

# MINOR SUBDIVISION PLAT

SITUATED IN THE VILLAGE OF SOUTH RUSSELL, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF SUBLot "C" IN THE IRVING KRAUTHAMER'S PLEASANT ACRES SUBDIVISION NO. 2, OF PART OF ORIGINAL RUSSELL TOWNSHIP LOT NO. 10, TRACT NO. 3, AS SHOWN BY THE RECORDED PLAT IN VOLUME 6 OF MAPS, PAGE 21 OF GEauga COUNTY RECORDS.

FOR: CHILI BELL, LLC

DEED REFERENCE: SITE ADDRESS:  
 PARCEL NO. 29-049000 5197 CHILLICOTHE ROAD  
 VOLUME 1852, PAGE 5



NORTH

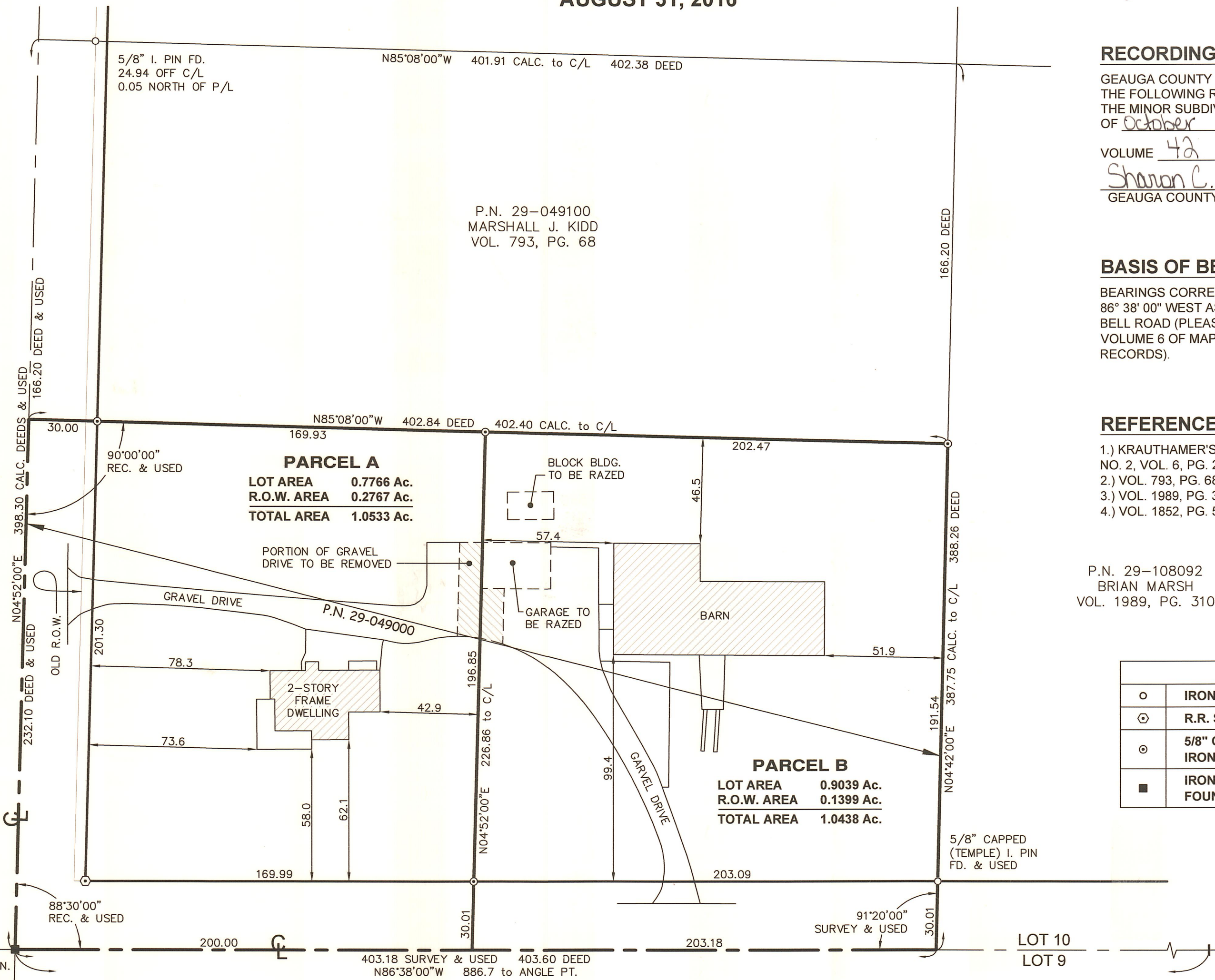
GRAPHIC SCALE



(IN FEET)  
 1 INCH = 40 FT.

AUGUST 31, 2016

CHILLICOTHE ROAD 60' (S.R. 306)



## CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Howard R. Selee*  
 HOWARD R. SELEE, REGISTERED SURVEYOR #5471 DATE 9/14/2016  
 Transferred 10.5.16  
 Frank J. Miles (Cm)  
 Geauga County Auditor

## RECORDING

GEAGA COUNTY RECORDER HEREBY CERTIFIES THE FOLLOWING RECORDING OF THE PLAT OF THE MINOR SUBDIVISION ON THIS 5th DAY OF October, 2016.

VOLUME 42 PAGE 69  
 Sharon C. Gingerich cm  
 GEAGA COUNTY RECORDER

## BASIS OF BEARINGS:

BEARINGS CORRELATE TO THE VALUE OF NORTH 86° 38' 00" WEST ASSIGNED TO THE CENTERLINE OF BELL ROAD (PLEASANT ACRES SUBD. NO. 2 - VOLUME 6 OF MAPS, PAGE 21 OF GEAGA COUNTY RECORDS).

## REFERENCES:

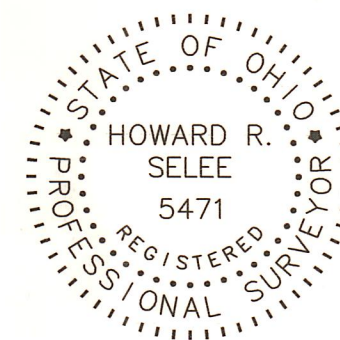
- 1.) KRAUTHAMER'S PLEASANT ACRES SUBDIVISION NO. 2, VOL. 8, PG. 21 GEAGA CO. PLAT RECORDS.
- 2.) VOL. 793, PG. 68 (KIDD) G.C.D.R.
- 3.) VOL. 1989, PG. 310 (MARSH) G.C.D.R.
- 4.) VOL. 1852, PG. 5 (CHILI BELL, LLC) G.C.D.R.

P.N. 29-108092  
 BRIAN MARSH  
 VOL. 1989, PG. 310

## LEGEND:

○	IRON PIN FOUND & USED.
○	R.R. SPIKE SET
○	5/8" CAPPED "SELEE #5471" IRON PIN SET (30" LONG)
■	IRON PIN MONUMENT FOUND & USED

20160911838  
 Filed for Record in  
 GEAGA COUNTY OHIO  
 SHARON C GINGERICH, RECORDER  
 10-05-2016 At 03:52 pm.  
 PLAT 40.00  
 OR Book 42 Page 69 - 69



## APPROVALS

THIS PLAT HAS BEEN APPROVED BY PLANNING COMMISSION OF THE VILLAGE OF SOUTH RUSSELL, OHIO ON THIS 20 DAY OF September, 2016.

*Ludy Jasinski*  
 LUDY JASINSKI, PLANNING COMMISSION SECRETARY

THIS PLAT HAS BEEN APPROVED BY VILLAGE ENGINEER OF THE VILLAGE OF SOUTH RUSSELL, OHIO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

*Eric Haiback*  
 ERIC HAIBACK, VILLAGE ENGINEER DATE 09-16-16

THIS PLAT HAS BEEN APPROVED BY VILLAGE SOLICITOR OF THE VILLAGE OF SOUTH RUSSELL, OHIO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

*David Ondrey*  
 DAVID ONDREY, VILLAGE SOLICITOR DATE 9-19-16

THIS PLAT HAS BEEN APPROVED BY THE BUILDING INSPECTOR OF THE VILLAGE OF SOUTH RUSSELL, OHIO ON THIS 16th DAY OF Sept., 2016.

*Laura Heiland*  
 LAURA HEILAND, BUILDING INSPECTOR  
 HEILMAN

## ACCEPTANCE and DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE LANDS EMBRACED WITHIN THIS MINOR SUBDIVISION AND DESCRIBED IN THE DEED RECORDED IN VOLUME 1852, PAGE 5 OF GEAGA COUNTY DEED RECORDS DO HEREBY DECLARE THIS PLAT TO BE THEIR FREE ACT AND DEED.

CHILI BELL, LLC

*Bruce W. Thomas*

TITLE: Pres.

*Bruce W. Thomas*  
 PRINT NAME

STATE OF OHIO } S.S.

COUNTY OF Geauga }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED *Bruce W. Thomas* MEMBER OF CHILI BELL, LLC, THE CORPORATION WHICH EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGE THAT HE DID SIGN SAID INSTRUMENT AS SUCH MEMBER IN BEHALF OF SAID CORPORATION AND BY THE AUTHORITY OF ITS BOARD OF DIRECTORS; AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY AND AS SUCH MEMBER AND THE FREE AND CORPORATE ACT AND DEED OF SAID CORPORATION.

IN WITNESS, WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT S. RUSSELL, OHIO, THIS 20 DAY OF September, 2016.

*Laura Heiland*  
 NOTARY PUBLIC  
 LAURA J. HEILMAN, Notary Public  
 State of Ohio

MY COMMISSION EXPIRES My Commission Expires July 22, 2021

HOWARD R. SELEE & ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYORS  
 9701 BROOKPARK ROAD \* SUITE 231 \* CLEVELAND, OH 44129  
 (216) 398-0280 File No. 08464-LS



V.42 P.69