

RUSSELL TOWNSHIP
Amendment #2016-4
Exhibit A

Initiated: 4/18/16
Adopted: _____
Effective: _____

Amend Appendix 'A' Russell Township Zoning Map by rezoning the following parcel from R-5: Residential to PPD: Passive Park District:

Owner: Russell Park Commission

PP# 26-116300 Vol/Page 1986/2813 Larkspur Road 5.29 acres

Attachment: Deed with legal description (2 pages).

Exhibit B

Amended Appendix 'A' Russell Township Zoning Map highlighting the subject parcel, plus two close-up maps from Geauga REALink highlighting the location.

REAL PROPERTY TRANSFER TAX
TRANSFERRED AND PAID

MAR 13 2015

FEES Edemat
Frank J. Gilha, County Auditor

BY: Jeanne Henge

201500887608
Filed for Record in
GAUGA COUNTY OHIO
SHARON C GINGERICH, RECORDER
03-13-2015 At 09:22 am.
DEED 28.00
OR Book 1986 Page 2813 - 2814

GENERAL WARRANTY DEED

William C. Meyer, Trustee of the William C. Meyer Living Trust, for valuable consideration paid, grants with general warranty covenants to Russell Township Park Commission, whose tax mailing address is P.O. Box 522, Novelty, Ohio 44072, the following real property:

Per Exhibit "A" attached.

Said Grantor covenants that the granted premises are free from all encumbrances, whatsoever, EXCEPT restrictions of record, if any, zoning ordinances, and taxes and assessments for the second half of 2014, and thereafter.

Prior Instrument Reference: Vol. 409, Page 756.

Permanent Parcel No: 26-116300.

WITNESS my hand this 11 day of March, 2015.

GRANTOR

LAWYERS TITLE OF CHARDON
150102e

William C Meyer
William C. Meyer,
Trustee of the William C. Meyer Living Trust

STATE OF FLORIDA }
COUNTY OF Monroe } SS:

BEFORE ME, a Notary Public in and for said County and State personally appeared the above named William C. Meyer, Trustee of the William C. Meyer Living Trust, who acknowledged that he did sign the foregoing instrument and that same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and official seal at 3200 Flagler Ave, Florida, this 11 day of March, 2015.

Keywest #1 33040

[Signature]
NOTARY PUBLIC

This Instrument Prepared by:

William C. Hofstetter
Attorney at Law
155 Main Street
Chardon, Ohio 44024



EXHIBIT "A"

Situated in the Township of Russell, County of Geauga and State of Ohio: and known as being a part of Lot #7 (West Division) of Tract No. 2 in the said Township and described as follows:

All of the land lying south of the center of the Chagrin River included in the following described premises as set forth in a deed from Mary Flynn, Otto E. Thomas and The Union Trust Company to Arwood H. Meyer and Charlene Meyer dated July 17, 1936 and recorded in Volume 198, Page 33 of Geauga County Records, said property being described as follows:

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

And known as being a part of Lot No. 7 (West Division) of Tract No. 2 in the said Township and described as follows:

Beginning at a point in the center line of Kinsman Road, so called (running Northeasterly and Southwesterly along the northerly end of the said Lot), said point being North 72° 57' 30" East along the said Road center line, a distance of 753.9 feet from the northwesterly corner of the said Lot and the northeasterly corner of lands in Lot No. 8 conveyed by Archie V. Perkins May 5, 1927 to H. Melvin Roberts, as recorded in Volume 178, Page 508 of Geauga County Records of Deeds;

Thence South 4° 21' 20" West and parallel to the easterly line of the said Roberts lands, a distance of 2629.5 feet to the southerly line of the said Lot and Tract, and the northerly line of lands in Lot No. 13, Tract No. 3, conveyed by Martha M. Headley to William H. Riddle as recorded in Volume 112, Page 469 of Geauga County Records of Deeds, and South 85° 48' 30" East, a distance of 701.9 feet from the northwesterly corner thereof;

Thence South 85° 48' 30" East along the northerly line of the said Riddle lands, and lands in the said Lot No. 13 conveyed to Lee G. Chamberlain, et al., to Charles Modroo, et al., as recorded in Volume 143, Page 353 of Geauga County Records of Deeds, a distance of 164.5 feet to an iron pipe at the southwesterly corner of lands conveyed by Mary Hearst Flynn, June 15, 1933 to Charles T. Ketz, et al., as recorded in Volume 193, Page 135 of Geauga County Records of Deeds;

Thence North 4° 21' 20" East and parallel to the easterly line of the said Roberts lands and along the westerly line of the said Ketz lands, a distance of 2693.5 feet to the center line of the said Kinsman Road;

Thence South 72° 57' 30" West, along the said road center line, a distance of 176.7 feet to the place of beginning and containing 10.035 acres, per survey of F.R. Setmayr in October, 1928, be the same more or less, but subject to all legal highways.

Said Tract of land being conveyed herein contains approximately 5.29 acres and is the remaining portion of the above described parcel after a conveyance of the land lying north of the center of said Chagrin River to Edwin J. Sealy and Barbara A. Sealy by deed from Arwood H. Meyer and Charlene Meyer dated June 10, 1958 and recorded in Vol. 335, Page 508 of Geauga County Records of Deeds;

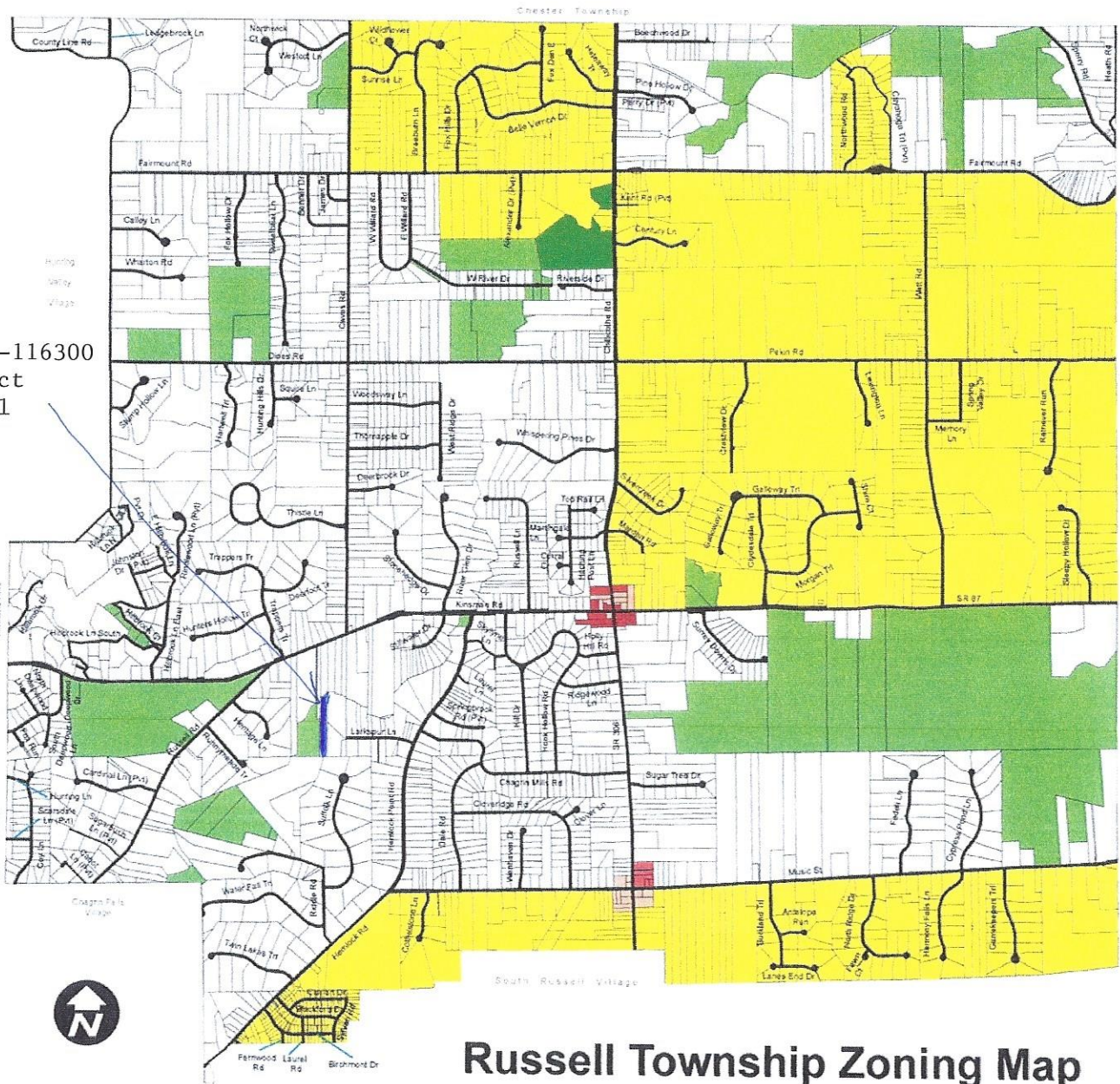
DESCRIPTION
Reviewed by NBA J
Date 3-13-15
GEAUGA COUNTY AUDITOR

Property Address: Larkspur Road, Chagrin Falls, OH 44022
Tax ID No.: 26-116300

Amendment #2016-4

Exhibit B Rezone PP#26-116300 from R-5 to PPD.

PP#26-116300
subject
parcel



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

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

Appendix "A"

This is the official Zoning Map of Russell Township duly adopted on July 15, 1967, and as amended to April 6, 2011, by amendment numbers 2011-3 and 2011-4, effective on May 8, 2011.

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

Lot lines and roads updated the 15th day of September 2011.

James Dickinson
James Dickinson, Trustee

James Mueller
James Mueller, Trustee

Kristina Port
Kristina Port, Trustee

Chaldene Heck
Chaldene Heck, Fiscal Officer



Printed by the Geauga County Planning Commission, February 2011
Revised July 2011
The Geauga County Planning Commission
does not warrant the accuracy of the map
if not bound with a plat.

PARCEL INFORMATION

Parcel #: 26-116300 Routing #: 26-09-10-00-072-00

Tax District: RUSSELL TWP-W GAUGA LSD

Location Address: LARKSPUR RD

Owner: RUSSELL TOWNSHIP PARK COMMISSION

Owner Address: PO BOX 522
NOVELTY OH 44072

Mailing Name: RUSSELL TOWNSHIP
PARK COMMISSION

Mailing Address: PO BOX 28
NOVELTY OH 44072

Deed Volume/Page: 1986 / 2813

Sub/Lot/Sect/Tr: LOT 7 WEST SURVEY TR 2

Acreage: 5.29 Property Class: 501

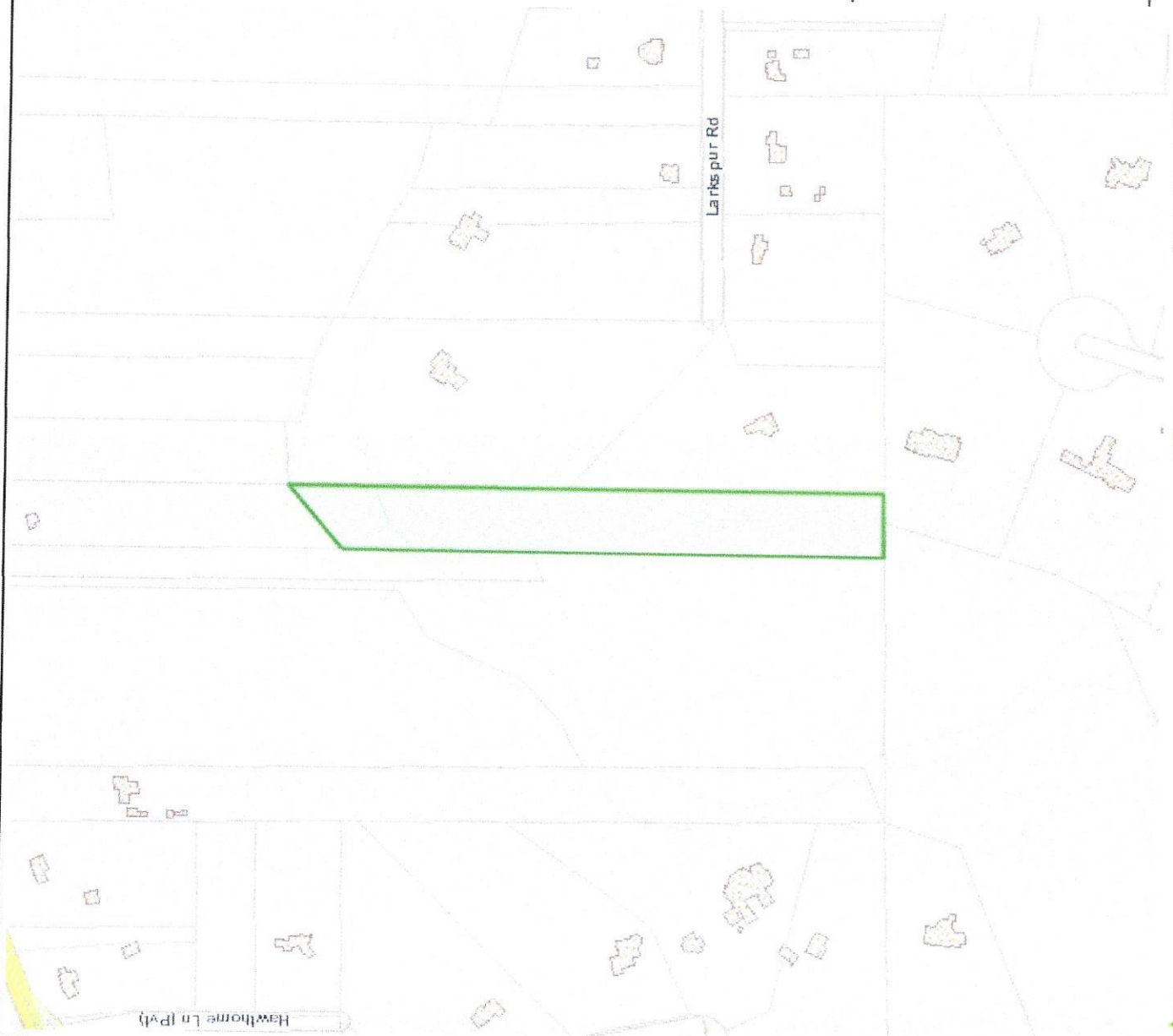
Total Living Area: 0 Grade:

Year Built/Remodeled: /

Sale Date: 03-13-2015 Sale Value: \$0

Valuation for Tax Year 2015

	<u>Market</u>	<u>Taxable</u>
Land:	\$67,000	\$23,450
Improvement:	\$0	\$0
Total:	\$67,000	\$23,450
CAUV:	\$0	\$0



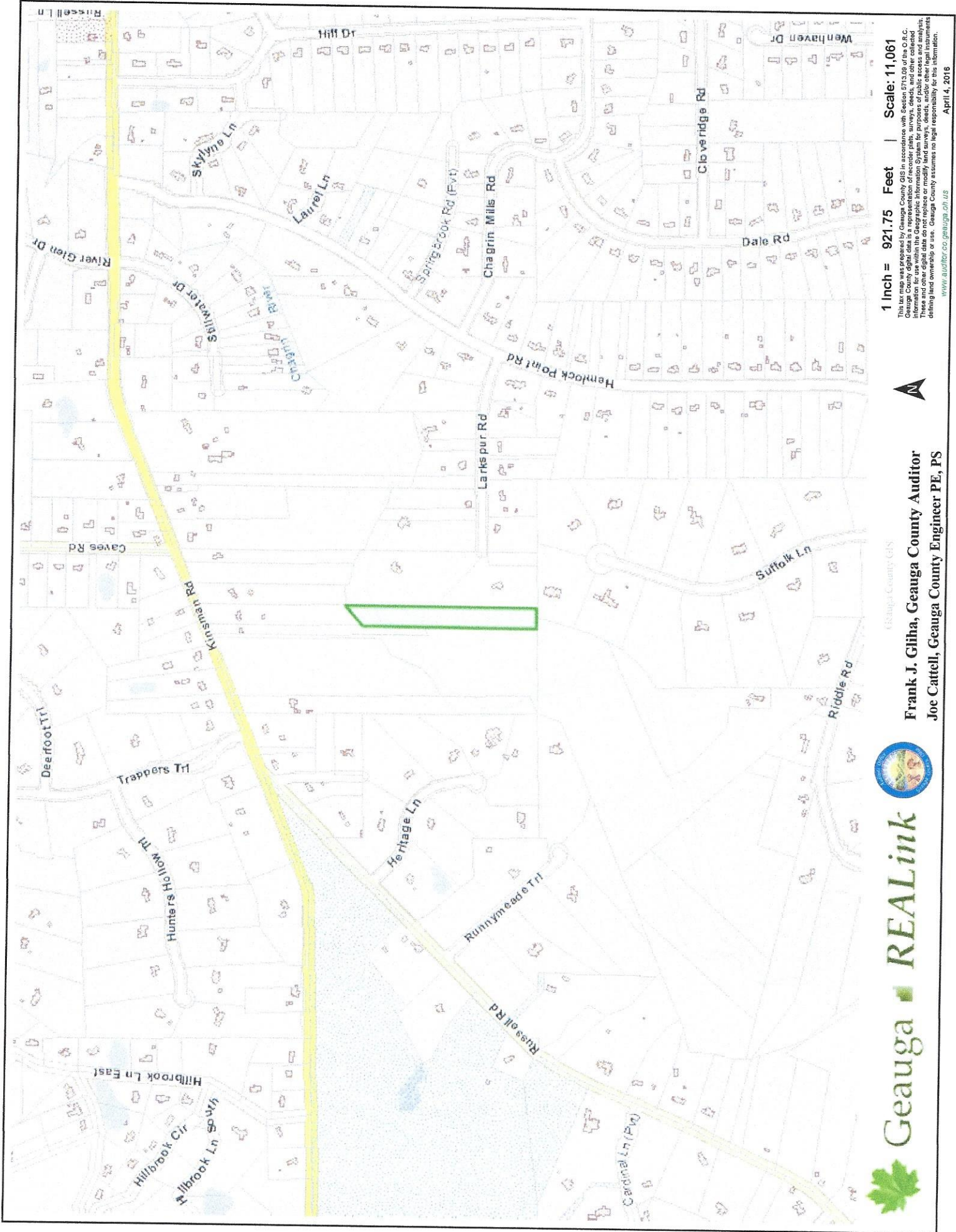
This tax map was prepared by Geauga County GIS in accordance with Section 6713.09 of the O.R.C. Geauga County digital data is a representation of recorder plats, surveys, deeds, and other collected information. Geauga County GIS does not warrant the accuracy of this information. These and other digital data are subject to change without notice. Geauga County assumes no legal responsibility for this information.



Geauga County Auditor
 Frank J. Gliha, Geauga County Auditor
 Joe Cattell, Geauga County Engineer PE, PS



Geauga REALink



1 Inch = 921.75 Feet | Scale: 11,061

This map was prepared by Georgia County GIS in accordance with Section 27-2-03 of the O.C.G. Georgia County digital data is a representation of 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. Georgia County assumes no legal responsibility for this information.

www.auditor.co.georgia.gov | April 4, 2016

Georgia County GIS

Frank J. Gliha, Georgia County Auditor
 Joe Cattell, Georgia County Engineer PE, PS



Geauga REALink

