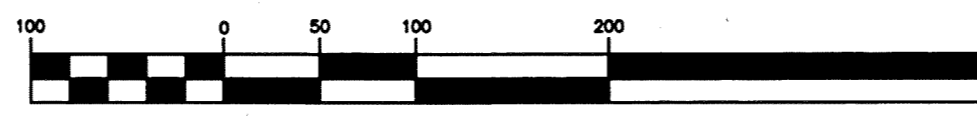
KINSMAN RD. (S.R. 87)

CURVE DATA						
NO.	RADIUS	ARC	CHORD	TANGENT	DELTA	BEARING
1	50.00	80.96	72.40	52.48	92°46'13"	N87°58'13"W
2	75.00	55.02	53.80	28.82	42°02'07"	S62°36'11"E
3	75.00	100.00	92.78	59.01	76°23'40"	N58°10'58"E
4	75.00	177.12	138.74	182.45	135°18'36"	N47°40'12"W
5	50.00	64.35	60.00	37.50	73°44'23"	S78°27'19"E

22°32'00" COUNTY FIELD NOTES  
 3/4" IRON PIN MON. FD. & USED.  
 179°33'33" REC.  
 179°33'25" OBS.  
 108.55 CAL. TO C/L  
 3/4" IRON PIN MON. FD. & USED.  
 1717.32 OBS. MON. TO MON.  
 179°33'33" REC.  
 179°33'25" OBS.

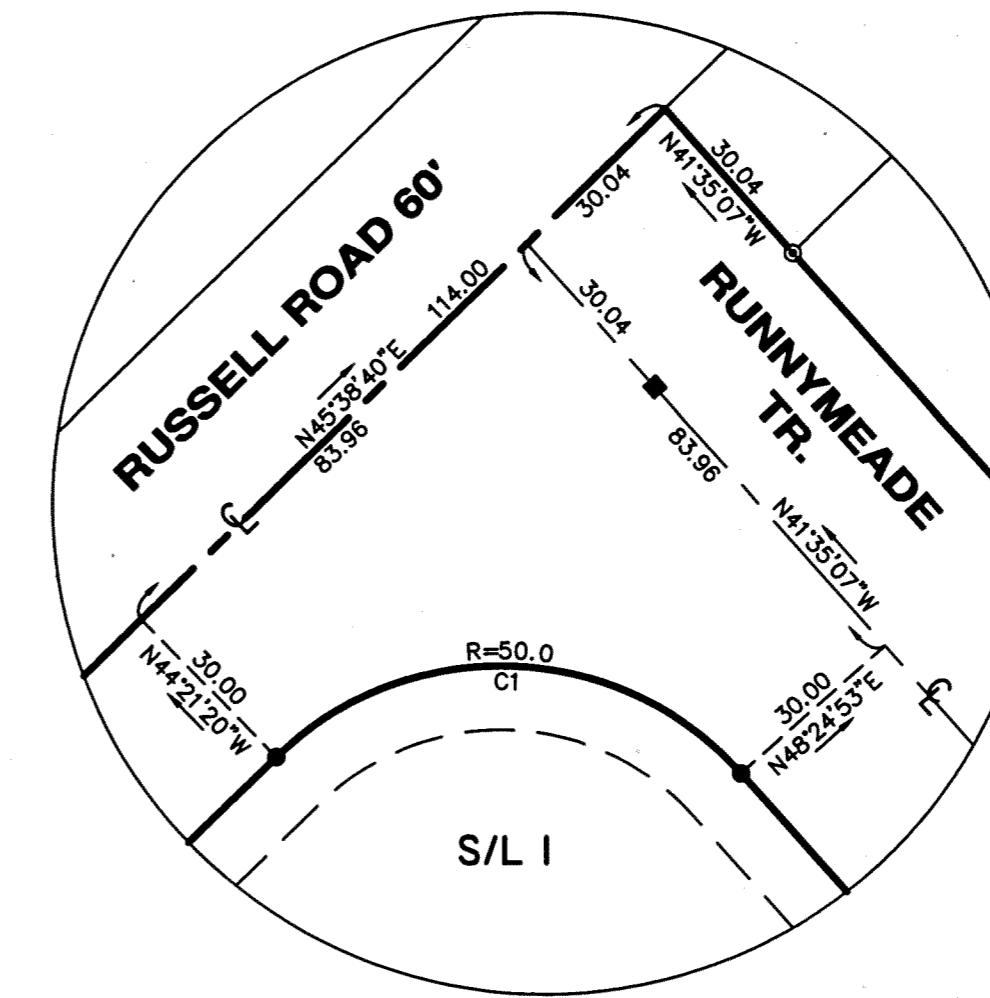


GRAPHIC SCALE

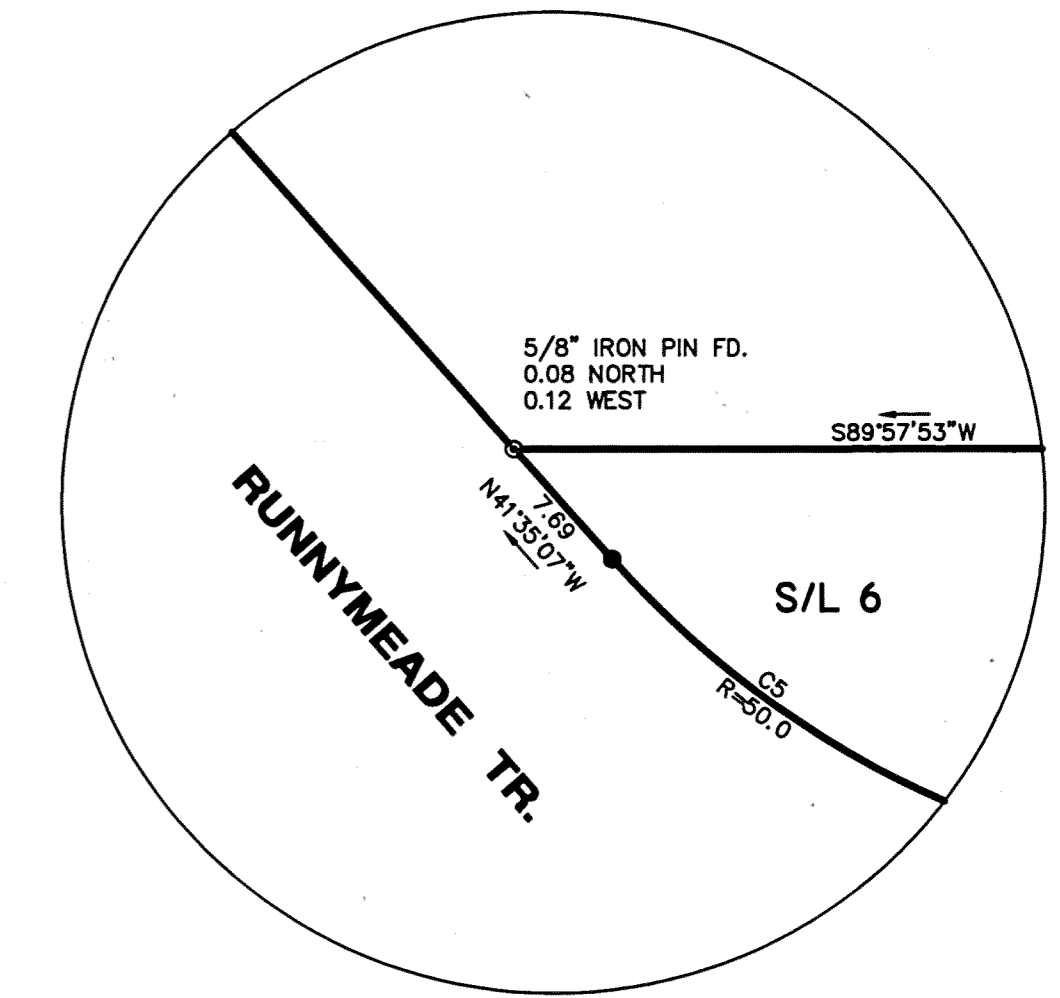


( IN FEET )  
 1 inch = 100 ft.

MAY 26, 1999



DETAIL "A"  
 1" = 30'



DETAIL "B"  
 1" = 10'

**RUSSELL ROAD 60'**

**RUNNYMEADE TRAIL 60'**

S/L 1  
 5.4692 AC. GROSS  
 -0.4140 AC. R.O.W.  
 5.0552 AC. NET  
 220,203.49 S.F. NET

S/L 2  
 5.0027 AC.  
 217,917.18 S.F.

S/L 3  
 5.2746 AC.  
 229,760.31 S.F.

S/L 4  
 7.6022 AC.  
 331,151.53 S.F.

S/L 5  
 5.0829 AC.  
 221,409.57 S.F.

S/L 6  
 7.0950 AC.  
 309,057.07 S.F.

100 YEAR BASE FLOOD  
 PLAIN ELEVATION = 989.6

LEGEND:

⊙	IRON PIN FOUND & USED.
■	IRON PIN MONUMENT TO BE SET
●	5/8" CAPPED IRON PIN SET (SEE #5471)

NOTE: ALL SUBDIVISION CORNERS FOUND OR SET TO BE ENGAGED IN CONCRETE.