

# PLAT OF SURVEY AND LOT SPLIT FOR HERBERT LUXENBERG

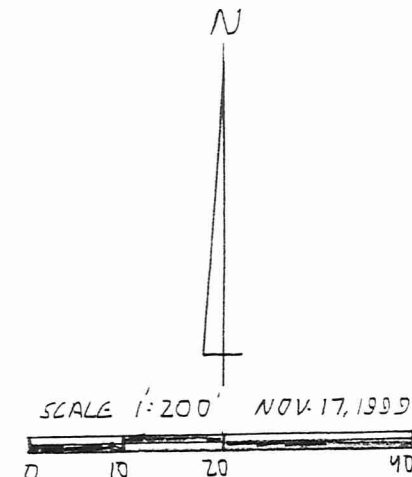
Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Great Lot No. 34 and further being known as part of Parcel No. 1 and Parcel No. 2 of lands conveyed to Marianna Luxenberg Trustee under the Marianna Luxenberg Revocable Trust Agreement by deed recorded in Volume 1059, Page 1 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.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 11 12399  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER



FOREST AND SYLVAN LAKES SUBDIVISION VOL. 1 PG. 52

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

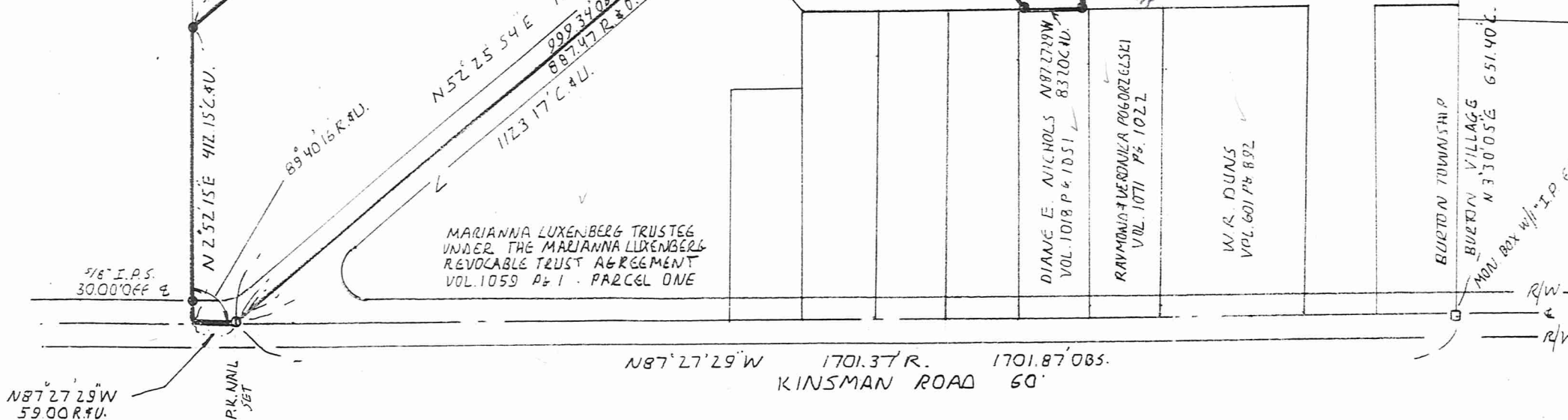
BLOCK 'C'  
9.4362 AC. To E  
8.6834 AC. To RW

BLOCK 'A'  
3.2297 AC. To E  
3.0001 AC. To RW

BLOCK 'B'  
3.4143 ACRES To E  
3.1010 ACRES To RW

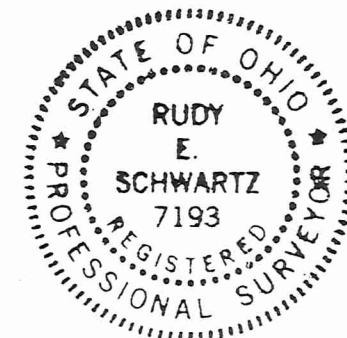
BLOCK 'D'  
6.4474 AC. To E  
6.0000 AC. To RW

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



WENDELL B. HANSEL TRUSTEE VOL. 965 PG. 491

UMBERFIELD SPRINGS SUBDIVISION VOL. 22 PG. 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.

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

- ① A=166.23' R=1237.40' N48°35'00"E 166.11' Δ=7°41'49" T=83.24'
- ② A=65.22' R=40.00' S2°12'58"W 58.23' Δ=93°25'23" T=46.46'
- ③ A=75.67' R=1237.40' S50°40'47"W 75.66' Δ=3°30'14" T=37.85'



BUR00085

04-150879

LEGAL DESCRIPTION  
OF A  
6.4474 ACRE PARCEL  
FOR  
HERBERT LUXENBERG  
BLOCK D

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 Parcel No. 1 of lands conveyed to Marianna Luxenberg Trustee under the Marianna Luxenberg Revocable Trust Agreement by deed recorded in Volume 1059, Page 1 of Geauga County Deed Records, further bounded and described as follows;

Beginning at a PK nail set 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 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 though 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;
- COURSE II           Thence North 52° 25' 54" East a distance of 782.00 feet to a 5/8 inch iron pin set;
- COURSE III          Thence South 44° 29' 43" East a distance of 281.74 feet to a 5/8 inch iron pin set at a point of curvature;
- COURSE IV          Thence Southwesterly along the arc of a curve deflecting to the right, 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 set in the curved Northwesterly sideline of said Colony Lane;
- COURSE V           Thence South 41° 04' 20" East a distance of 25.00 feet to a point in the curved centerline of said Colony Lane;
- 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 set at a point of tangency;

LEGAL DESCRIPTION

Herbert Luxenberg  
6.4474 Acre Parcel  
Block D  
Page Two

COURSE VII

Thence South 52° 25' 54" West along said centerline of Colony Lane passing through a 5/8 inch iron pin found at 449.87 feet, a total distance of 704.61 feet to the Principal Place of Beginning and containing 6.4474 acres of land (6.0000 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\* 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.

\* : on November 17, 1999

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

R.S. 11/23/99  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER