

**PLAT OF SURVEY AND LOT SPLIT  
FOR  
HERBERT LUXENBERG**

Great Lot NO. 34 in  
Situating in the Township of Burton, County of Geauga and State of Ohio and known as being a part of a parcel of land conveyed to Richard S. Lambert by deed recorded in Volume 1269, Page 628 of Geauga County Deed Records.

PREPARED BY:  
RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
15750 AUBURN ROAD  
NEWBURY, OHIO 44065  
(440)564-7528  
FAX: (440)564-5675

PREPARED FOR:  
HERBERT LUXENBERG  
P.O. BOX 478  
BURTON, OHIO 44021

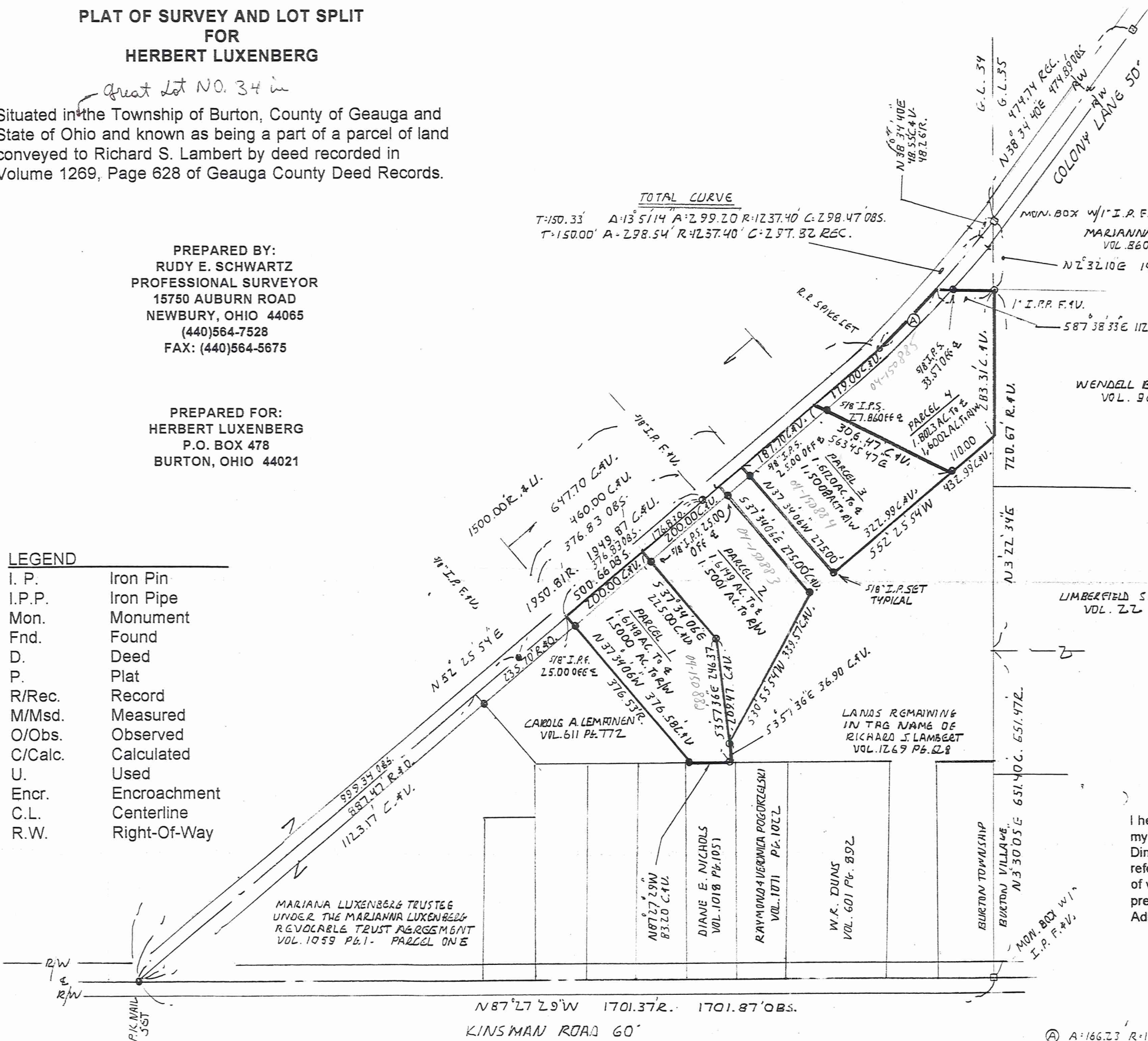
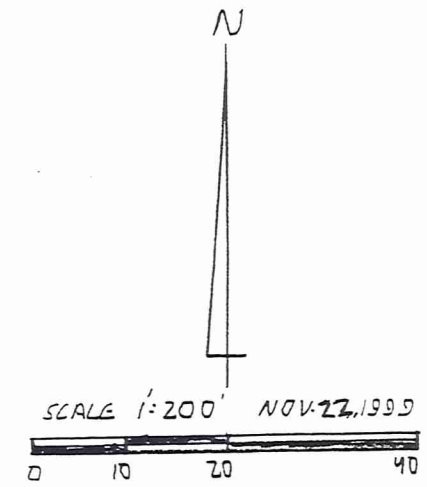
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

R.S. 11/29/99  
OFFICE OF THE  
GEOUGA COUNTY ENGINEER

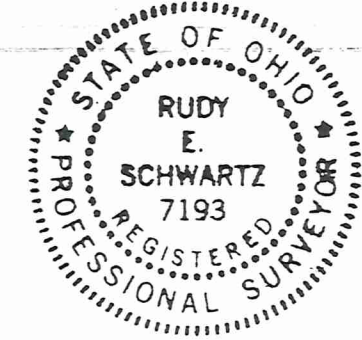
TOTAL CURVE  
T=150.33 Δ=13 51'14" A=2 99.20 R=1237.40 C=298.47 OBS.  
T=150.00' A=298.54' R=1237.40' C=297.82 REC.

**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



LIMBERFIELD SPRINGS SUBDIVISION  
VOL. 22 P. 13



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.

*[Signature]*  
RUDY E. SCHWARTZ, P.S. NO. 7193

Ⓐ A=166.23 R=1237.40 N48 35'00" E C=166.11 Δ=7 41'49" T=83.24







LEGAL DESCRIPTION  
OF A  
1.8023 ACRE PARCEL  
FOR  
HERBERT LUXENBERG  
PARCEL 4

04-150885

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Great Lot No. 34 and further being known as part of a parcel of land conveyed to Richard S. Lambert by deed recorded in Volume 1269, Page 628 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a point in the centerline of Colony Lane, 50 feet wide, at the most Northerly corner of land conveyed to Carole A. Lemponen by deed recorded in Volume 611, Page 772 of Geauga County Deed Records, said point lying North 52° 25' 54" East along said centerline of Colony Lane a distance of 1123.17 feet from a PK nail set at its intersection with the centerline of Kinsman Road, 60 feet wide;

Thence North 52° 25' 54" East along said centerline of Colony Lane, passing through a 5/8 inch iron pin found at 376.83 feet a total distance of 647.70 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence continuing North 52° 25' 54" East along said centerline of Colony Lane a distance of 179.00 feet to a railroad spike set at a point of curvature;

COURSE II Thence Northeasterly along the arc of a curve deflecting to the left, also being said centerline of Colony Lane, 166.23 feet, said curve having a radius of 1237.40 feet and a chord which bears North 48° 35' 00" East, 166.11 feet to the most Westerly corner of land conveyed to Marianna Luxenberg by deed recorded in Volume 860, Page 587 of Geauga County Deed Records;

COURSE III Thence South 87° 38' 33" East along the Southerly line of land so conveyed to Marianna Luxenberg passing through a 5/8 inch iron pin set at 33.57 feet, a total distance of 112.42 feet to a 1 inch iron pipe found at the Northwesterly corner of land conveyed to Wendell B. Hansel Trustee by deed recorded in Volume 965, Page 441 of Geauga County Deed Records;

COURSE IV Thence South 3° 22' 34" West along the Westerly line of land so conveyed to Wendell B. Hansel Trustee a distance of 283.31 feet to a 5/8 inch iron pin set;

COURSE V Thence South 52° 25' 54" West a distance of 110.00 feet to a 5/8 inch iron pin set;

LEGAL DESCRIPTION

Herbert Luxenberg  
1.8023 Acre Parcel  
Parcel 4

COURSE VI

Thence North 63° 45' 47" West passing through a 5/8 inch iron pin set at 278.61 feet a total distance of 306.47 feet to the Principal Place of Beginning and containing 1.8023 acres of land (1.6002 acres excluding the area within the right-of-way of Colony Lane) as surveyed, calculated and described by Rudy E. Schwartz, P.S. No. 7193 on November 22, 1999 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 No. 7193.

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

R.S. 11 29, 99

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED  
NOV 29 1999  
GEAUGA COUNTY  
ENGINEER