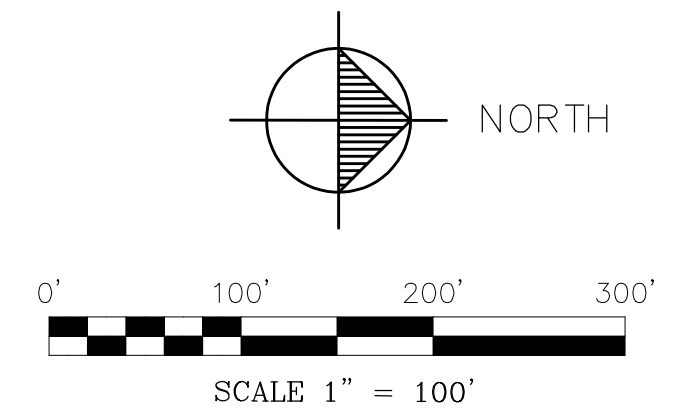


LOT SPLIT PLAT

Located in the Township of Russell, County of Geauga, State of Ohio
and being part of Original Russell Township Lot Numbers 3 and 4, Tract Number 3



Basis of Bearings
S85°52'10"W along the centerline of Music Street
from the Plat of Final Sub. Plat of Cypress Pond Subdivision
as recorded in Plat Volume 41 Page 2-3
of the Geauga County Records.

LEGEND

- X - X - X - X -
- LOT LINE
- CENTERLINE
- R/W RIGHT OF WAY
- F.F FINISH FLOOR
- E.O.P. EDGE OF PAVEMENT
- P.N. PARCEL NUMBER
- (M) MEASURED
- (R) RECORD
- (C) CALCULATED
- (U) USED
- (D) DEED
- I.B.S. 5/8" IRON BAR WITH CAP #7503 SET
- I.B.F. 5/8" IRON BAR WITH CAP #7503 FOUND
- Mon. Pd. 3/4" IRON BAR FOUND (in pavement)

DATA USED

- TAX MAPS - GEAGA COUNTY GIS
- DEEDS - Deed Vol. 1993 Pg. 2797
- Deed Vol. 1167 Pg. 1168
- Deed Vol. 2014 Pg. 1006
- Deed Vol. 2033 Pg. 1472

PLATS - Final Sub. Plat of Cypress Pond Subdivision
Plat Vol. 41 Pg. 2-3

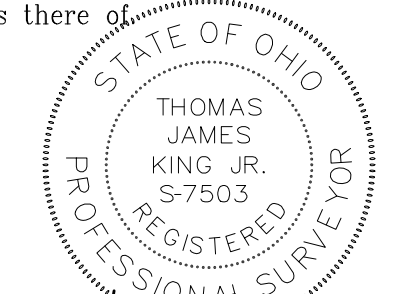
Russell Township Zoning

This Plat complies with the applicable regulations
contained in the Russell Township Zoning Resolution
This ___ Day of _____ 2017.

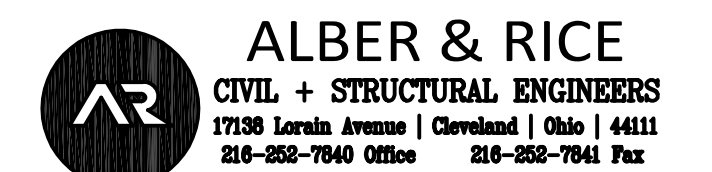
Russell Township Zoning Inspector

I hereby certify this survey to be correct to
the best of my knowledge and that this plat
is based on a field survey prepared under
my supervision in accordance with OAC
4733-37. Distance are shown in feet and
decimal parts thereof.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
06/30/2020
Thomas J. King Jr.
GEAGA COUNTY ENGINEER
TAX MAP DEPT.
20-071



Thomas J. King Jr.
Thomas J. King Jr. P.S. #7503 Date 8/19/2020



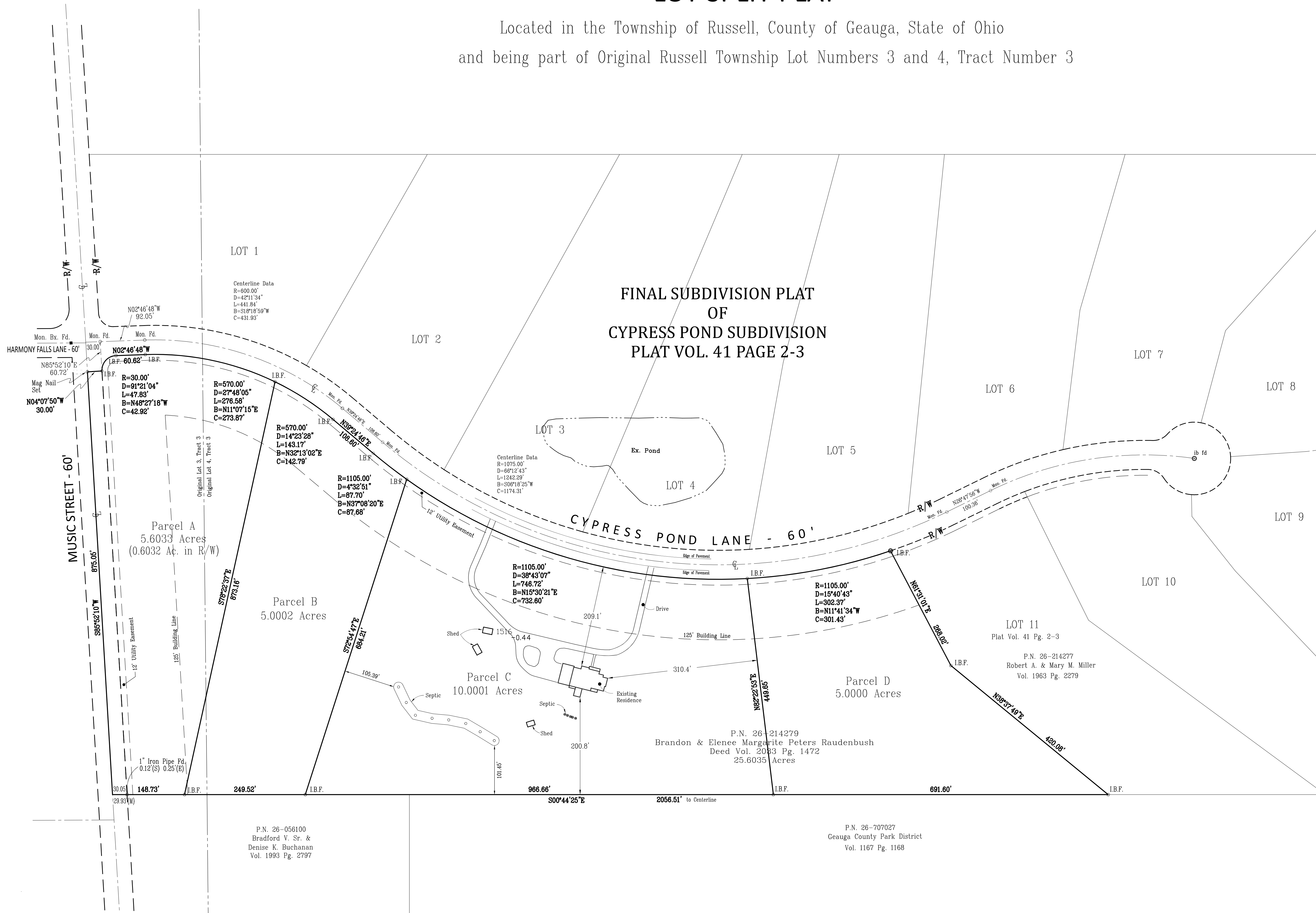
PROJECT
RAUDENBUSH PROPERTY

ADDRESS
15385 Cypress Pond Lane
Novelty, Ohio 44072

REVISION	DATE

PROJECT NO. 1607-101

SHEET NO. 1 of 1



P.N. 26-056100
Bradford V. Sr. &
Denise K. Buchanan
Vol. 1993 Pg. 2797

P.N. 26-707027
Gauga County Park District
Vol. 1167 Pg. 1168

**ALBER & RICE**SURVEYING | CIVIL + STRUCTURAL ENGINEERS
31913 Cook Road | N Ridgeville | OH | 44039

June 29, 2020

Description of a 5.6033 Acre Parcel (Parcel A)

Located in the Township of Russell, County of Geauga, State of Ohio and being part of Original Russell Township Lot Numbers 3 & 4, Tract Number 3. and being part of a tract of land now or formerly owned by Brandon and Elenee Margarite Peters Raudenbush by a deed recorded in Deed Vol. 2033 Page 1472 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 on the arc of a right of way fillet curve and the true place of beginning.

Thence along the arc of said right of way fillet curve to the right having a radius of 30.00 feet, a delta angle of 91°21'04", a chord length of 42.92 feet, a chord bearing of N 48°27'18" W, an arc length of 47.83 feet, to a 5/8" iron bar with cap #7503 found;

Thence, N 02°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;

Thence, along the easterly right of way line of said Cypress Pond Lane, and the arc of a curve to the right having a radius of 570.00 feet, a delta angle of 27°48'05", a chord length of 273.87 feet, a chord bearing of N 11°07'15" E, an arc length of 276.58 feet, to a 5/8" iron bar with cap #7503 found;

5.6033 Acre Parcel (Parcel A)

Thence, S 78°22'37" E, a distance of 873.16 feet to a 5/8" iron bar with cap #7503 found;

Thence, S 00°44'25" E, along the westerly line of 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, a distance of 148.73 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);

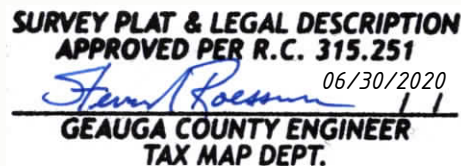
Thence, S 85°52'10" W, along the centerline of said Music Street, a distance of 875.05 feet to a mag nail set;

Thence, N 04°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.

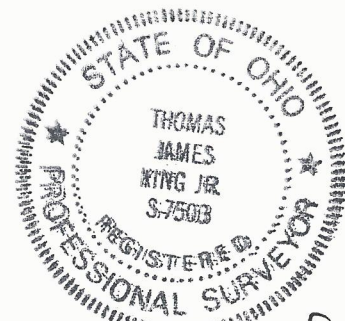
The above described tract of land contains 5.6033 acres of which 0.6032 acres lies within the right of way of said Music Street, as surveyed by Thomas J. King Jr. P.S. #7503 of Alber and Rice Engineers & Surveyors of North Ridgeville, Ohio in June of 2020.

The intent of this description is to split the existing 25.6035 acre tract (PN 26-214279).

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



20-071



Thomas J. King Jr. 6/29/20



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31913 Cook Road | N Ridgeville | OH | 44039

June 29, 2020

Description of a 5.0002 Acre Parcel (Parcel B)

Located in the Township of Russell, County of Geauga, State of Ohio and being part of Original Russell Township Lot Numbers 3 & 4, Tract Number 3. and being part of a tract of land now or formerly owned by Brandon and Elenee Margarite Peters Raudenbush by a deed recorded in Deed Vol. 2033 Page 1472 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 on the arc of a right of way fillet curve; Thence along the arc of said right of way fillet curve to the right having a radius of 30.00 feet, a delta angle of 91°21'04", a chord length of 42.92 feet, a chord bearing of N 48°27'18" W, an arc length of 47.83 feet, to a 5/8" iron bar with cap #7503 found; Thence, N 02°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; Thence, along the easterly right of way line of said Cypress Pond Lane, and the arc of a curve to the right having a radius of 570.00 feet, a delta angle of 27°48'05", a chord length of 273.87 feet, a chord bearing of N 11°07'15" E, an arc length of 276.58 feet, to a 5/8" iron bar with cap #7503 found and the true place of beginning;

Thence, along the easterly right of way line of said Cypress Pond Lane, and continuing along the arc of a curve to the right having a radius of 570.00 feet, a delta angle of 14°23'28", a chord length of 142.79 feet, a chord bearing of N 32°13'02" E, an arc length of 143.17 feet to a 5/8" iron bar with cap #7503 found;

Thence, N 39°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;

5.0002 Acre Parcel (Parcel B)

Thence, along the easterly right of way line of said Cypress Pond Lane, and the arc of a curve to the left having a radius of 1105.00 feet, a delta angle of $4^{\circ}32'51''$, a chord length of 87.68 feet, a chord bearing of $N 37^{\circ}08'20'' E$, an arc length of 87.70 feet to a $5/8''$ iron bar with cap #7503 found;

Thence, $S 72^{\circ}54'47'' E$, a distance of 684.21 feet to a $5/8''$ iron bar with cap #7503 found;

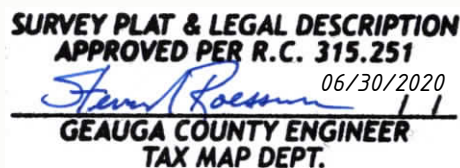
Thence, $S 00^{\circ}44'25'' E$, along the westerly line of a tract of land now or formerly owned by Bradford V. Sr. & Denise K. Buchanan (PN 26-056100) by a deed recorded in Deed Vol. 1993 Page 2797 of the Geauga County Records, a distance of 249.52 feet to a $5/8''$ iron bar with cap #7503 found;

Thence, $N 78^{\circ}22'37'' W$, a distance of 873.16 feet to a $5/8''$ iron bar with cap #7503 found and the true place of beginning.

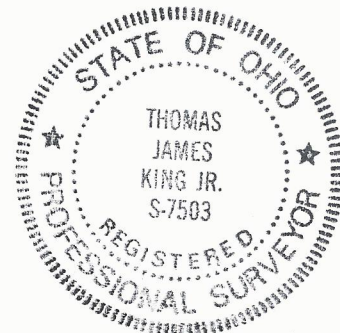
The above described tract of land contains 5.0002 acres, as surveyed by Thomas J. King Jr. P.S. #7503 of Alber and Rice Engineers & Surveyors of North Ridgeville, Ohio in June of 2020.

The intent of this description is to split the existing 25.6035 acre tract (PN 26-214279).

The basis of Bearings for this description is $S85^{\circ}52'10''W$ 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



20-071



Thomas J King Jr 6/29/20

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June 29, 2020

Description of a 10.0001 Acre Parcel (Parcel C)

Located in the Township of Russell, County of Geauga, State of Ohio and being part of Original Russell Township Lot Number 4, Tract Number 3. and being part of a tract of land now or formerly owned by Brandon and Elenee Margarite Peters Raudenbush by a deed recorded in Deed Vol. 2033 Page 1472 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 on the arc of a right of way fillet curve; Thence along the arc of said right of way fillet curve to the right having a radius of 30.00 feet, a delta angle of 91°21'04", a chord length of 42.92 feet, a chord bearing of N 48°27'18" W, an arc length of 47.83 feet, to a 5/8" iron bar with cap #7503 found; Thence, N 02°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; Thence, along the easterly right of way line of said Cypress Pond Lane, and the arc of a curve to the right having a radius of 570.00 feet, a delta angle of 42°11'34", a chord length of 410.33 feet, a chord bearing of N 18°18'59" E, an arc length of 419.75 feet, to a 5/8" iron bar with cap #7503 found; Thence, N 39°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; Thence, along the easterly right of way line of said Cypress Pond Lane, and the arc of a curve to the left having a radius of 1105.00 feet, a delta angle of 4°32'51", a chord length of 87.68 feet, a chord bearing of N 37°08'20" E, an arc length of 87.70 feet to a 5/8" iron bar with cap #7503 found and the true place of beginning;

10.0001 Acre Parcel (Parcel C)

Thence, along the easterly right of way line of said Cypress Pond Lane, continue along the arc of a curve to the left having a radius of 1105.00 feet, a delta angle of $38^{\circ}43'07''$, a chord length of 732.60 feet, a chord bearing of $N 15^{\circ}30'21'' E$, an arc length of 746.72 feet to a 5/8" iron bar with cap #7503 found;

Thence, $N 82^{\circ}22'53'' E$, a distance of 449.65 feet to a 5/8" iron bar with cap #7503 found;

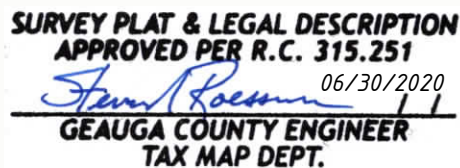
Thence, $S00^{\circ}44'25''E$ along the westerly line of a tract of land now or formerly owned by Geauga County Park District (PN 26-707027) by a deed recorded in Deed Vol. 1167 Page 1168 of the Geauga County Records and a tract of land now or formerly owned by Bradford V. Sr. & Denise K. Buchanan (PN 26-056100) by a deed recorded in Deed Vol. 1993 Page 2797 of the Geauga County Records, distance of 966.66 feet to a 5/8" iron bar with cap #7503 found;

Thence, $N 72^{\circ}54'47'' W$, a distance of 684.21 feet to a 5/8" iron bar with cap #7503 found and the true place of beginning.

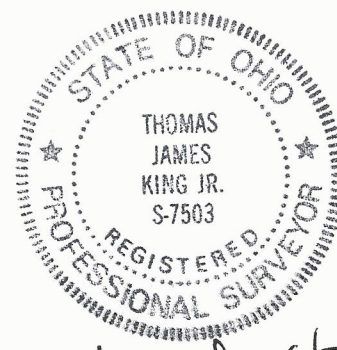
The above described tract of land contains 10.0001 acres, as surveyed by Thomas J. King Jr. P.S. #7503 of Alber and Rice Engineers & Surveyors of North Ridgeville, Ohio in June of 2020.

The intent of this description is to split the existing 25.6035 acre tract (PN 26-214279).

The basis of Bearings for this description is $S85^{\circ}52'10''W$ 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



20-071



Thomas J King Jr 6/29/20

**ALBER & RICE**SURVEYING | CIVIL + STRUCTURAL ENGINEERS
31913 Cook Road | N Ridgeville | OH | 44039

June 29, 2020

Description of a 5.0000 Acre Parcel (Parcel D)

Located in the Township of Russell, County of Geauga, State of Ohio and being part of Original Russell Township Lot Number 4, Tract Number 3. and being part of a tract of land now or formerly owned by Brandon and Elenee Margarite Peters Raudenbush by a deed recorded in Deed Vol. 2033 Page 1472 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 on the arc of a right of way fillet curve; Thence along the arc of said right of way fillet curve to the right having a radius of 30.00 feet, a delta angle of 91°21'04", a chord length of 42.92 feet, a chord bearing of N 48°27'18" W, an arc length of 47.83 feet, to a 5/8" iron bar with cap #7503 found; Thence, N 02°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; Thence, along the easterly right of way line of said Cypress Pond Lane, and the arc of a curve to the right having a radius of 570.00 feet, a delta angle of 42°11'34", a chord length of 410.33 feet, a chord bearing of N 18°18'59" E, an arc length of 419.75 feet, to a 5/8" iron bar with cap #7503 found; Thence, N 39°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; Thence, along the easterly right of way line of said Cypress Pond Lane, and the arc of a curve to the left having a radius of 1105.00 feet, a delta angle of 43°15'59", a chord length of 814.74 feet, a chord bearing of N 17°46'47" E, an arc length of 834.43 feet to a 5/8" iron bar with cap #7503 found and the true place of beginning;

5.0000 Acre Parcel (Parcel D)

Thence, along the easterly right of way line of said Cypress Pond Lane, continue along the arc of a curve to the left having a radius of 1105.00 feet, a delta angle of $15^{\circ}40'43''$, a chord length of 301.43 feet, a chord bearing of $N 11^{\circ}41'34'' W$, an arc length of 302.37 feet to a 5/8" iron bar found;

Thence, $N 61^{\circ}31'01'' E$, 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;

Thence, $N 38^{\circ}37'49'' E$, 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;

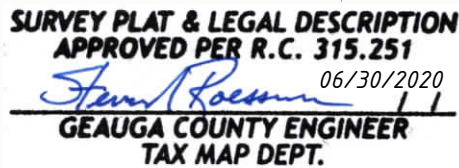
Thence, $S 00^{\circ}44'25'' E$, along the westerly line of a tract of land now or formerly owned by Geauga County Park District (PN 26-707027) by a deed recorded in Deed Vol. 1167 Page 1168 of the Geauga County Records a distance of 691.60 feet to a 5/8' iron bar with cap #7503 found;

Thence, $S 82^{\circ}22'53'' W$, a distance of 449.65 feet to a 5/8' iron bar with cap #7503 found and the true place of beginning.

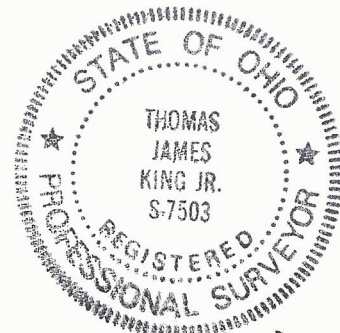
The above described tract of land contains 5.0000 acres, as surveyed by Thomas J. King Jr. P.S. #7503 of Alber and Rice Engineers & Surveyors of North Ridgeville, Ohio in June of 2020.

The intent of this description is to split the existing 25.6035 acre tract (PN 26-214279).

The basis of Bearings for this description is $S85^{\circ}52'10''W$ 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



20-071



Thomas J King 6/29/20