

RUSSELL TOWNSHIP  
Amendment #2016-5  
**Exhibit A**

Initiated: \_\_\_\_\_  
Adopted: \_\_\_\_\_  
Effective: \_\_\_\_\_

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

Owner: Geauga Park District

PP# 26-707048      Vol/Page 1776/1273      Chillicothe Road    6.50 acres

Attachment: Deed with legal description and affidavit for lot split (4 pages).

**Exhibit B**

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

LAWYERS TITLE INS. CORP.  
CH - 050567e

GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**

That **Mary Elizabeth Greene, Trustee**, the Grantor, who claims title by or through instrument recorded in Volume 1488, Page 542, Geauga County Recorder's Office, for Ten Dollars (\$10.00) and other valuable consideration paid, grants with general warranty covenants, to **Gauga Park District**, the Grantee, whose tax mailing address will be 9160 Robinson Road, Chardon, Ohio 44024, the following described premises:

**Legal Description attached hereto as Exhibit "A".**

SAVE AND EXCEPT easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any prorated to the date of this deed.

Prior Instrument Reference Volume 1488, Page 542  
Permanent Parcel # 26-064700

Grantor does hereby covenant and warrant unto said Grantee the Grantee's heirs, assigns, and successors, that at the time of the delivery of this deed, the Grantor was lawfully seized in fee simple of the granted premises, that the premises are free from all encumbrances, that the Grantor has good right to sell and convey the same to the Grantee, the Grantee's heirs, assigns, or successors and that the Grantor does warrant and does hereby agree to defend the same to the Grantee and the Grantee's heirs, assigns or successors, forever, against the lawful claims and demands of all persons.

EXECUTED on this 30th day of September, 2005.

*Mary Elizabeth Greene, Trustee*  
Mary Elizabeth Greene, Trustee

200500727723  
Filed for Record in  
GEAUGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
10-04-2005 At 01:48 pm.  
DEED 44.00  
OR Book 1776 Page 1273 - 1276

Survey Description  
For  
Parcel B  
6.5000 acres  
September 21, 2005

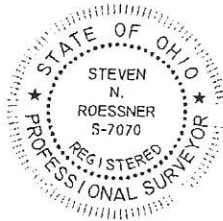
Situated in the Township of Russell, County of Geauga, State of Ohio and Known as being part of lot number 5, of Tract 3, and being further bounded and described as follows:

Beginning at a 5/8 inch rebar set capped "Foresight Eng." on a northerly line of parcel 26-049300 owned by Steve J. and Ruth Fekete, said beginning being located North 88°25'55" East at a distance of 877.52 feet from 3/4 inch iron pipe found at a northwesterly corner of said parcel 26-049300; said northeasterly corner being located North 04°11'39" West at a distance of 215.05 feet from a 3/4 inch iron pipe found at a northwesterly corner of parcel 26-085900 owned by Stephen R. and Nancy A. F. Gibson by deed recorded in volume 1535, page 133 of the Geauga County Records of Deeds, said parcel 26-085900 also being known as sub lot I of the Sugartree Subdivision as shown by plat recorded in volume 7, page 24 of the Geauga County Records of Plats, and being further bounded and described as follows:

- Course I. Thence North 1°34'05" West along a new division line a total distance of 246.20 feet to a 5/8 inch rebar set capped "Foresight Eng." on a southerly line of parcel 26-140800 owned by Edward T. and Anna M. Phillips by deed recorded in volume 734, page 1231 of the Geauga County Records of Deeds;
- Course II. Thence North 88°32'28" East along a southerly line of said parcel 26-140800 and parcel 26-707018 owned by the Geauga Park District by deed recorded in volume 913, page 359 of the Geauga County Records of Deeds, said southerly lines also being a division line between Lot 3 and 5, passing through a 5/8 inch rebar set capped "Foresight Eng." at a distance of 577.66 feet, a total distance of 1155.33 feet to a 18" Beech Tree at a northwesterly corner of parcel 26-107900 owned by Leo and Anna Machuta by deed recorded in volume 224, page 571 of the Geauga County Records of Deeds, said corner being referenced by a 3/4 inch iron pipe found North 06°46'54" West at a distance of 6.32 feet;
- Course III. Thence South 01°30'33" East along a westerly line of said parcel 26-107900 a total distance of 244.00 feet to a 3/4 inch iron pipe found at a northeasterly corner of said parcel 26-049300;
- Course IV. Thence South 88°25'55" West along a northerly line of said parcel 26-049300, passing through a 5/8 inch rebar set capped "Foresight Eng." at a distance of 577.55 feet, a total distance of 1155.09 feet to the place of beginning and containing 6.5000 acres of land, as surveyed and described by Foresight Engineering Group, Inc. in September 2005, under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are assumed and to denote angles only. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is volume 1488, page 545 of the Geauga County Records.

Reviewed by: *PK*  
Date: *10-9-05*  
GEAUGA COUNTY AUDITOR

*Steven N. Roessner* *9/26/05*  
STEVEN N. ROESSNER, P.S. #7070 DATE  
FORESIGHT ENGINEERING GROUP, INC.



SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

*PK 9/27/05 - PK 9-26-05*  
OFFICE OF THE *Red*  
GEAUGA COUNTY ENGINEER

Record Owner: \_\_\_\_\_  
Prior Volume and Page: \_\_\_\_\_

STATE OF OHIO  
COUNTY OF GEAUGA

**AFFIDAVIT FOR LOT SPLIT**

26-214228

**Thomas G. Curtin**, being first duly sworn, deposes and says:

1) I am presenting an instrument of conveyance from **Mary Elizabeth Greene, Trustee** to **Geauga Park District** for real property located in Russell Township, Tract 3, Lot No. 5, which was executed the 24th day of September, 2005.

2) This conveyance is exempt from the provisions of Chapter 711 of the Revised Code for the following reason:

\_\_\_\_\_ The division or partition of land is into parcels of more than five acres and does not involve any new street(s) or easement(s) of access.

The division or partition is a sale or exchange of parcels between adjoining lot owners and such sale or exchange does not create additional building sites.

\_\_\_\_\_ The improvement is a private street(s) serving an industrial structure(s). (See attached legal description).

3) That I understand that this conveyance must make a reasonable attempt to comply with current applicable Russell Township zoning requirements pursuant to Ohio Attorney General's Opinion 2001-2002.

REAL PROPERTY TRANSFER TAX  
TRANSFERRED AND PAID

OCT 04 2005

Fee \$ Exempt  
Tracy A. Jemison, County Auditor

By: Sarah Sull

By: Thomas G. Curtin  
Thomas G. Curtin (Grantee)  
Geauga Park District  
9160 Robinson Road  
Chardon, Ohio 44024

Sworn to and subscribed before me this 29 day of September, 2005.

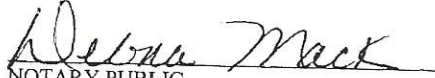
By: David A. Smith  
Notary Public  
My commission expires: 7-21-07



State of Ohio }  
Geauga County } SS:

Before me, a Notary Public, in and for said County and State, personally appeared **Mary Elizabeth Greene, Trustee** who acknowledged that she did sign the foregoing instrument and the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 30th day of September, 2005.

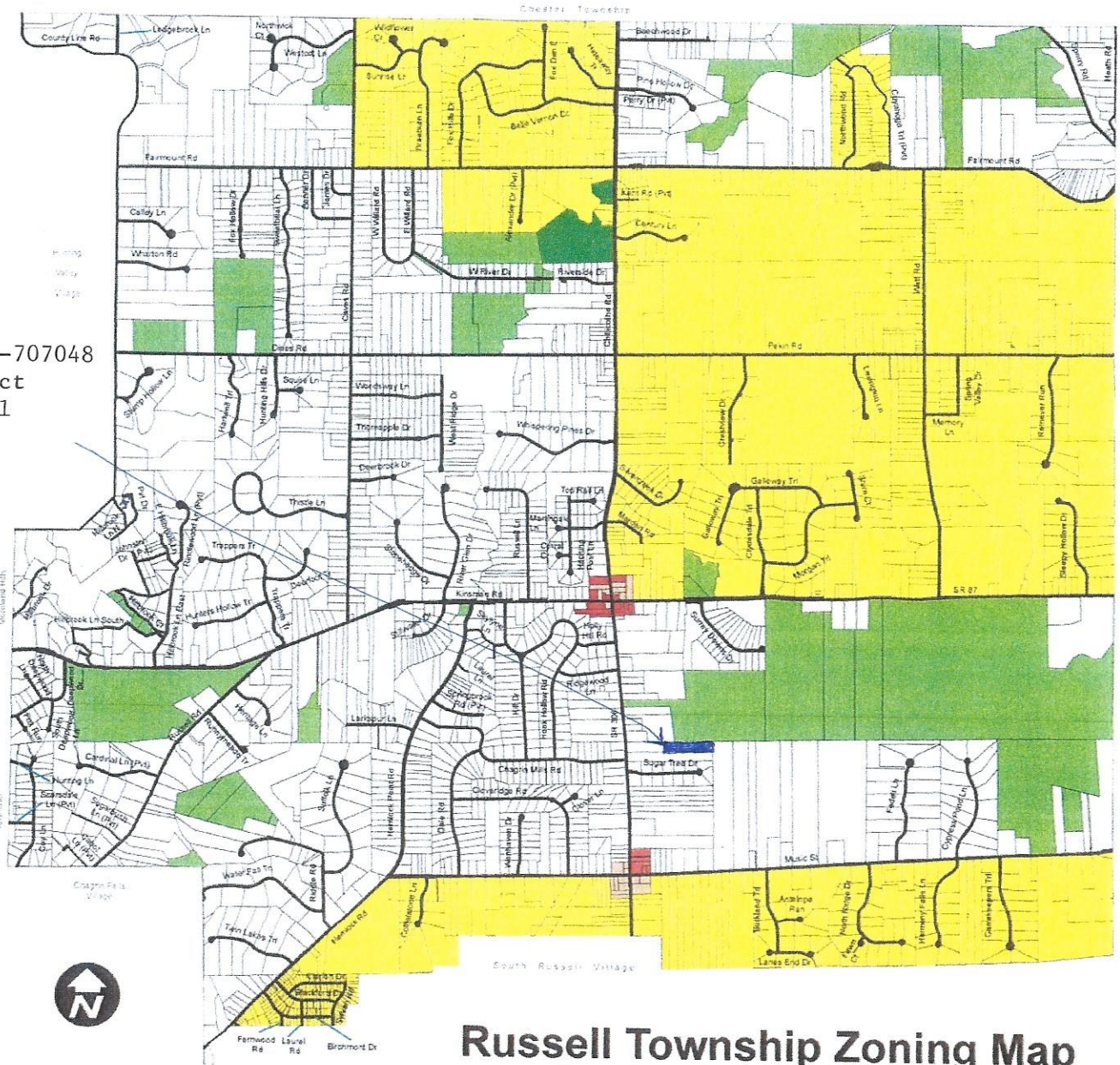
  
NOTARY PUBLIC

This instrument prepared by:  
Kelly A. Slattery, Esq.  
THRASHER, DINSMORE & DOLAN  
100 7th Avenue, Suite 150  
Chardon, Ohio 44024-1079  
(440) 285-2242

DEBRA MACK  
Notary Public, State of Ohio  
My Commission Expires 1/16/10  
Recorded in Geauga County

**Amendment #2016-5**  
**Exhibit B** Rezone PP#26-707048 from R-5 to PPD.

PP#26-707048  
 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

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

Appendix "A"

This is the official Zoning Map of Russell Township duly adopted on July 18, 1967, and as amended to April 6, 2011, by amendment numbers 2011-3 and 2011-4, effective on May 5, 2011.

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

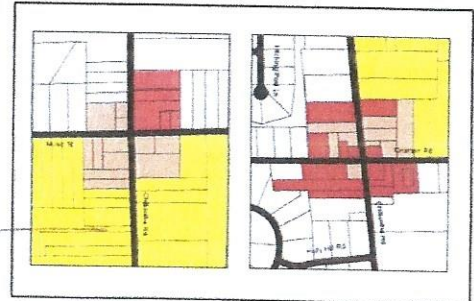
Lot lines and roads updated the 15th day of September 2011.

*James Dickinson*  
 James Dickinson, Trustee

*James Muller*  
 James Muller, Trustee

*Wanda Fox*  
 Wanda Fox, Trustee

*Geraldine Heck*  
 Geraldine Heck, Fiscal Officer



Prepared by the Orange County Planning Commission, February 2011  
 Revised July 2011

Note:  
 The Orange County Planning Commission does not warrant the accuracy of this map, and no liability is accepted therefor.



**PARCEL INFORMATION**

Parcel #: 26-707048      Routing #: 26--09-11-00-056-02

Tax District: RUSSELL TWP-W GEAUGA LSD

Location Address: CHILLICOTHE RD

Owner: GEAUGA PARK DISTRICT

Owner Address: 9160 ROBINSON RD  
CHARDON OH 44024

Mailing Name: GEAUGA COUNTY  
PARK DISTRICT

Mailing Address: 9160 ROBINSON RD  
CHARDON OH 44024

Deed Volume/Page: 1776 / 1273

Sub/Lot/Sect/Tr: LOT 5 TR 3<sup>AAA</sup>AFF

Acreage: 6.50      Property Class: 660

Total Living Area: 0      Grade:

Year Built/Remodeled: /

Sale Date: 12-27-2007      Sale Value: \$0

**Valuation for Tax Year 2015**

	<u>Market</u>	<u>Taxable</u>
Land:	\$30,700	\$10,750
Improvement:	\$0	\$0
Total:	\$30,700	\$10,750
CAUV:	\$0	\$0



Geauga County GIS

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



This map was prepared by Geauga County GIS in accordance with Section 6713.06 of the O.R.C. and is intended for informational purposes only. It is not a substitute for a deed or other recorded instrument. These and other digital data do not replace or modify land surveys, deeds, and other legal instruments defining land ownership or use. Geauga County assumes no legal responsibility for this information.  
www.auditor.co.geauga.oh.us      April 4, 2016