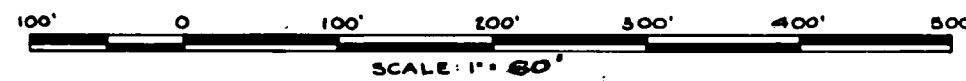


# SCARSDALE ESTATES SUBDIVISION

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga, STATE OF OHIO, BEING PART OF ORIGINAL LOT NO. 20, TRACT NO. 3



SITUATED IN RUSSELL TOWNSHIP, GEAGA COUNTY, STATE OF OHIO, AND BEING PART OF ORIGINAL TOWNSHIP LOT NO. 20, TRACT NO. THREE, CONTAINING 67.805 ACRES AND BEING THE SAME TRACT AS CONVEYED TO SCARSDALE, INC. AND DESCRIBED IN DEED RECORDED IN DEED BOOK 424, PAGE 441 GEAGA COUNTY, OHIO.

THE UNDERSIGNED, THE LEGAL REPRESENTATIVE OF SCARSDALE, INC., HEREBY CERTIFIES THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE SUBDIVISION OF LOTS NO. 1 TO NO. 40 INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE STREETS AND AREAS HEREIN AND NOT HERETOFORE DEDICATED. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMANCE WITH ALL EXISTING ZONING, PLATING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS, FOR THE BENEFIT OF HIMSELF AND SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF; EASEMENTS ARE RESERVED WHERE INDICATED FOR PUBLIC UTILITY PURPOSES ABOVE AND BELOW THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF **George Fencil** HAS HEREUNTO SET HIS HAND THIS 19 DAY OF FEB, 1965.

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF; PERMANENT POINTS OF REFERENCE WERE FOUND OR SET AT ALL POINTS THUS (•) INDICATED, ALL OF WHICH I CERTIFY TO BE CORRECT.

REGISTERED ENGINEER **Marie A. Malone**, #29134  
 REGISTERED SURVEYOR **Clyde C. Cassady**, #2275

FEB. 1965

TRANSFERRED THIS 18 DAY OF October, 1965.  
**William F. Brock**  
 GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS 18 DAY OF Oct, 1965.  
 AT 11 M.  
 RECORDED THIS 18 DAY OF Oct, 1965 IN  
 PLATBOOK 4 PAGE NO. 9  
**Walter L. Benck**  
 GEAGA COUNTY RECORDER

WITNESS **Lyndall Hughes** SIGNED **George Fencil**  
 WITNESS **Melvin E. Henry** SIGNED **Annette Fencil**

APPROVALS:

APPROVED THIS 26 DAY OF July, 1965 **GEAGA COUNTY ENGINEER**  
**Walter A. Heston**  
 PROSECUTOR, GEAGA COUNTY

APPROVED THIS 27 DAY OF July, 1965 **GEAGA COUNTY BOARD OF HEALTH**  
**Wm. A. Burns**  
 1965 **CHAIRMAN - GEAGA COUNTY PLANNING COMMISSION**

APPROVED AND ACCEPTED THIS 26 DAY OF July, 1965, AND STREETS AND AREAS (SHADED) HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR GEAGA COUNTY, STATE OF OHIO:

**Wm. A. Burns**  
**John Hunt**  
 GEAGA COUNTY COMMISSIONERS.

STATE OF OHIO } S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
 GEAGA COUNTY } PERSONALLY CAME GEORGE FENCIL AND ANNETTE FENCIL WHO ACKNOWLEDGED  
 THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR OWN  
 FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.  
 IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL  
 THIS 19 DAY OF Feb, 1965.

**Lyndall Hughes**  
 NOTARY PUBLIC  
 My Commission Expires 1-15-66

APPROVED RUSSELL TOWNSHIP TRUSTEES THIS 7 DAY OF March, 1965.  
**W. Briggs**  
**John Jamison**

MORTGAGE RELEASE  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE CUYAHOGA SAVINGS ASSOCIATION AND IONE C. ROHRMAN, MORTGAGEES OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THE PLAT & SUBDIVISION OF SAME AND CONSENT AND RELEASE FROM MORTGAGE THE AREAS OUTLINED IN YELLOW SHADE AND DESIGNATED AS COY LANE, HUNTING LANE AND SCARSDALE LANE.

THE CUYAHOGA SAVINGS ASSOCIATION **IONE C. ROHRMAN**

BY **D. E. Wilson** SR. VICE PRES.  
 BY **Andrew J. ...** ASSY. VICE PRES.

STATE OF OHIO } S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,  
 COUNTY OF CUYAHOGA } PERSONALLY APPEARED THE ABOVE SIGNED, **D. E. WILSON** AND  
 ANDREW J. FIORENZA, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HER FREE ACT AND DEED AND THE SAME WAS THE FREE ACT AND DEED OF THE CUYAHOGA SAVINGS ASSOCIATION, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CHAGRIN FALLS, OHIO, THIS 18 DAY OF Oct, 1965.

**Lyndall Hughes**  
 NOTARY PUBLIC  
 My Commission Expires 1-15-66

STATE OF OHIO } S.S. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,  
 COUNTY OF CUYAHOGA } PERSONALLY APPEARED THE ABOVE SIGNED, **IONE C. ROHRMAN**,  
 WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HER FREE ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CHAGRIN FALLS, OHIO, THIS 18 DAY OF Oct, 1965.

**Oliver E. Lubel**  
 NOTARY PUBLIC  
 My Commission Expires 9-1-65

AREAS:		
35 RESIDENTIAL 3/4"	= 53.066 Ac	TOTAL NEW HIGHWAY DEDICATED = 2678.77 LIN. FT.
3/4" 35' (S.P. SITE)	= 1.666 Ac	TOTAL RESERVED FOR FUTURE ROADS = 813.33 LIN. FT.
COY LANE (DEDICATED)	= 4.016 Ac	
RESERVED FOR FUTURE ROADS	= 1.118 Ac	
BLOCK "A"	= 7.959 Ac	
TOTAL	= 67.805 Ac	