

RUSSELL TOWNSHIP
Amendment #2016-1
Exhibit A

Initiated: _____
Adopted: _____
Effective: _____

Error on Zoning Map – Three parcels incorrectly shown as zoned PPD, Passive Park District, that are actually in R-5. Amendment 89-2 in 1989 rezoned PP#26-707009, 20.57 acres, situated between Russell Road and Riddle Road, in the name of the Russell Land Conservancy, to PPD. The three parcels on either side of that parcel were not included in the amendment. The 1992 Zoning Map shows PP#26-707009 correctly zoned PPD and the three parcels correctly zoned as R-5. In 1993 some minor revisions/corrections were made to the Zoning Map which did not require an amendment. It appears that when CT Consultants made those changes the configuration of the PPD was changed to include the three parcels.

Amend Appendix 'A' Russell Township Zoning Map by rezoning the following parcels to **R-5** as shown on the attached draft Zoning Map:

26-213911	Vol/Page	1982/556	Russell Road	6.59 acres	LeRourke
26-213912	" "	1982/556	Russell Road	13.41	LeRourke
26-213916	" "	1224/0577	Riddle Road	0.87	Dorian

Attachments: Maps and deeds for the 3 subject parcels and deeds with legal descriptions (11 pages).

Exhibit B

Amended Appendix 'A' Russell Township Zoning Map highlighting the 3 subject parcels.



Parcel #: 26-707009 Routing #: 26-09-15-02-051-01
 Tax District: RUSSELL TWP-W GEAUGA LSD
 Location Add: RIDDLE RD
 Owner: CLEVELAND MUSEUM OF NATURAL HISTORY THE

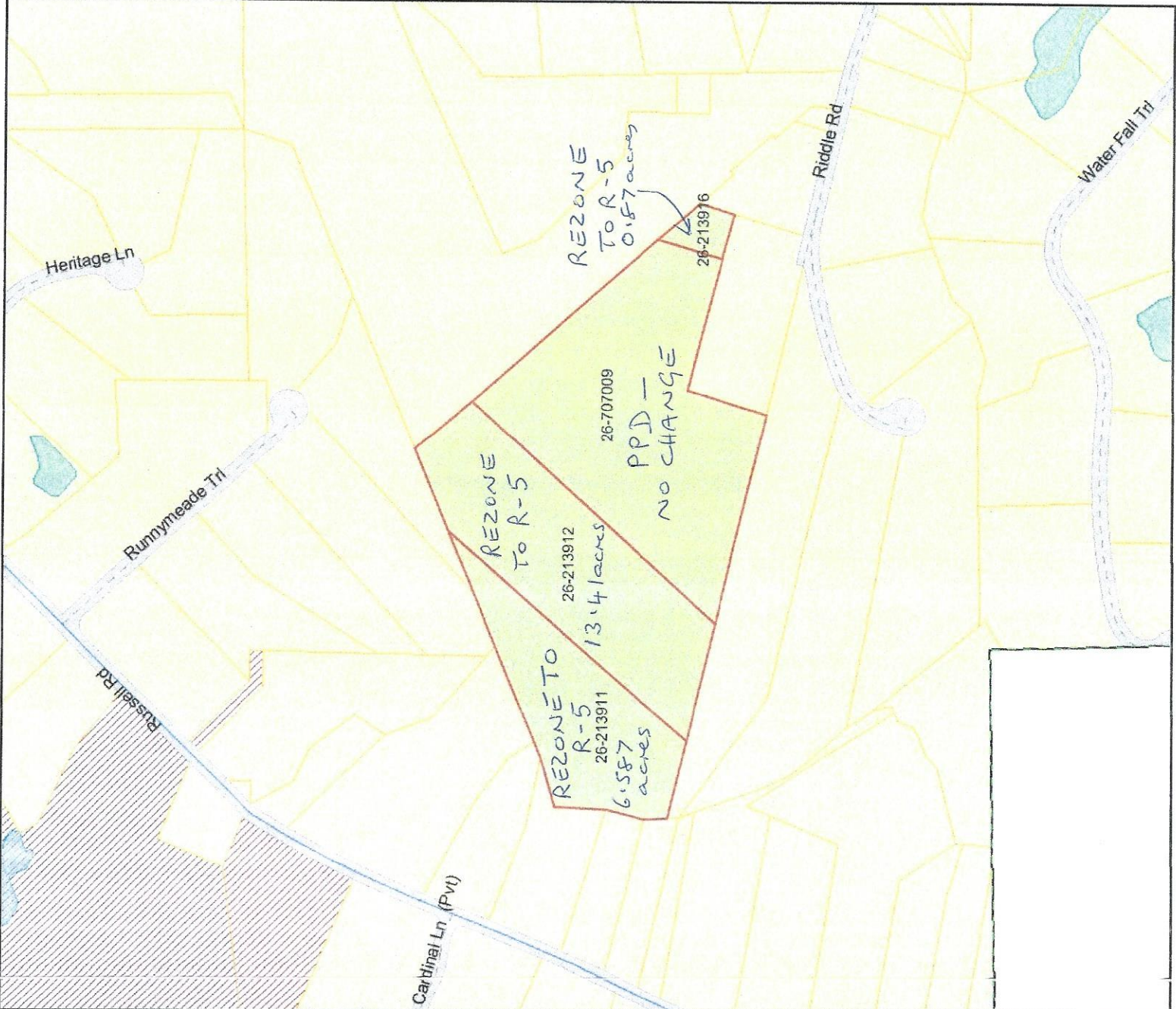
Owner Address: 1 WADE OVAL
 CLEVELAND OH 44106
 Mail Name: CLEVELAND MUSEUM OF
 NATURAL HISTORY THE
 Mailing Address: 1 WADE OVAL
 CLEVELAND OH 44106
 Deed Volume/Page: 1273/1099 Class: 680
 Sub/Lot/Sect/Tr: LOT-13 TR-3 WAS 26088501
 Acreage: 20.57

VALUATION	Tax Year:	2013	Taxable
Land	Market	\$277,400	\$97,090
Improvement		\$0	\$0
Total		\$277,400	\$97,090
CAUV		\$0	\$0

Sale Value: \$0 Sale Date: 12-21-1999
 Yr Blt/Remodel: /
 Total Living Area: 0 Grade:



Frank J. Gilha - County Auditor
*"Inter-agency coordination benefiting
 the citizens of Geauga County"*
 Joe Cattell, P.E., P.S.
 County Engineer
 Scale 1:7072



This map was prepared as a Tax Map for Geauga County by the Geauga County Engineer in accordance with Section 5713.09 of the O.R.C. Geauga County digital data is a representation of recorded plats, surveys, deeds, and other collected information for use within the Geographic Information System for purposes of public access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use. Geauga County assumes no legal responsibility for this information and users should contact the GIS or Tax Map Departments with questions or concerns.

Instrument Book Page
201400884046 DR 1982 556

REAL PROPERTY TRANSFER TAX
TRANSFERRED AND PAID

DEC 05 2014

FEE\$ 972.00 per Homestead
Frank J. Gilha, County Auditor
BY: Barbara Mc Carthy

201400884046
Filed for Record in
GEAUGA COUNTY OHIO
SHARON C GINGERICH, RECORDER
12-05-2014 At 02:24 PM.
DEED 36.00
DR Book 1982 Page 556 - 558

WARRANTY DEED

Know all Men by these Presents That we, Michael C. Orazen and Barbara J. Orazen, Husband and wife, the Grantors, who claims title by or through document recorded in Volume 1338, page 593 of Geauga County Records, for the consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration received to our full satisfaction of Traci Le Rourke, Trustee of the Traci Le Rourke Declaration of Trust dated June 3, 2004, as may be amended or restated, the Grantee, whose Tax Mailing Address will be: 15341 Russell Road, Russell, OH 44022, do Give, Grant, Bargain, Sell and Convey unto the said Grantee, her successors and assigns, the following described premises:

Signature Title #: S-7182

See Exhibit "A", attached hereto and made a part hereof

Parcel No 26-162100, 26-213911, 26-213912

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, her successors and assigns forever.

And we, Michael C. Orazen and Barbara J. Orazen, the said Grantors, do for ourselves and our heirs and assigns, covenant with the said Grantee, her successors and assigns, that at and until the ensembling of these presents, we are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same is free from all encumbrances whatsoever, except restrictions, conditions, easements of record, zoning ordinances, if any, and taxes and assessments for the current half of the taxable year and thereafter and that we will Warrant and Defend said premises, with the appurtenances thereunto belonging, to the said Grantee, her successors and assigns, against all lawful claims and demands whatsoever except as hereinbefore provided.

Executed this 1st day of December, 2014.


Michael C. Orazen


Barbara J. Orazen

STATE OF OHIO)
) SS:
COUNTY OF GEauga)

Before me, a Notary Public in and for said County and State, personally appeared the above named Michael C. Orazen and Barbara J. Orazen, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at NOVELTY, OHIO, this 1 day of DECEMBER, 2014.


Notary Public

Prepared By:
David V. Kaprosy
Attorney at Law



EXHIBIT "A"

Parcel 1:

Situated in the Township of Russell, County of Geauga and State of Ohio, and further being a part of Original Lot 20, Tract 3, in said Township, more fully bounded and described as follows: Beginning at an angle point in the centerline of the diagonal Road running into a Northeasterly and Southwesterly direction through the said Lot No. 20 (from the Village of Chagrin Falls to Russell Center), said angle point being North 26 deg. 50' 44" East along the centerline of said Road, a distance of 475.63 feet from the Southwesterly corner of lands in Lot Nos. 13 and 20 conveyed to Joseph Bannerman, November 26, 1925 to H. Melvin Roberts as recorded in Volume 174, Page 230 of Geauga County Records of Deeds; Thence North 22 deg. 37' 49" East along said centerline a distance of 310.00 feet to a point; Thence South 67 deg. 22' 11" East, 430.00 feet to a point; Thence South 78 deg. 18' 04" East, 317.58 feet but to a point on the Northwesterly line of lands conveyed to William H. Riddle by deed recorded in Volume 112, Page 469 of the Geauga County Records; Thence South 74 deg. 22' 14" West along Riddles line, 246.2 feet to a point; Thence South 02 deg. 52' 14" West and continuing along Riddles land, 178.2 feet; Thence North 72 deg. 04' 16" West, 610.8 feet to the centerline of the above mentioned road and the place of beginning containing 4.02 acres of land more or less. (Parcel No. 26-162100)

Parcel 2:

Situated in the Township of Russell, County of Geauga and State of Ohio, and known as being part of Original Russell Township Lot Nos. 13 and 20, Tract Three and bounded and described as follows: Beginning in the center line of Riddle Road (60 feet wide), at its most Westerly terminus, as it previously existed, said place of beginning being the most Easterly corner of Sublot No. 22 in Hemlock Lakes Two Subdivision, as shown by the recorded Plat in Volume 12 of Plats, Page 3 of Geauga County Records; Thence North 75 deg. 34' 32" West along the Northeasterly line of said Sublot No. 22, a distance of 1600.54 feet to the principal place of beginning of the land here intended to be described; Thence continuing North 75 deg. 34' 32" West along the Northeasterly line of said Sublot No. 22, a distance of 499.72 feet; Thence North 47 deg. 55' 32" East, a distance of 1281.07 feet; Thence North 68 deg. 22' 14" East, a distance of 317.43 feet; Thence South 42 deg. 37' 42" East, a distance of 305.84 feet; Thence South 47 deg. 55' 32" West, a distance of 1305.64 feet to the principal place of beginning and containing 13.413 acres of land, be the same more or less. Legal Description prepared by Braun-Prenosil Assoc., Inc. Engineers and Surveyors from records. No land surveying was performed in connection with the preparation of this legal description. (Parcel No. 26-213912)

Parcel 3:

Situated in the Township of Russell, County of Geauga and State of Ohio, and known as being part of Original Russell Township Lot Nos. 13 and 20, Tract Three and bounded and described as follows: Beginning in the center line of Riddle Road (60 feet wide) at its most Westerly terminus, as it previously existed, said place of beginning being the most Easterly corner of Sublot No. 22 in Hemlock Lakes Two Subdivision, as shown by the recorded plat in Volume 12 of Plats, Page 3 of Geauga County Records; Thence North 75 deg. 34' 32" West along the Northeasterly line of said Sublot No. 22, a distance of 2100.26 feet to the principal place of beginning of the land herein intended to be described; Thence continuing North 75 deg. 34' 32" West along the Northeasterly line of said Sublot No. 22, a distance of 159.32 feet; Thence North 02 deg. 37' 46" West, a distance of 70.31 feet; Thence North 16 deg. 22' 14" East, a distance of 191.40 feet to the most Southerly corner of a 4.02 acres of land described in the Deed to Sara J. Williams recorded in Volume 716, Page 277 of Geauga County Deed Records; Thence Northeasterly along the broken Southeasterly line of land so described in Deed to Sara J. Williams the following courses and distances; North 02 deg. 52' 14" East, 178.20 feet; North 74 deg. 22' 14" East, 246.20 feet to the most Easterly corner thereof; Thence North 68 deg. 22' 14" East, a distance of 869.71 feet; Thence South 47 deg. 55' 32" West, a distance of 1281.07 feet to the principal place of beginning and containing 6.587 acres of land, be the same more or less. Legal description prepared by Braun-Prenosil Assoc., Inc. Engineers and Surveyors from records. No land surveying was performed in connection with the preparation of this legal description. (Parcel No. 26-213911)

DESCRIPTION

Reviewed by JL

Date 12-5-2014

GEAUGA COUNTY AUDITOR



Parcel #: 26-213912 Routing #: 26-09-15-02-051-02
 Tax District: RUSSELL TWP-W GEAUGA LSD
 Location Add: RIDDLE RD
 Owner: ORAZEN MICHAEL C & BARBARA J

Owner Address: 15341 RUSSELL RD
 CHAGRIN FALLS OH 44022
 Mail Name: ORAZEN MICHAEL C &
 BARBARA J

Mailing Address: 15341 RUSSELL RD
 CHAGRIN FALLS OH 44022

Deed Volume/Page: 1338/0593 Class: 100
 Sub/Lot/Sect/Tr: LOTS 13 & 20 TR-3
 Acreage: 13.41

VALUATION	Market	Tax Year: 2013	Taxable
Land	\$70,400		\$24,640
Improvement	\$0		\$0
Total	\$70,400		\$24,640
CAUV	\$0		\$0

Sale Value: \$1,190,000 Sale Date: 01-31-2001
 Yr Bld/Remodel: /
 Total Living Area: 0 Grade:



Frank J. Gilha - County Auditor
*"Inter-agency coordination benefiting
 the citizens of Geauga County"*

Joe Cattell, P.E., P.S.
 County Engineer
 Scale 1:7353



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551771 549926
Rerecorded

98104 C11

General Warranty Deed*

Nancy M. Dorian,, an unmarried woman

* THIS DEED BEING
RE-RECORD TO
CORRET SEQUENCE^{of}

for valuable consideration paid, grant(s) with general warranty covenants, to Nancy M. Dorian, Trustee of the Nancy M. Dorian Revocable Living Trust, UAD.

15481 Riddle Lane, Chagrin Falls, Ohio 44022
the following REAL PROPERTY:

,whose tax-mailing address is

(See EXHIBIT A - Attached Hereto)

RECEIVED FOR RECORD

AT 11:19 O'CLOCK A M

Rerecorded
MAR 23 1999

RECORDED 22
No. 1224 Page 577

CATHERINE H. HEIDEN
Recorder, Geauga County, Ohio

RECEIVED FOR RECORD

AT 10:17 O'CLOCK A M

FEB 26 1999 22-

RECORDED
No. 1219 Page 995
CATHERINE H. HEIDEN
Recorder, Geauga County, Ohio

NET EVANS

EXCEPTIONS TO THE WARRANTIES: Except as hereinbefore provided, except all easements, leases, conditions and restriction of record, if any, and except real estate taxes for the , and thereafter, for which taxes and adjustment has been made between the parties and which, therefore, the grantees herein assume and agree to pay.

Prior Instrument Reference: Vol 1071
of the Deed Records of Geauga

Page 57B

releases all rights of dower therein. Witness

hand(s) this 20TH DAY OF JANUARY 1999

County, Ohio.
wife (husband) of the Grantor,

Signed and acknowledged in the presence of:

David Hamilton

(Witness)

Nancy M. Dorian

Nancy M. Dorian, (Seller)

Regina L. Owens

Regina L. Owens (Witness)

State of Ohio, County of Cuyahoga

BE IT REMEMBERED, That on this 20th day of January, 1999, before me, the subscriber, a Notary Public in and for said state, personally came, Nancy M. Dorian,, an unmarried woman

and acknowledged the signing thereof to be the Grantor(s) in the voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



DAVID HAMILTON, Notary Public
in and for the State of Ohio
My Commission Expires Dec. 28, 2002

David Hamilton

(Notary)

Notary Public-State of Ohio
My Commission Expires:

This instrument was prepared by Nancy M. Dorian

Auditor's and Recorder's Stamps

REAL PROPERTY TRANSFER TAX
NO TRANSFER AND PAID
NECESSARY
MAR 23 1999

Fee \$ EXEMPT
Tracy A. Jemison, County Auditor

By: *David Hamilton*

*See Sections 5302.05 and 5302.06 Ohio Revised Code.

VOL 1224 PG 577

1219 REC 995

EXHIBIT A
LEGAL DESCRIPTION

File Number 98104041

PARCEL I:

Situated in the Township of Russell, County of Geauga and State of Ohio, and known as:

Being a part of Lot 13, Tract 3 in said Township, bounded and described as follows: Beginning at a point in the centerline of Riddle Road, being the most westerly terminus of said road as dedicated November 7, 1938 in Plat Volume 4, pages 13 & 14 of Geauga County Records said point also being in the centerline of Riddle Road Extension at its point of beginning as dedicated August 18, 1952 in the Commissioner's Journal Volume 13, Page 486 of Geauga County; thence Northwesterly along the centerline of Riddle Road Extension, as dedicated , a distance of 730 feet to a point; thence Northeasterly at a right angle to the centerline of said road, following a straight course, to the Southwesterly line of land conveyed to Jean E. Hower by deed recorded in Volume 373, Page 627 of Geauga County Records; thence along said Hower's Southwesterly line the following courses and distances; thence South 42° 37' 42" East along said Hower's land to an angle therein; thence North 47° 22' 18" East 20.00 feet to a stake; thence South 42° 37' 42" East 218.89 feet to a stake; thence South 47° 22' 18" West 20.00 feet to a stake; thence South 42° 37' 42" East 200.00 feet to a stake; thence 0° 49' 46" East 83.08 feet to an iron pipe; thence South 69° 27' 46" East 156.87 feet to an iron pipe being in the Westerly line of land conveyed to Harry B. and Robert J. Modroo in Volume 265, Page 287 of Geauga County Records; thence South 0° 26' 46" East along said Modroo's Westerly line 23.0 feet to the place of beginning, containing about 4 acres of land, be the same more or less, but subject to all legal highways;

Excepting and reserving therefrom premises conveyed to Matilda E. Kewish by Karen E. Henderson and Claude R. Henderson, by deed dated in 1977 and recorded in Volume 601, Page 1017 of Geauga County Records, described as follows; Situated in the Township of Russell, County of Geauga and State of Ohio, and known as being part of Original Russell Township Lot No. 13, Tract Three, and bounded and described as follows; Beginning at a point in the centerline of Riddle Road at the most Westerly terminus of said road as dedicated by the recorded Plat in Volume 4 of Plats, Pages 13 and 14 of Geauga County Records, said place of beginning also being the centerline of Riddle Road Extension at its point of beginning as dedicated August 18, 1952 in the Commissioner's Journal Volume 13, Page 486 of Geauga County; thence Westerly along the centerline of Riddle Road Extension, a distance of 684.00 feet to the principal place of beginning of the land herein-tended to be described; thence continuing Westerly along the centerline of Riddle Road Extension, a distance of 46.00 feet; thence Northerly, at right angles with the centerline of Riddle Road Extension, a distance of approximately 473 feet to the Southwesterly line of land conveyed to Jean E. Hower by deed recorded in Volume 373, Page 627 of Geauga County Deed Records; thence Southeasterly along the Southwesterly

LEGAL DESCRIPTION CONTINUED

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CONTINUATION OF LEGAL DESCRIPTION

line of land so conveyed to Jean E. Hower, to a point which is distant 46.00 feet Easterly by rectangular measurement from the last described course; thence Southerly at right angles with the centerline of Riddle Road Extension, a distance of approximately 443 feet to the principal place of beginning and containing approximately 0.48 acres of land, be the same more or less, but subject to all legal highways.

PARCEL II:

Situated in the Township of Russell, County of Geauga and State of Ohio: and known as being part of Original Russell Township Lot 13, Tract Three, and bounded and described as follows:

Beginning in the center line of Riddle Road Extension (50 feet wide) as dedicated August 18, 1952 in the Commissioner's Journal Volume 13, Page 486 of Geauga County, at the most Westerly corner of land described in deeds to Nancy M. Dorian recorded in Volume 532, Page 643 and Volume 593, Page 1010 of Geauga Deed Records: Thence North 14 degrees 25' 28" East, along the Westerly line of land so described in Deeds to Nancy M. Dorian, a distance of 300.00 feet to the principal place of beginning of the land here intended to be described; Thence North 75 degrees 34' 32" West a distance of 185.63 feet; Thence North 14 degrees 25' 28" East a distance of 263.61 feet to a point in a Southwesterly line of land described in deed to Jean E. Hower recorded in Volume 373, Page 627 of Geauga County Deed Records; Thence South 42 degrees 37' 42" East, along a Southwesterly line of land so described in deed to Jean E. Hower, a distance of 221.21 feet to the most Northerly corner of land so described in deeds to Nancy M. Dorian as aforesaid; Thence South 14 degrees 25' 28" West, along the Westerly line of land so described in deeds to Nancy M. Dorian, a distance of 143.31 feet to the principal place of beginning and containing 0.867 acres of land, be the same more or less, but subject to all legal highways.

EXCEPTING THE FOLLOWING THEREFROM:

Situated in the Township of Russell, County of Geauga and State of Ohio:

And known as being part of Original Russell Township Lot 13, Tract Three and bounded and described as follows:

Beginning in the center line of Riddle Road at the most Westerly terminus of said road as dedicated by the recorded plat in Volume 4 of Plats, Pages 13 and 14 of Geauga County Records, said place of beginning also being the center line of Riddle Road extension at its point of beginning dedicated August 18, 1952 in the Commissioner's Journal Volume 13, Page 486 of Geauga County;

Thence North 75 degrees 34' 32" West, along the center line of Riddle Road extension, a distance of 256.00 feet;

Thence North 14 degrees 25' 28" East a distance of 165.92 feet to a point in a Southwesterly line of land described in deed to Jean E. Hower recorded in Volume 373, Page 627 of Geauga County Deed Records;

LEGAL DESCRIPTION CONTINUED

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~~VOL 1219 PG. 997~~

CONTINUATION OF LEGAL DESCRIPTION

Thence along the limits of land so described in deed to Jean E. Hower the following courses and distances; South 42 degrees 37' 42" East 86.11 feet; South 00 degrees 49' 46" East 83.08 feet; South 69 degrees 27' 46" East 156.87 feet; South 00 degrees 26' 46" East 23.00 feet to the place of beginning and containing 0.387 acres of land, be the same more or less, but subject to all legal highways. Legal description prepared by Braun-Prenosi Associates, Inc., Engineers and Surveyors, from records, no land surveying was performed in connection of this legal description.

Parcel No. 26-041950 & 26-213916

REAL PROPERTY TRANSFER TAX
TRANSFERRED AND PAID

FEB 23 1999

Fee \$ Exempt
Tracy A. Jamison, County Auditor

By: Wendell Luter

Reviewed by XK I / WC
Date 2-23-99
GEORGIA COUNTY AUDITOR
EXEMPTIONS FROM PARCELS

~~VOL 1219 PAGE 999~~

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END OF LEGAL DESCRIPTION



Parcel #: 26-213916 Routing #: 26-09-15-02-051-04
 Tax District: RUSSELL TWP-W GEauga LSD
 Location Add: RIDDLE RD
 Owner: DORIAN NANCY M TRUSTEE

Owner Address: 15481 RIDDLE LANE
 CHAGRIN FALLS OH 44022
 Mail Name: DORIAN NANCY M TRUSTEE

Mailing Address: 15481 RIDDLE RD
 CHAGRIN FALLS OH 44022

Deed Volume/Page: 1224/0577 Class: 501
 Sub/Lot/Sect/Tr: LOT 20 TR 3
 Acreage: 0.87

VALUATION	Market	Tax Year: 2013	Taxable
Land	\$20,900		\$7,320
Improvement	\$0		\$0
Total	\$20,900		\$7,320
CAUV	\$0		\$0

Sale Value: \$0 Sale Date: 03-23-1999

Yr Blt/Remodel: /

Total Living Area: 0

Grade:

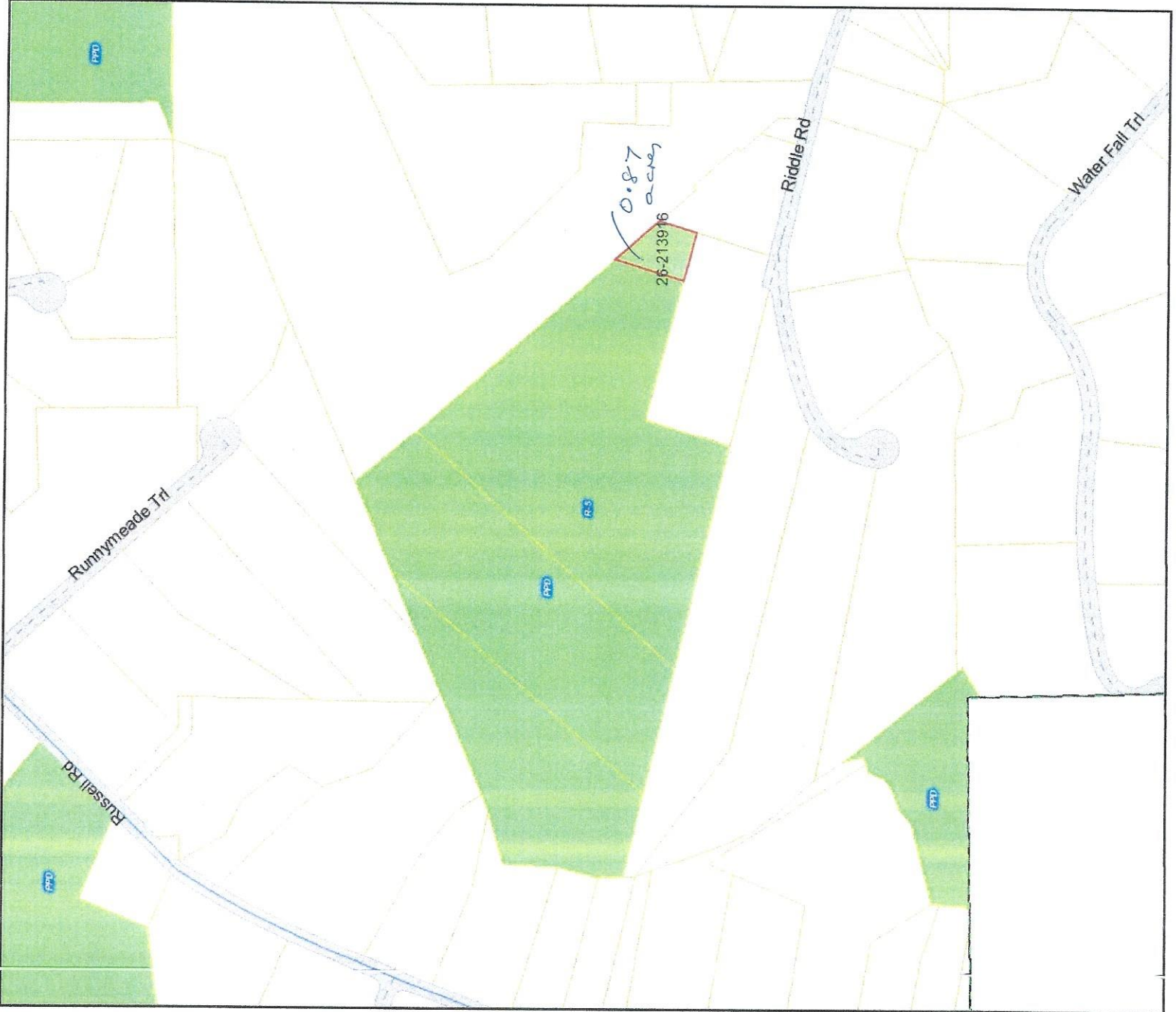


Frank J. Gliha - County Auditor

*"Inter-agency coordination benefiting
 the citizens of Geauga County"*

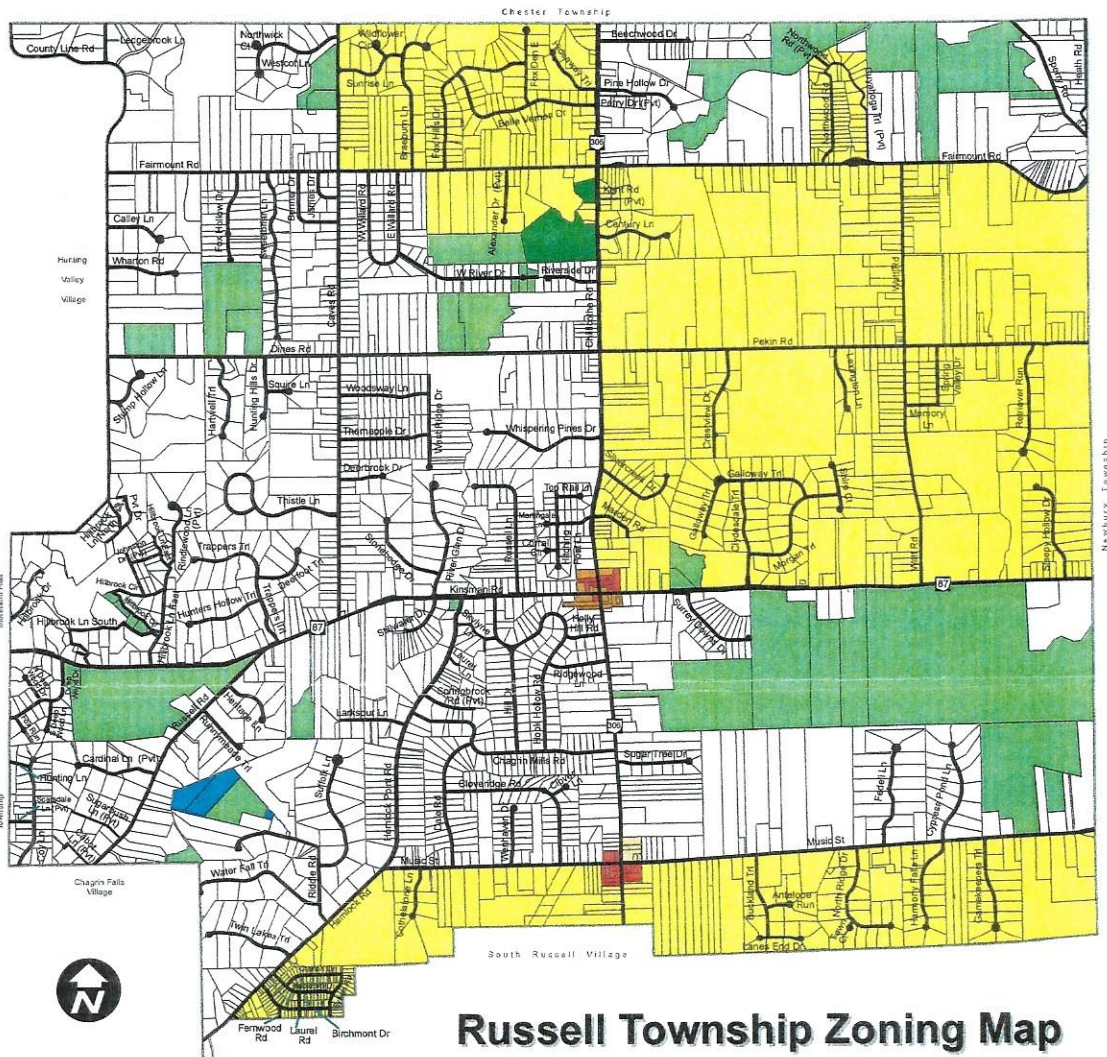
Joe Cattell, P.E., P.S.
 County Engineer

Scale 1:6591



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Amend Appendix 'A' Russell Township Zoning Map, by rezoning Parcel Numbers 26-213911, 26-213912, and 26-213916 to R-5: Residential (5 acres).



Russell Township Zoning Map

- Zoning Districts**
- R-3: Residential (3 acres)
 - R-5: Residential (5 acres)
 - C-S: Commercial & Services
 - LB: Limited Business
 - O-B: Office Building
 - PPD: Passive Park District
 - APD: Active Park District
 - Rezoning from PPD: Passive Park District to R-5: Residential (5 acres)

WTTO - Wireless Telecommunication Tower Overlay District
 -see separate WTTO District Overlay Map

Appendix "A"
 This is the official Zoning Map of Russell Township duly adopted on July 19, 1967, and as amended to _____ by amendment number 2015-1, effective on _____

This map shall be deemed a part of the resolution as if fully contained therein.

 Gary Gabram, Trustee

 James Mueller, Trustee

 Justin Madden, Trustee

 Charles Walder, Fiscal Officer

Prepared by the Geauga County Planning Commission: February 2011
 Revised July 2011, May 2012, November 2014
 The Geauga County Planning Commission does not warrant the accuracy of this map. It is not to be used as a land survey.

DRAFT