

PLAT OF SURVEY AND LOT SPLIT FOR HERBERT LUXENBERG

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 a parcel of land conveyed to Richard S. Lambert by deed recorded in Volume 1270, Page 98 of Geauga County Deed Records and a parcel of land conveyed to Elizabeth A. Lambert by deed recorded in Volume 1270, Page 95 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

① A=223.52' R=1237.40' S 43°45'10"W L=223.22' Δ=10°21'00"

TOTAL CURVE
T=150.33 Δ=13°51'14" A=299.20 R=1237.40 L=298.47 OBS.
T=150.00' A=298.54 R=1237.40 L=297.82 REC.

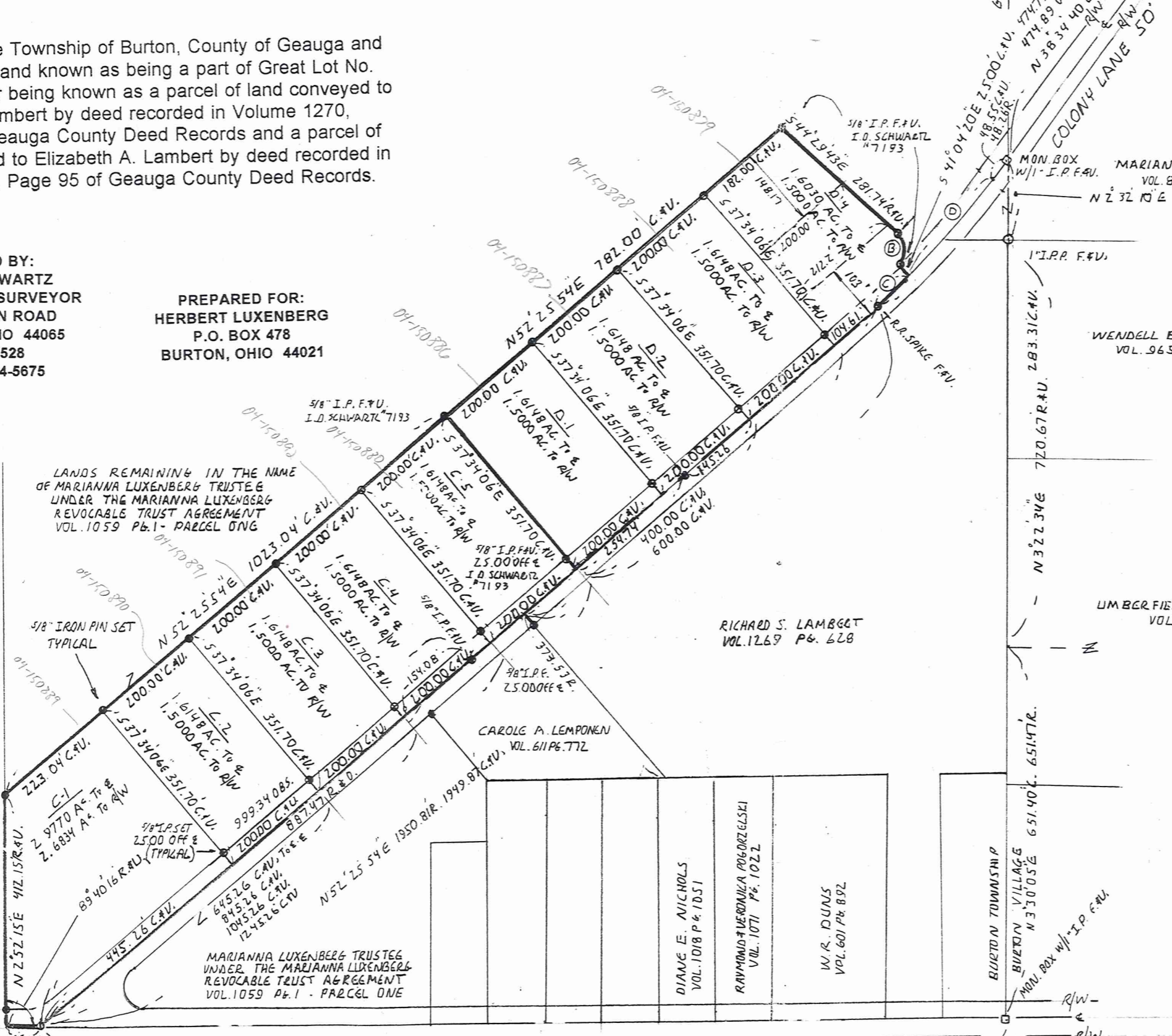
FOREST AND SYLVAN
LAKES SUBDIVISION
VOL. 1 P. 52

LANDS REMAINING IN THE NAME
OF MARIANNA LUXENBERG TRUSTEE
UNDER THE MARIANNA LUXENBERG
REVOCABLE TRUST AGREEMENT
VOL. 1059 P. 1 - PARCEL ONE

5/8" I.P.F.#U.
I.D. SCHWARTZ 7193

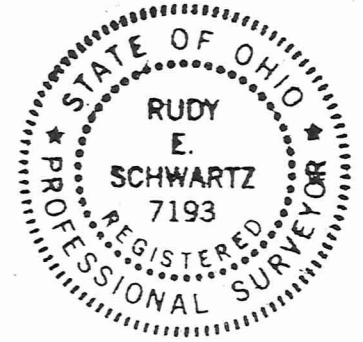
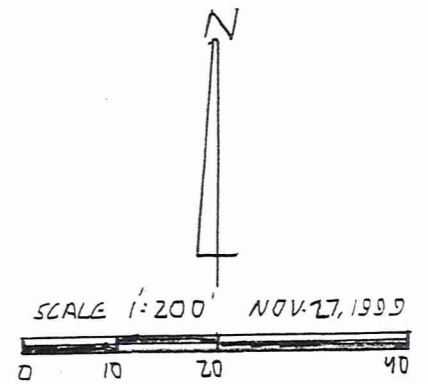
I.D. SCHWARTZ 7193
5/8" I.P.F.#U.
30.00' OFF &

N 87°27'29"W
59.00' R.F.U.



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



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

R.S. 12/1/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

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

② A=65.22 R=40.00 S 2°12'58"W 58.23' Δ=93°25'23" T=46.46'
③ A=75.67' R=1237.40' S 50°40'47"W 75.66' Δ=3°30'14" T=37.85'

N 87°27'29"W 1701.37'R. 1701.87'OBS.
KINSMAN ROAD 60'

LEGAL DESCRIPTION
OF A
1.6148 ACRE PARCEL
FOR
HERBERT LUXENBERG
C-2

04-150890

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 1270, Page 98 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a PK nail found in the centerline of Kinsman Road, 60 feet wide, at its intersection with the centerline of Colony Lane, 50 feet wide;

Thence North 52° 25' 54" East along said centerline of Colony Lane a distance of 445.26 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 37° 34' 06" West passing through a 5/8 inch iron pin set at 25.00 feet, a total distance of 351.70 feet to a 5/8 inch iron pin set in the Northwesterly line of land so conveyed to Richard S. Lambert;

COURSE II Thence North 52° 25' 54" East along said Northwesterly line of land so conveyed to Richard S. Lambert a distance of 200.00 feet to a 5/8 inch iron pin set;

COURSE III Thence South 37° 34' 06" East passing through a 5/8 inch iron pin set at 326.70 feet a total distance of 351.70 feet to a point in said centerline of Colony Lane;

COURSE IV Thence South 52° 25' 54" West along said centerline of Colony Lane, a distance of 200.00 feet to the Principal Place of Beginning and containing 1.6148 acres of land (1.5000 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 27, 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. 12/1/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

BUR 00084

LEGAL DESCRIPTION
OF A
1.6148 ACRE PARCEL
FOR
HERBERT LUXENBERG
C-4

04-150892

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 1270, Page 98 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a PK nail found in the centerline of Kinsman Road, 60 feet wide, at its intersection with the centerline of Colony Lane, 50 feet wide;

Thence North 52° 25' 54" East along said centerline of Colony Lane a distance of 845.26 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 37° 34' 06" West passing through a 5/8 inch iron pin set at 25.00 feet, a total distance of 351.70 feet to a 5/8 inch iron pin set in the Northwesterly line of land so conveyed to Richard S. Lambert;

COURSE II Thence North 52° 25' 54" East along said Northwesterly line of land so conveyed to Richard S. Lambert a distance of 200.00 feet to a 5/8 inch iron pin set;

COURSE III Thence South 37° 34' 06" East passing through a 5/8 inch iron pin set at 326.70 feet a total distance of 351.70 feet to a point in said centerline of Colony Lane;

COURSE IV Thence South 52° 25' 54" West, along said centerline of Colony Lane, passing through a 5/8 inch iron pin found at 45.92 feet, a total distance of 200.00 feet to the Principal Place of Beginning and containing 1.6148 acres of land (1.5000 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 27, 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. 12/1/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

BVR00084

LEGAL DESCRIPTION
OF A
1.6148 ACRE PARCEL
FOR
HERBERT LUXENBERG
C-5

04-150880

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 1270, Page 98 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a PK nail found in the centerline of Kinsman Road, 60 feet wide, at its intersection with the centerline of Colony Lane, 50 feet wide;

Thence North 52° 25' 54" East along said centerline of Colony Lane passing through a 5/8 inch iron pin found at 999.34 feet a total distance of 1045.26 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 37° 34' 06" West passing through a 5/8 inch iron pin set at 25.00 feet, a total distance of 351.70 feet to a 5/8 inch iron pin set in the Northwesterly line of land so conveyed to Richard S. Lambert;

COURSE II Thence North 52° 25' 54" East along said Northwesterly line of land so conveyed to Richard S. Lambert a distance of 200.00 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the most Westerly corner of land conveyed to Elizabeth A. Lambert by deed recorded in Volume 1270, Page 95 of Geauga County Deed Records;

COURSE III Thence South 37° 34' 06" East along the Southwesterly line of land so conveyed to Elizabeth A. Lambert passing through a 5/8 inch iron pin found (I.D. Schwartz 7193) at 326.70 feet a total distance of 351.70 feet to a point in said centerline of Colony Lane;

COURSE IV Thence South 52° 25' 54" West along said centerline of Colony Lane a distance of 200.00 feet to the Principal Place of Beginning and containing 1.6148 acres of land (1.5000 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 27, 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.

12/199

OFFICE OF THE
GEAUGA COUNTY ENGINEER

LEGAL DESCRIPTION
OF A
1.6148 ACRE PARCEL
FOR
HERBERT LUXENBERG
D-1

04-150886

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 Elizabeth A. Lambert by deed recorded in Volume 1270, Page 95 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a PK nail found in the centerline of Kinsman Road, 60 feet wide, at its intersection with the centerline of Colony Lane, 50 feet wide;

Thence North 52° 25' 54" East along said centerline of Colony Lane passing through a 5/8 inch iron pin found at 999.34 feet a total distance of 1245.26 feet to the most Easterly corner of land conveyed to Richard S. Lambert by deed recorded in Volume 1270, Page 98 of Geauga County Deed Records and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 37° 34' 06" West along the Northeasterly line of land so conveyed to Richard S. Lambert passing through a 5/8 inch iron pin found (I.D. Schwartz 7193) at 25.00 feet, a total distance of 351.70 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the most Northerly corner of land so conveyed to Richard S. Lambert;

COURSE II Thence North 52° 25' 54" East along the Northwesterly line of land so conveyed to Elizabeth A. Lambert a distance of 200.00 feet to a 5/8 inch iron pin set;

COURSE III Thence South 37° 34' 06" East passing through a 5/8 inch iron pin set at 326.70 feet a total distance of 351.70 feet to a point in said centerline of Colony Lane;

COURSE IV Thence South 52° 25' 54" West along said centerline of Colony Lane, a distance of 200.00 feet to the Principal Place of Beginning and containing 1.6148 acres of land (1.5000 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 27, 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. 12/1/99
OFFICE OF THE
GEAUGA COUNTY ENGINEER

BUR00084

LEGAL DESCRIPTION
OF A
1.6148 ACRE PARCEL
FOR
HERBERT LUXENBERG
D-2

04-150887

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 Elizabeth A. Lambert by deed recorded in Volume 1270, Page 95 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a PK nail found in the centerline of Kinsman Road, 60 feet wide, at its intersection with the centerline of Colony Lane, 50 feet wide;

Thence North 52° 25' 54" East along said centerline of Colony Lane passing through a 5/8 inch iron pin found at 999.34 feet a total distance of 1245.26 feet to the most Easterly corner of land conveyed to Richard S. Lambert by deed recorded in Volume 1270, Page 98 of Geauga County Deed Records;

Thence North 52° 25' 54" East along said centerline of Colony Lane a distance of 200.00 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 37° 34' 06" West passing through a 5/8 inch iron pin set at 25.00 feet, a total distance of 351.70 feet to a 5/8 inch iron pin set in the Northwesterly line of land so conveyed to Elizabeth A. Lambert;

COURSE II Thence North 52° 25' 54" East along said Northwesterly line of land so conveyed to Elizabeth A. Lambert a distance of 200.00 feet to a 5/8 inch iron pin set;

COURSE III Thence South 37° 34' 06" East passing through a 5/8 inch iron pin set at 326.70 feet a total distance of 351.70 feet to a point in said centerline of Colony Lane;

COURSE IV Thence South 52° 25' 54" West along said centerline of Colony Lane, passing through a 5/8 inch iron pin found at 145.26 feet, a total distance of 200.00 feet to the Principal Place of Beginning and containing 1.6148 acres of land (1.5000 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 27, 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. 12/1/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

BUR 00084

LEGAL DESCRIPTION
OF A
1.6148 ACRE PARCEL
FOR
HERBERT LUXENBERG
D-3

04-150888

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 Elizabeth A. Lambert by deed recorded in Volume 1270, Page 95 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a PK nail found in the centerline of Kinsman Road, 60 feet wide, at its intersection with the centerline of Colony Lane, 50 feet wide;

Thence North 52° 25' 54" East along said centerline of Colony Lane passing through a 5/8 inch iron pin found at 999.34 feet a total distance of 1245.26 feet to the most Easterly corner of land conveyed to Richard S. Lambert by deed recorded in Volume 1270, Page 98 of Geauga County Deed Records;

Thence North 52° 25' 54" East along said centerline of Colony Lane passing through a 5/8 inch iron pin found at 254.74 feet, a total distance of 400.00 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 37° 34' 06" West passing through a 5/8 inch iron pin set at 25.00 feet, a total distance of 351.70 feet to a 5/8 inch iron pin set in the Northwesterly line of land so conveyed to Elizabeth A. Lambert;

COURSE II Thence North 52° 25' 54" East along said Northwesterly line of land so conveyed to Elizabeth A. Lambert a distance of 200.00 feet to a 5/8 inch iron pin set;

COURSE III Thence South 37° 34' 06" East passing through a 5/8 inch iron pin set at 326.70 feet a total distance of 351.70 feet to a point in said centerline of Colony Lane;

COURSE IV Thence South 52° 25' 54" West along said centerline of Colony Lane, a distance of 200.00 feet to the Principal Place of Beginning and containing 1.6148 acres of land (1.5000 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 27, 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. 12/1/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

BVRO0084

LEGAL DESCRIPTION
OF A
1.6030 ACRE PARCEL
FOR
HERBERT LUXENBERG
D-4

04-150879

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 Elizabeth A. Lambert by deed recorded in Volume 1270, Page 95 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a PK nail found in the centerline of Kinsman Road, 60 feet wide, at its intersection with the centerline of Colony Lane, 50 feet wide;

Thence North 52° 25' 54" East along said centerline of Colony Lane passing through a 5/8 inch iron pin found at 999.34 feet a total distance of 1245.26 feet to the most Easterly corner of land conveyed to Richard S. Lambert by deed recorded in Volume 1270, Page 98 of Geauga County Deed Records;

Thence North 52° 25' 54" East along said centerline of Colony Lane passing through a 5/8 inch iron pin found at 254.74 feet, a total distance of 600.00 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence North 37° 34' 06" West passing through a 5/8 inch iron pin set at 25.00 feet, a total distance of 351.70 feet to a 5/8 inch iron pin set in the Northwesterly line of land so conveyed to Elizabeth A. Lambert;

COURSE II Thence North 52° 25' 54" East along said Northwesterly line of land so conveyed to Elizabeth A. Lambert a distance of 182.00 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the most Northerly corner thereof;

COURSE III Thence South 44° 29' 43" East along the Northeasterly line of land so conveyed to Elizabeth A. Lambert, a distance of 281.74 feet to a 5/8 iron pin found (I.D. Schwartz 7193) at a point of curvature;

COURSE IV Thence Southwesterly along the arc of a curve deflecting to the right, also being the Northeasterly line of land so conveyed to Elizabeth A. Lambert, 65.22 feet, said curve having a radius of 40.00 feet and a chord which bears South 2° 12' 58" West, 58.23 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) in the curved Northwesterly sideline of said Colony Lane;

COURSE V Thence South 41° 04' 20" East along the Northeasterly line of land so conveyed to Elizabeth A. Lambert, a distance of 25.00 feet to a point in the curved centerline of said Colony Lane;

LEGAL DESCRIPTION
1.6030 Acre Parcel
D-4
Herbert Luxenberg
Page Two

COURSE VI Thence Southwesterly along the arc of a curve deflecting to the right also being said curved centerline of Colony Lane, 75.67 feet, said curve having a radius of 1237.40 feet and a chord which bears South 50° 40' 47" West, 75.66 feet to a railroad spike found at a point of tangency;

COURSE VII Thence ^{South} 52° 25' 54" West, along said centerline of Colony Lane a distance of 104.61 feet to the Principal Place of Beginning and containing 1.6030 acres of land (1.5000 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 27, 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. 12/1/99

OFFICE OF THE
GEAUGA COUNTY ENGINEER

APPROVED
DATE: 12/1/99
BY: [Signature]