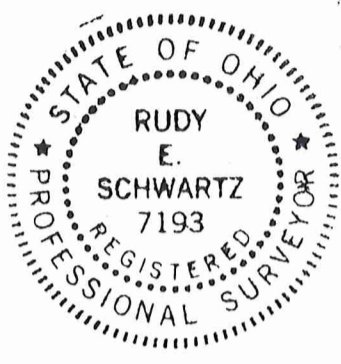


I hereby certify that this Plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to an assumed meridian and are intended to indicate angles only. All of which are correct 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

### 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 Original Burton Township Lots Nos. 14, 15, 24 and 25 and further being known as part of a 5.254 acre parcel of land conveyed to Herbert Luxenberg by deed recorded in Volume 999, Page 178 of Geauga County Deed Records and part of a 263.443 acre parcel of land 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.



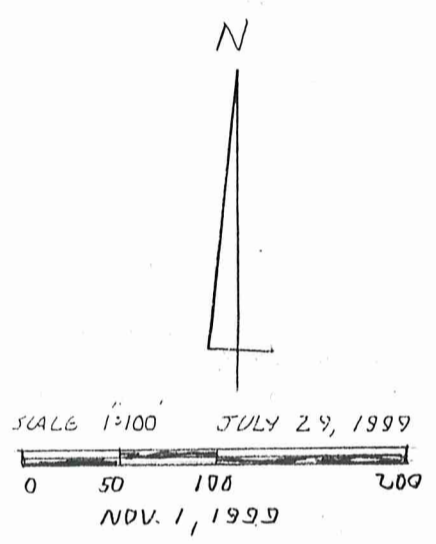
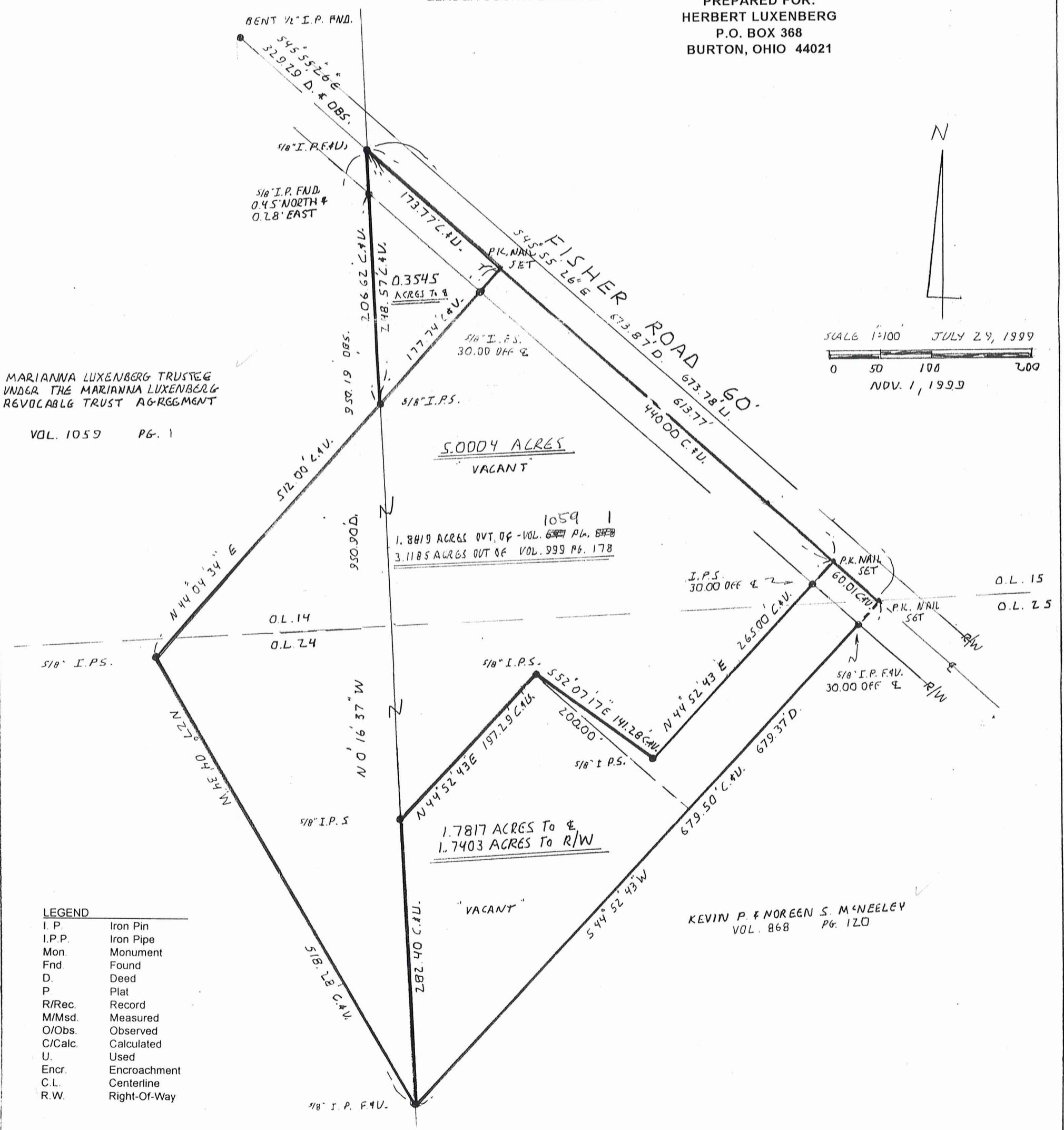
PREPARED BY:  
RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
15750 AUBURN ROAD  
NEWBURY, OHIO 44065  
(440)564-7528  
FAX: (440)564-5675

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

R.S. 11/3/99

OFFICE OF THE  
GEOUGA COUNTY ENGINEER

PREPARED FOR:  
HERBERT LUXENBERG  
P.O. BOX 368  
BURTON, OHIO 44021



MARIANNA LUXENBERG TRUSTEE  
UNDER THE MARIANNA LUXENBERG  
REVOCABLE TRUST AGREEMENT

VOL. 1059 PG. 1

1059 1  
1.8819 ACRES OUT OF VOL. 899 PG. 848  
3.1185 ACRES OUT OF VOL. 999 PG. 178

O.L. 15  
O.L. 25

KEVIN P. & NOREEN S. McNEELEY  
VOL. 868 PG. 120

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
Encl.	Encroachment
C.L.	Centerline
R.W.	Right-Of-Way



LEGAL DESCRIPTION  
OF A  
1.7817 ACRE PARCEL  
FOR  
HERBERT LUXENBERG

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. 15 and 25 and further being known as part of a parcel of land conveyed to Herbert Luxenberg by deed recorded in Volume 999, Page 178 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 a 263.443 acre parcel of land, 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 Original Lot No. 14;

Thence South 45° 55' 26" East, along said centerline of Fisher Road, a distance of 613.77 feet to a P.K. nail set at the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 45° 55' 26" East, continuing along said centerline of Fisher Road, a distance of 60.01 feet to a p.k. nail set at the most Northerly corner of land conveyed to Kevin P. and Noreen S. McNeeley by deed recorded in Volume 868, Page 120 of Geauga County Deed Records;

COURSE II Thence South 44 ° 52' 43" West, along the Northwesterly line of land so conveyed to Kevin P. and Noreen S. McNeeley, passing through a 5/8 inch iron pin found at 30.00 feet, a total distance of 679.50 feet to a 5/8 inch iron pin found in the Easterly line of said 263.443 acre parcel conveyed to Marianna Luxenberg Trustee under the Marianna Luxenberg Revocable Trust Agreement, dated June 6, 1996, also being the Easterly line of Original Lot No. 24.

COURSE III Thence North 0° 16' 37" West along said Easterly line of land so conveyed to Marianna Luxenberg Trustee under the Marianna Luxenberg Revocable Trust Agreement, dated June 6, 1996, a distance of 282.40 feet to a 5/8 inch iron pin set;

COURSE IV Thence North 44° 52' 43" East, a distance of 197.29 feet to a 5/8 inch iron pin set;

COURSE V Thence South 52° 07' 17" East, a distance of 141.28 feet to a 5/8 inch iron pin set;

RECEIVED  
OFFICE OF THE  
COUNTY CLERK  
GEAUGA COUNTY, OHIO



LEGAL DESCRIPTION  
OF A  
5.0004 ACRE PARCEL  
FOR  
HERBERT LUXENBERG

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, 15, 24 and 25 and further being known as part of a 5.254 acre parcel of land conveyed to Herbert Luxenberg by deed recorded in Volume 999, Page 178 of Geauga County Deed Records and part of a 263.443 acre parcel of land 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 Northeasterly corner of said 263.443 acre parcel of land, conveyed to Marianna Luxenberg Trustee under the Marianna Luxenberg Revocable Trust Agreement, said pin also being in the Easterly line of Original Lot No. 14;

Thence South 45° 55' 26" East along said centerline of Fisher Road, a distance of 173.77 feet to a P.K. nail set and the Principal Place of Beginning of the premises herein intended to be described;

- COURSE I            Thence South 45° 55' 26" East, along said centerline of Fisher Road, a distance of 440.00 feet to a P.K. nail set;
- COURSE II           Thence South 44° 52' 43" West, passing through a 5/8 inch iron pin set at 30.00 feet a total distance of 265.00 feet to a 5/8 inch iron pin set;
- COURSE III          Thence North 52° 07' 17" West, a distance of 141.28 feet to a 5/8 inch iron pin set;
- COURSE IV          Thence South 44° 52' 43" West, a distance of 197.29 feet to a 5/8 inch iron pin set in the Easterly line of said 263.443 acre parcel conveyed to Marianna Luxenberg Trustee under the Marianna Luxenberg Revocable Trust Agreement, also being the Easterly line of Original Lot No. 24;
- COURSE V            Thence South 0° 16' 37" East, along said Easterly line of the 263.443 acre parcel so conveyed to Marianna Luxenberg Trustee under the Marianna Luxenberg Revocable Trust Agreement, a distance of 282.40 feet to a 5/8 inch iron pin found at the Northwestern corner of land conveyed to Kevin P. and Noreen S. McNeeley by deed recorded in Volume 868, Page 120 of Geauga County Deed Records;
- COURSE VI           Thence North 27° 04' 34" West, a distance of 518.28 feet to a 5/8 inch iron pin set;

