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ALBER & RICE

CIVIL + STRUCTURAL ENGINEERS
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Raudenbush & Peters (17-065)
Picked Up 05/26/17
Vol. 2033 Pg 1472
PN# 26-214279

May 25, 2017

Description of a 25.6035 Acre Tract

Located in the Township of Russell, County of Geauga, State of Ohio and being all of former Sublot Numbers 12, 13, 14, 15 & 16, Final Subdivision Plat of Cypress Pond Subdivision as recorded in Plat Volume 41 Page 2-3, of the Geauga County Map Records and being part of Original Russell Township Lot Numbers 3 & 4, Tract Number 3. And being all of tracts of land now or formerly owned by Brandon and Elenee Margarite Peters Raudenbush by a deed recorded in Deed Vol. 2014 Page 1006 of the Geauga County Records.

Beginning at a 3/4" iron bar found at the intersection of the centerline of Cypress Pond Lane a 60 foot wide public right of way recorded in Plat Vol. 41 Page 2-3 of the Geauga County Records and the North right of way line of Music Street a 60 foot wide public right of way; Thence N85°52'10"E along the north right of way line of said Music Street, a distance of 60.72 feet to a 5/8" iron bar with cap #7503 found and the true place of beginning.

1. Thence, on the arc of a right of way fillet curve to the right having a radius of 30.00 feet, a central angle of 91°21'04", a chord bearing of N48°27'18"W, a chord of 42.92 feet, an arc length of 47.83 feet to a 5/8" iron bar with cap #7503 found at a point of tangency;
2. Thence, N02°46'48"W along the easterly right of way line of said Cypress Pond Lane, a distance of 60.62 feet to a 5/8" iron bar with cap #7503 found at a point of curvature;
3. Thence, along the easterly right of way line of said Cypress Pond Lane, on the arc of a curve to the right having a radius of 570.00 feet, a central angle of 42°11'34", a chord bearing of N18°18'59"E, a chord of 410.33 feet, an arc length of 419.75 feet to a 5/8" iron bar with cap #7503 found at a point of tangency;
4. Thence, N39°24'46"E along the easterly right of way line of said Cypress Pond Lane, a distance of 108.60 feet to a 5/8" iron bar with cap #7503 found at a point of curvature;
5. Thence along the easterly right of way line of said Cypress Pond Lane, on the arc of a curve to left having a radius of 1105.00 feet, a central angle of 58°56'41", a chord bearing of N09°56'25"E, a chord of 1087.33 feet, an arc length of 1136.80 feet to a 5/8" iron bar with cap #7503 found at a point of non-tangency;
6. Thence, N61°31'01"E along the southerly line of Lot 11, (PN 26-214277) Final Subdivision Plat of Cypress Pond Subdivision, as recorded in Plat Vol. 41 Page 2-3 of the Geauga County Map Records, a distance of 268.02 feet to a 5/8" iron bar with cap #7503 found;
7. Thence, N38°37'49"E along the southerly line of said Lot 11, (PN 26-214277) a distance of 420.08 feet to a 5/8" iron bar with cap #7503 found;

- 8. Thence, S00°44'25"E along the westerly line of a tract of land now or formerly owned by Geauga County Park District (PN 26-707027) by a deed recorded in Deed Vol. 1167 Page 1168 of the Geauga County Records and a tract of land now or formerly owned by Bradford V. Sr. & Denise K. Buchanan (PN 26-056100) by a deed recorded in Deed Vol. 1993 Page 2797 of the Geauga County Records, distance of 2056.51 feet to a point on the centerline of said Music Street (passing over a 1" iron pipe found on the north right of way line of said Music Street at 0.12' (S) 0.25' (E), 30.05 feet from the centerline);
- 9. Thence, S85°52'10"W along the centerline of said Music Street, a distance of 875.05 feet to a mag nail set;
- 10. Thence, N04°07'50"W, a distance of 30.00 feet to a 5/8" iron bar with cap #7503 found and the true place of beginning;

The above described tract of land contains 25.6035 acres of which 0.6032 acres lies within the right of way of said Music Street, as surveyed by Thomas J. King Jr. P.S. #7503 of Alber and Rice Engineers & Surveyors of Cleveland, Ohio in May of 2017.

The intent of this description is to Consolidate all of Former Sublots 12 (PN 26-214278), 13 (PN 26-214279), 14 (PN 26-214280), 15 (PN 26-214281) and 16 (PN 26-214282).

The basis of Bearings for this description is S85°52'10"W along the centerline of Music Street from the Plat of Final Subdivision of Cypress Pond Subdivision as recorded in Plat Volume 41 Page 2-3 of the Geauga County Records

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

[Signature] 05/25/17
 GEAGA COUNTY AUDITOR
 TAX MAP DEPT.

