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GEAUGA COUNTY OHIO

Celesta Mullins, Recorder

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NOT 54.00

OR Book 2181 Page 258

# Geauga County Recorder

## Celesta Mullins



**DO NOT REMOVE THIS COVER SHEET**  
THIS IS THE FIRST PAGE OF THIS DOCUMENT AND IS A  
PERMANENT ADDITION TO THE ORIGINAL DOCUMENT.

**PUBLIC IMPROVEMENT NOTICE**  
**REVISED CODE §1311.252 NOTICE OF COMMENCEMENT OF A PUBLIC IMPROVEMENT**  
**RUSSELL TOWNSHIP COMMUNITY MEETING BUILDING**  
**8501 KINSMAN RD., NOVELTY, OHIO 44072**

State of Ohio,  
 County of Geauga

Matthew Rambo (the Affiant"), being first duly sworn, says that:

1. Affiant is a Trustee  
 of the Township of Russell, Geauga, Ohio 44072
2. The Public authority will be commencing a public improvement identified as follows:  
 COMMUNITY MEETING BUILDING / RUSSELL TWP., GEAUGA, OHIO.
3. The following lists the name, address and trade of each of the principal contractors  
 working on this public improvement:

<u>NAME</u>	<u>ADDRESS</u>	<u>TRADE</u>	<u>DATE OF FIRST EXECUTED CONTRACT FOR THE PUBLIC IMPROVEMENT</u>
ACM Construction Management, LLC.	5146 Allega Way Richfield, Ohio 44286	General	<u>December 11, 2023</u>

4. The following lists the names and addresses of the sureties for all of those principal Contractors:

<u>PRINCIPAL CONTRACTOR</u>	<u>NAME OF SURETY</u>	<u>ADDRESS OF SURETY</u>
ACM Construction Management, LLC.	Ohio Farmers Insurance Company	3560 West Market St., Suite 120 Fairlawn, Ohio 44333

5. For the purpose of serving an affidavit pursuant to Revised Code §1311.26, service may be made upon the following representative of the Public Authority:

SWORN TO before me and  
 subscribed in my presence this  
6th Day of February, 2024.

Matthew Rambo  
 FURTHER AFFIANT

  
 \_\_\_\_\_  
 Signature                      Matthew Rambo, Trustee

  
 \_\_\_\_\_  
 Notary Public

Prepared by:  
**STROLLO ARCHITECTS**  
 201 West Federal Street  
 Youngstown, Ohio 44503



**JENNIFER DORKA**  
 Notary Public  
 State of Ohio  
 My Comm. Expires  
 June 22, 2025

**PUBLIC IMPROVEMENT NOTICE**

**REVISED CODE §1311.252 NOTICE OF COMMENCEMENT OF A PUBLIC IMPROVEMENT  
RUSSELL TOWNSHIP COMMUNITY MEETING BUILDING  
8501 KINSMAN RD., NOVELTY, OHIO 44072**

**LEGAL DESCRIPTION - Parcel 26-707024**

*STATE OF OHIO, GAUGA COUNTY, RUSSELL TOWNSHIP*

And known as being part of Lot No. 2 center division of Tract No. 2 within the said Township, and described as follows:

Beginning in the centerline of Kinsman Road at a point which is South 86 degrees 12 minutes 40 seconds East along said centerline 256.85 feet from its intersection with the centerline of Chillicothe Road; thence South 0 degrees 58 minutes 10 seconds East through an iron pipe 30.10 feet from said place of beginning a total distance of 331.32 feet to an iron pipe in the northerly boundary of lands (Parcel No. 1) conveyed to Steve and Vernon Cseh by deed recorded in Volume 163, Page 525 of Geauga County Records of Deeds; thence South 86 degrees 12 minutes 40 seconds East along said northerly boundary 250.0 feet to an iron pipe; thence North 0 degrees 58 minutes 10 seconds West 331.32 feet to the centerline of Kinsman Road and through an iron pipe 30.10 feet therefrom; thence North 86 degrees 12 minutes 40 seconds West along said road centerline 250.0 feet to the place of beginning, containing 1.894 acres as surveyed in July, 1953, by T. R. Root.