

PLAT OF SURVEY AND LOT SPLIT
FOR
MARIANNA LUXENBERG TRUSTEE

Prepared for:
Marianna Luxenberg Trustee
13600 Colony Lane
Burton, Ohio 44021

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

PAK 2/12/05

OFFICE OF THE
GEAUGA COUNTY ENGINEER

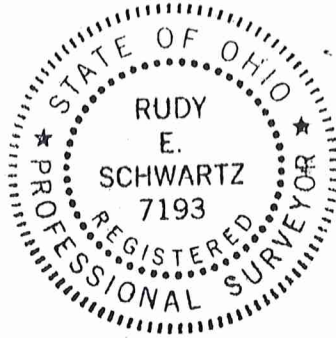
Situated in the Township of Burton, County of Geauga,
and State of Ohio and known as being a part of Original Burton
Township Lots Nos. 14 and 24 and further being known as part
of Parcel One of lands conveyed to Marianna Luxenberg Trustee
under the Marianna Luxenberg Revocable Trust Agreement,
dated June 6, 1996 by deed recorded in Volume 1059, Page 1 of
Gauga County Deed Records.

Prepared by:
Schwartz Land Surveying, Inc.
12121 Kinsman Road
Newbury, Ohio 44065

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED
FROM A FIELD SURVEY MADE UNDER MY DIRECT
SUPERVISION. MONUMENTS WERE FOUND OR SET
AS INDICATED. DIMENSIONS ARE EXPRESSED IN
FEET AND DECIMAL PARTS THEREOF. BEARINGS
REFER TO AN ASSUMED MERIDIAN AND ARE
INTENDED TO INDICATE ANGLES ONLY. ALL OF
WHICH ARE CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF. THIS PLAT WAS PREPARED
IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER
4733-37 OF THE OHIO ADMINISTRATIVE CODE.

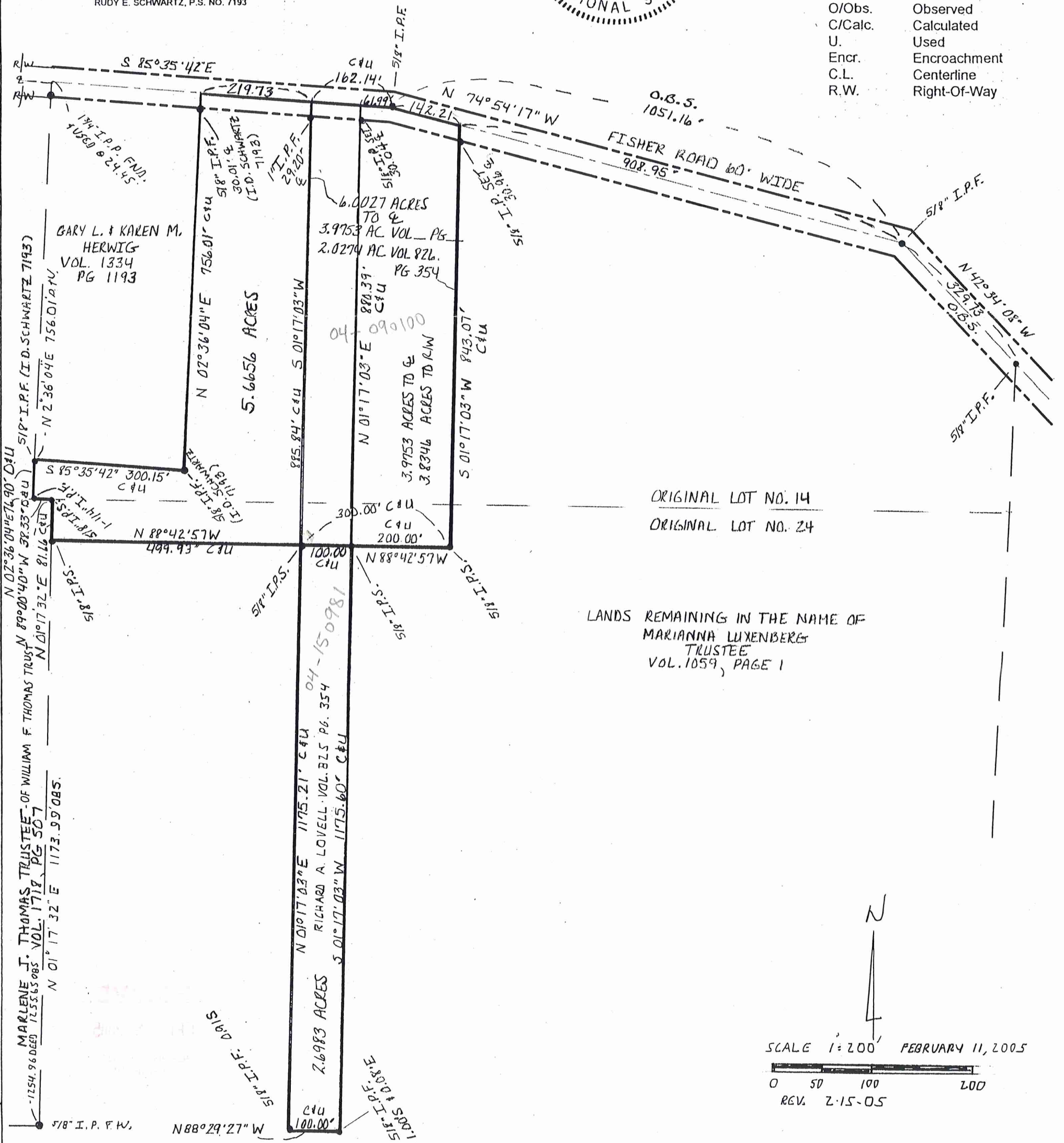
Rudy E. Schwartz 2.11.05

RUDY E. SCHWARTZ, P.S. NO. 7193

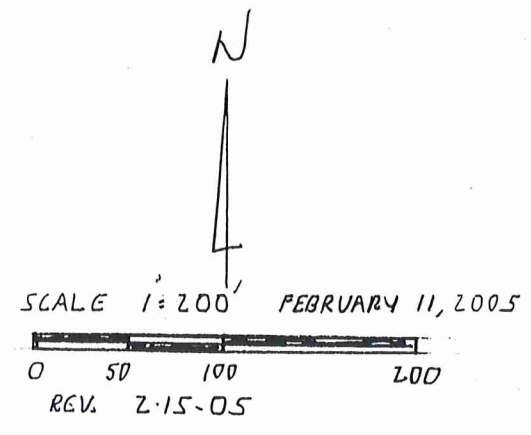


LEGEND

- I. P. Iron Pin
- I.P.P. Iron Pipe
- Mon. Monument
- Fnd. Found
- D. Deed
- P. Plat
- R/Rec. Record
- M/Msd. Measured
- O/Obs. Observed
- C/Calc. Calculated
- U. Used
- Encr. Encroachment
- C.L. Centerline
- R.W. Right-Of-Way



ORIGINAL LOT NO. 14
ORIGINAL LOT NO. 24
LANDS REMAINING IN THE NAME OF
MARIANNA LUXENBERG
TRUSTEE
VOL. 1059, PAGE 1



BUK00081

04-150981
Vol. 1767- Pg. 622

Lovell-Luxenberg
Burton Township
Pick Up Date 2 / 23 / 05

LEGAL DESCRIPTION
OF A
2.6983 ACRE PARCEL
FOR
MARIANNA LUXENBERG TRUSTEE

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being a part of Original Burton Township Lot No.24, and further being known as part of a parcel of land conveyed to Richard A. Lovell by deed recorded in Volume 825, Page 354 of Geauga County Deed Records further bounded and described as follows;

Beginning at a 5/8 inch iron pin found in the centerline of Fisher Road, 60 feet wide, at the Northeasterly corner of Parcel One of lands conveyed to Marianna Luxenberg Trustee under the Marianna Luxenberg Revocable Trust Agreement dated June 6, 1996 by deed recorded in Volume 1059, Page 1 of Geauga County Deed Records, said pin also being in the Easterly line of said Original Burton Township Lot No. 14;

Thence North 42°34'08" West along said centerline of Fisher Road, a distance of 329.73 feet to a 5/8 inch iron pin found at an angle point therein,

Thence North 74°54'17" West continuing along said centerline of Fisher Road, a distance of 1051.16 feet to a 5/8 inch iron pin found at an angle point therein;

Thence North 85°35'42" West continuing along said centerline of Fisher Road, a distance of 61.99 feet to the Northeasterly corner of land so conveyed to Richard A. Lovell;

Thence South 01°17'03" West along the Easterly line of land so conveyed to Richard A. Lovell, passing through a 5/8 inch iron pin set at 30.04 feet a total distance of 880.39 feet to a 5/8 inch iron pin set and the Principle Place of Beginning of the premises herein intended to be described;

COURSE I Thence continuing South 01°17'03" West continuing along said Easterly line of land so conveyed to Richard A. Lovell, a distance of 1175.60 feet to the Southeasterly corner thereof, (witness a 5/8 inch iron pin found 1.00 feet South and 0.08 feet East);

COURSE II Thence North 88°29'27" West along the Southerly line of land so conveyed to Richard A. Lovell, a distance of 100.00 feet to the Southwesterly corner thereof, (witness a 5/8 inch iron pin found 0.91 feet South);

COURSE III Thence North 01°17'03" East along the Westerly line of land so conveyed to Richard A. Lovell, a distance of 1175.21 feet to a 5/8 inch iron pin set;

RECEIVED
FEB 1 2005
GEAUGA COUNTY
ENGINEER

LEGAL DESCRIPTION

2.6983 Acre Parcel

Marianna Luxenberg Trustee

Page Two

COURSE IV

Thence South 88°42'57" East, a distance of 100.00 feet to the Principle Place of Beginning and containing 2.6983 acres of land as surveyed, calculated and described on February 8, 2005 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

2.18.05

DATE



RUDY E. SCHWARTZ, P.S. 7193



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

PAK

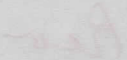
2/22/05

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED

FEB 18 2005

GEAUGA COUNTY
ENGINEERS



LEGAL DESCRIPTION
OF A
3.9753 ACRE PARCEL FOR
MARIANNA LUXENBERG TRUSTEE

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being part of Original Burton Township Lots Nos. 14 and 24 and further being known as part of Parcel One of lands conveyed to Marianna Luxenberg Trustee under the Marianna Luxenberg Revocable Trust Agreement, dated June 6, 1996 by deed recorded in Volume 1059, Page 1 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found in the centerline of Fisher Road, 60 feet wide, at the Northeastly corner of said Parcel One of lands so conveyed to Marianna Luxenberg Trustee under the Marianna Luxenberg Revocable Trust Agreement, said pin also being in the Easterly line of said Original Lot No. 14;

Thence North 42°34'08" West along said centerline of Fisher Road, a distance of 329.73 feet to a 5/8 inch iron pin found at an angle point therein,

Thence North 74°54'17" West continuing along said centerline of Fisher Road, a distance of 908.95 feet to the Principle Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 01°17'03" West passing through a 5/8 inch iron pin set at 30.96 feet, a total distance of 843.07 feet to a 5/8 inch iron pin set;

COURSE II Thence North 88°42'57" West, a distance of 200.00 feet to a 5/8 inch iron pin set in the Easterly line of land conveyed to Richard A. Lovell by deed recorded in Volume 825, Page 354 of Geauga County Deed Records;

COURSE III Thence North 01°17'03" East along said Easterly line of land so conveyed to Richard A. Lovell, passing through a 5/8 inch iron pin found at 850.35 feet, a total distance of 880.39 feet to a point in said centerline of Fisher Road;

COURSE IV Thence South 85°35'42" East along said centerline of Fisher Road, a distance of 61.99 feet to a 5/8 inch iron pin found at an angle point therein;

COURSE V Thence South 74°54'17" East continuing along said centerline of Fisher Road a distance of 142.21 feet to the Principle Place of Beginning and containing 3.9753 acres of land (3.8346 acres of land excluding the area within the right-of-way of Fisher Road) as surveyed, calculated and

LEGAL DESCRIPTION
3.9753 Acre Parcel
Marianna Luxenberg Trustee
Page Two

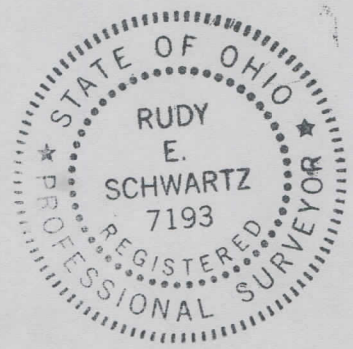
described on February 8, 2005 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

2. 11-05

DATE



RUDY E. SCHWARTZ, P.S. 7193



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

PAK 2/22/05

OFFICE OF THE
GEAUGA COUNTY ENGINEER

2005 FEB 11 11:47 AM

BUR 00081

LEGAL DESCRIPTION
OF A
5.6656 ACRE PARCEL FOR
MARIANNA LUXENBURG TRUSTEE

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being a part of Original Burton Township Lots Nos. 14 and 24 and further being known as part of Parcel One of lands conveyed to Marianna Lunenburg Trustee under the Marianna Lunenburg Revocable Trust Agreement, dated June 6, 1996 by deed recorded in Volume 1059, Page 1 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found in the centerline of Fisher Road, 60 feet wide, at the Northeasterly corner of said Parcel One of lands so conveyed to Marianna Luxenberg Trustee under the Marianna Luxenberg Revocable Trust Agreement, said pin also being in the Easterly line of said Original Lot No. 14;

Thence North 42°34'08" West along said centerline of Fisher Road, a distance of 329.73 feet to a 5/8 inch iron pin found at an angle point therein;

Thence North 74°54'17" West continuing along said centerline of Fisher Road, a distance of 1051.16 feet to a 5/8 inch iron pin found at an angle point therein;

Thence North 85°35'42" West continuing along said centerline of Fisher Road, a distance of 162.14 feet to the Northwesterly corner of land conveyed to Richard A. Lovely by deed recorded in Volume 825, Page 354 of Geauga County Deed Records and the Principle Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 01°17'03" West along the Westerly line of land so conveyed to Richard A. Lovely, passing through a one inch iron pin found at 29.20 feet, a total distance of 885.84 feet to a 5/8 inch iron pin set;

COURSE II Thence North 88°42'57" West, a distance of 499.93 feet to a 5/8 inch iron pin set in the most Easterly line of land conveyed to Marlene J. Thomas Trustee of William F. Thomas Trust by deed recorded in Volume 1718, Page 507 of Geauga County Deed Records;

COURSE III Thence North 01°17'32" East along said most Easterly line of land so conveyed to Marlene J. Thomas Trustee of William F. Thomas Trust, a distance of 81.66 feet to a 5/8 inch iron pin set at a Northeasterly corner thereof;

COURSE IV Thence North 89°00'40" West along a Northerly line of land so conveyed to Marlene J. Thomas Trustee, of William F. Thomas Trust a distance of

RECORDED
FEB 18 2008
GEAUGA COUNTY
ENGINEERS
P

BUR00081

LEGAL DESCRIPTION

5.6656 Acre Parcel

Maranta Lunenburg Trustee

Page Two

38.33 feet to a 1-1/4 inch iron pipe found at a Northeasterly corner thereof;

COURSE V

Thence North 02°36'04" East along a Easterly line of land so conveyed to Marlene J. Thomas Trustee of William F. Thomas Trust, a distance of 76.90 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the Southwesterly corner of land conveyed to Gary L. and Karen M. Herwig by deed recorded in Volume 1334, Page 1193 of Geauga County Deed Records;

COURSE VI

Thence South 85°35'42" East along the Southerly line of land so conveyed to Gary L. and Karen M. Herwig a distance of 300.15 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the Southeasterly corner thereof;

COURSE VII

Thence North 02°36'04" East along the Easterly line of land so conveyed to Gary L and Karen M. Hewig, passing through a 5/8 inch iron pin found at 726.00 feet (I.D. Schwartz 7193) a total distance of 756.01 feet to a point in said centerline of Fisher Road;

COURSE VIII

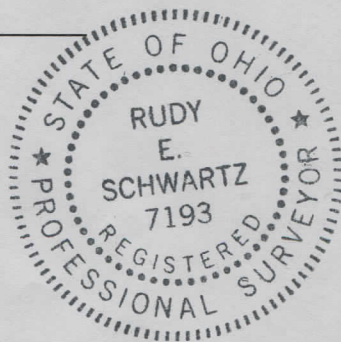
Thence South 85°35'42" East along said centerline of Fisher Road, a distance of 219.73 feet to the Principle Place of Beginning and containing 5.6656 acres of land (5.5140 acres of land excluding the area within the right-of-way of Fisher Road) as surveyed, calculated and described on February 8, 2005 by Rudy E. Schwartz, P.S. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

2-18-05

DATE



RUDY E. SCHWARTZ, P.S. 7193



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

PAK 2/22/05

OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
FEB 18 2005
GEAUGA COUNTY ENGINEERS

LEGAL DESCRIPTION
OF A
6.0027 ACRE PARCEL
FOR
RICHARD A. LOVELL

Situated in the Township of Burton, County of Geauga, and State of Ohio and known as being a part of Original Burton Township Lots Nos. 14 and 24, and further being known as part of a 4.7257 acre parcel of land conveyed to Richard A. Lovell by deed recorded in Volume 825, Page 354 of Geauga County Deed Records and all of a 3.9753 acre parcel of land conveyed to Richard A. Lovell by deed recorded in Volume ____, Page ____ of Geauga County Deed Records, further bounded and described as follows;

Beginning at a 5/8 inch iron pin found in the centerline of Fisher Road, 60 feet wide, at the Northeasterly corner of Parcel One of lands conveyed to Marianna Luxenberg Trustee under the Marianna Luxenberg Revocable Trust Agreement dated June 6, 1996 by deed recorded in Volume 1059, Page 1 of Geauga County Deed Records, said pin also being in the Easterly line of said Original Burton Township Lot No. 14;

Thence North 42°34'08" West along said centerline of Fisher Road, a distance of 329.73 feet to a 5/8 inch iron pin found at an angle point therein;

Thence North 74°54'17" West continuing along said centerline of Fisher Road, a distance of 908.95 feet to the Northeasterly corner of said 3.9753 acre parcel of land so conveyed to Richard A. Lovell and the Principle Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 01°17'03" West along the Easterly line of said 3.9753 acre parcel, passing through a 5/8 inch iron pin set at 30.96 feet a total distance of 843.07 feet to a 5/8 inch iron pin set at the Southeasterly corner thereof;

COURSE II Thence North 88°42'57" West along the Southerly line of said 3.9753 acre parcel and its Westerly prolongation, a distance of 300.00 feet to a 5/8 inch iron pin set in the Westerly line of said 4.7257 acre parcel;

COURSE III Thence North 01°17'03" East along said Westerly line of the 4.7257 acre parcel, passing through a 5/8 inch iron pin found at 856.64 feet, a total distance of 885.84 feet to a point in said centerline of Fisher Road;

COURSE IV Thence South 85°35'42" East along said centerline of Fisher Road, a distance of 162.14 feet to a 5/8 inch iron pin found at an angle point therein;

COURSE V Thence South 74°54'17" East along said centerline of Fisher Road, a

RECEIVED
LETTER BOOK
5
BURTON COUNTY
ENGINEERS

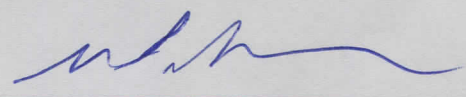
LEGAL DESCRIPTION

6.0027 Acre Parcel
Richard A. Lovell
Page Two

distance of 142.21 feet to the Principle Place of Beginning and containing 6.0027 acres of land (3.9753 acres out of Volume ____, Page ____ and 2.0274 acres out of Volume 825, Page 354) as surveyed, calculated and described on February 8, 2005 by Rudy E. Schwartz, P.s. 7193 be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

2.18.05

DATE



RUDY E. SCHWARTZ, P.S. 7193



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

PAK *2/22/05*
OFFICE OF THE
GEAUGA COUNTY ENGINEER

RECEIVED
FEB 18 2005
GEAUGA COUNTY
ENGINEERS