

**MINOR SUBDIVISION For  
THE CHAGRIN RIVER LAND  
CONSERVANCY \***

TO CONVEY PARCEL "A" ONLY

SITUATED IN THE TOWNSHIP OF BAINBRIDGE AND THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEAUGA AND THE STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 16, TRACT 3, CHAMPION TRACT, RUSSELL TOWNSHIP AND ORIGINAL LOTS NUMBER 28 AND 38, TRACT 1, BAINBRIDGE TOWNSHIP.

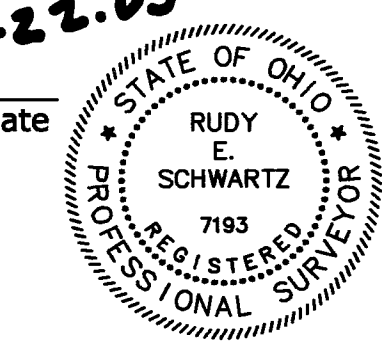
PREPARED FOR:  
**CHAGRIN RIVER  
LAND CONSERVANCY \***  
P.O. BOX 314  
NOVELTY, OHIO 44072  
440-729-9621

**REFERENCES:**

- Plat of Cedric W. Morrison Subdivision No. 1, recorded in Vol. 6, Pg 181, Geauga County Records.
- Plat of Cedric W. Morrison Subdivision No. 2, recorded in Vol. 6, Pg 187, Geauga County Records.
- Plat of Deerfield Drive Subdivision, recorded in Vol. 18, Pg 53, Geauga County Records.

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 Schwartz* 2-22-05  
RUDY SCHWARTZ, P.S. #7193 Date



**ACCEPTANCE AND DEDICATION:**

THE UNDERSIGNED, OWNER OF THE LANDS EMBRACED WITHIN THIS MINOR SUBDIVISION, DOES HEREBY DECLARE THIS PLAT TO BE ITS FREE ACT AND DEED, AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER THE PORTION OF BELL ROAD SHOWN HEREON BEING 30.00 FEET WIDE, AND DESCRIBED IN THE DEED RECORDED IN VOLUME 1751, PAGE 1006, OF GEAGA COUNTY DEED RECORDS.  
WE HEREBY REPRESENT THAT ALL USES OR IMPROVEMENTS SHALL BE IN CONFORMANCE WITH ZONING, PLATTING, HEALTH AND OTHER LAWFUL, RULES AND REGULATIONS FOR THE BENEFIT OF ITSELF AND SUBSEQUENT OWNERS AND ASSIGNS TAKING TITLE UNDER OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF, CHAGRIN RIVER LAND CONSERVANCY HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN THEIR NAMES AT Cheseland, Ohio THIS 9th DAY OF May 2006.

RICHARD D. COCHRAN, EXECUTIVE DIRECTOR  
CHAGRIN RIVER LAND CONSERVANCY \*

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

*Edward F. Meyers Jr.* *James K. Murphy*  
WITNESS WITNESS

STATE OF OHIO )  
COUNTY OF GEAUGA )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, RICHARD D. COCHRAN, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cheseland, Ohio THIS 9th DAY OF May, 2006.

*Edward F. Meyers Jr.*  
NOTARY PUBLIC

\* BY NAME CHANGE NOW KNOWN AS WESTERN RESERVE LAND CONSERVANCY

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

V39-P24

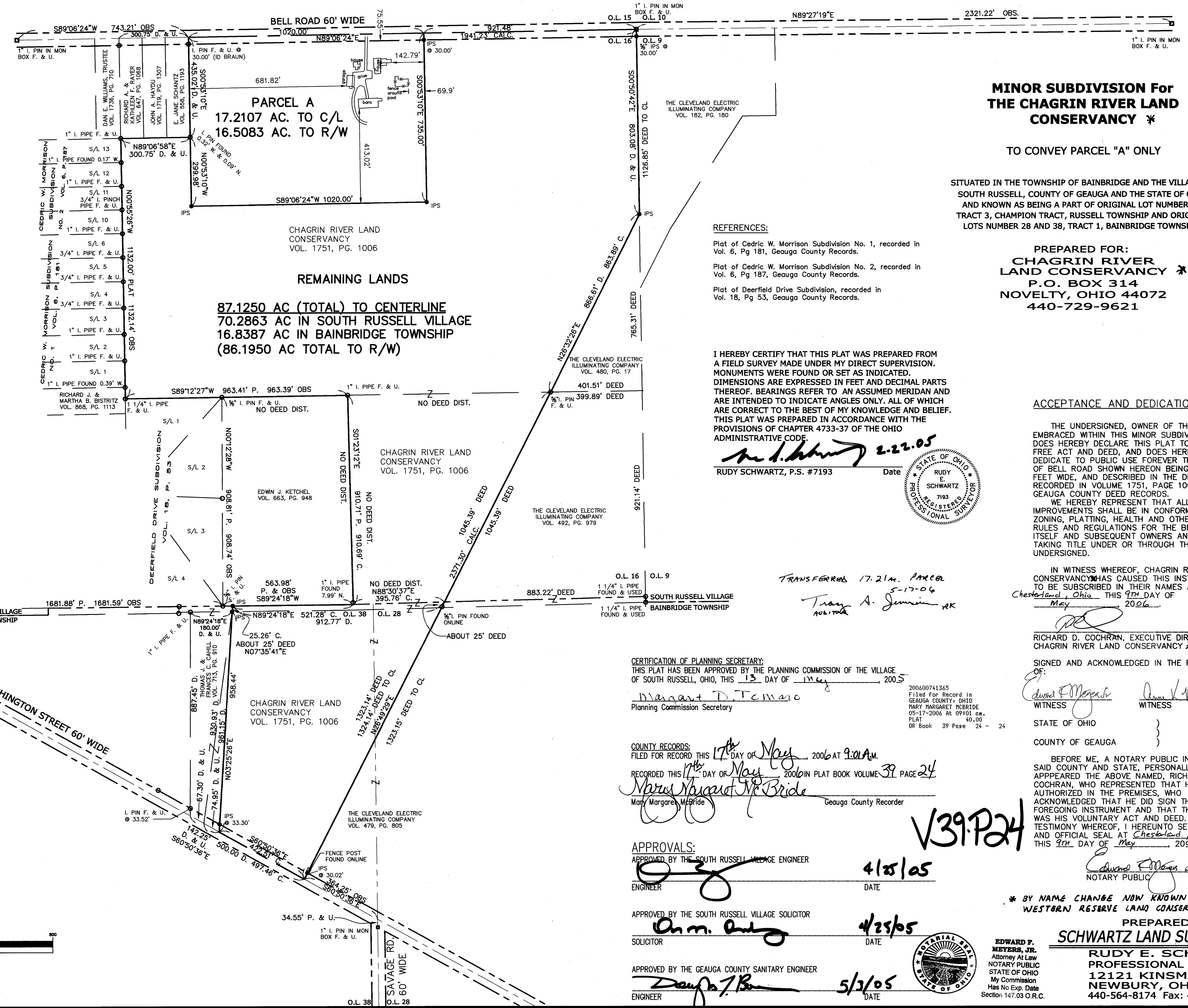
**CERTIFICATION OF PLANNING SECRETARY:**  
THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO, THIS 13 DAY OF May, 2005.  
*Margaret D. Temaro*  
Planning Commission Secretary

**COUNTY RECORDS:**  
FILED FOR RECORD THIS 17th DAY OF May, 2006 AT 9:01 AM.  
RECORDED THIS 17th DAY OF May, 2006 IN PLAT BOOK VOLUME 39 PAGE 24.  
*Mary Margaret McBride*  
Gauga County Recorder

**APPROVALS:**  
APPROVED BY THE SOUTH RUSSELL VILLAGE ENGINEER  
*[Signature]* 4/25/05  
ENGINEER DATE

APPROVED BY THE SOUTH RUSSELL VILLAGE SOLICITOR  
*[Signature]* 4/25/05  
SOLICITOR DATE

APPROVED BY THE GEAGA COUNTY SANITARY ENGINEER  
*[Signature]* 5/2/05  
ENGINEER DATE



**LEGEND**

•	ips	5/8" X 30" Iron Pin Set (I.D. SCHWARTZ)
○	i.Pin	Iron Pin
○	i.Pipe	Iron Pipe
○	Mon.	Monument
○	Fc	Fence post
○	Mag	Mag Nail Set
○	Fnd.	Found
○	D.	Deed
○	R/Rec	Record
○	M/Msd	Measured
○	O/Obs	Observed
○	C/Calc	Calculated
○	U.	Used
○	D.R.	Deed Record
○	O.R.	Official Record
○	CL, C/L	Centerline
○	e/p	Edge of Pavement
○	P	Plat record information

