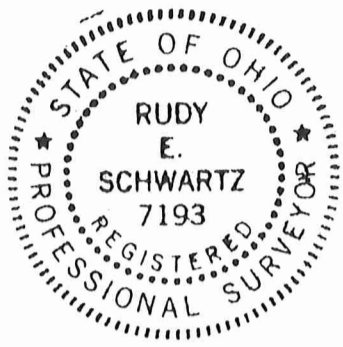


# PLAT OF SURVEY AND LOT SPLIT FOR HERBERT LUXENBERG

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



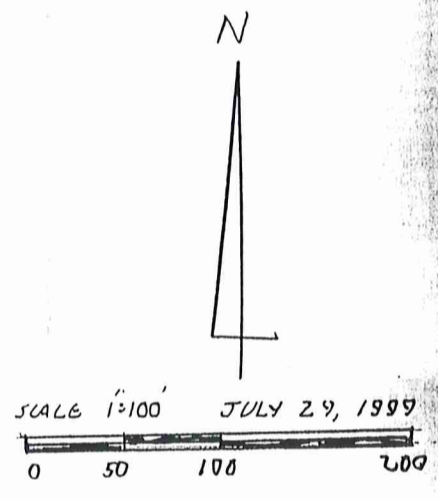
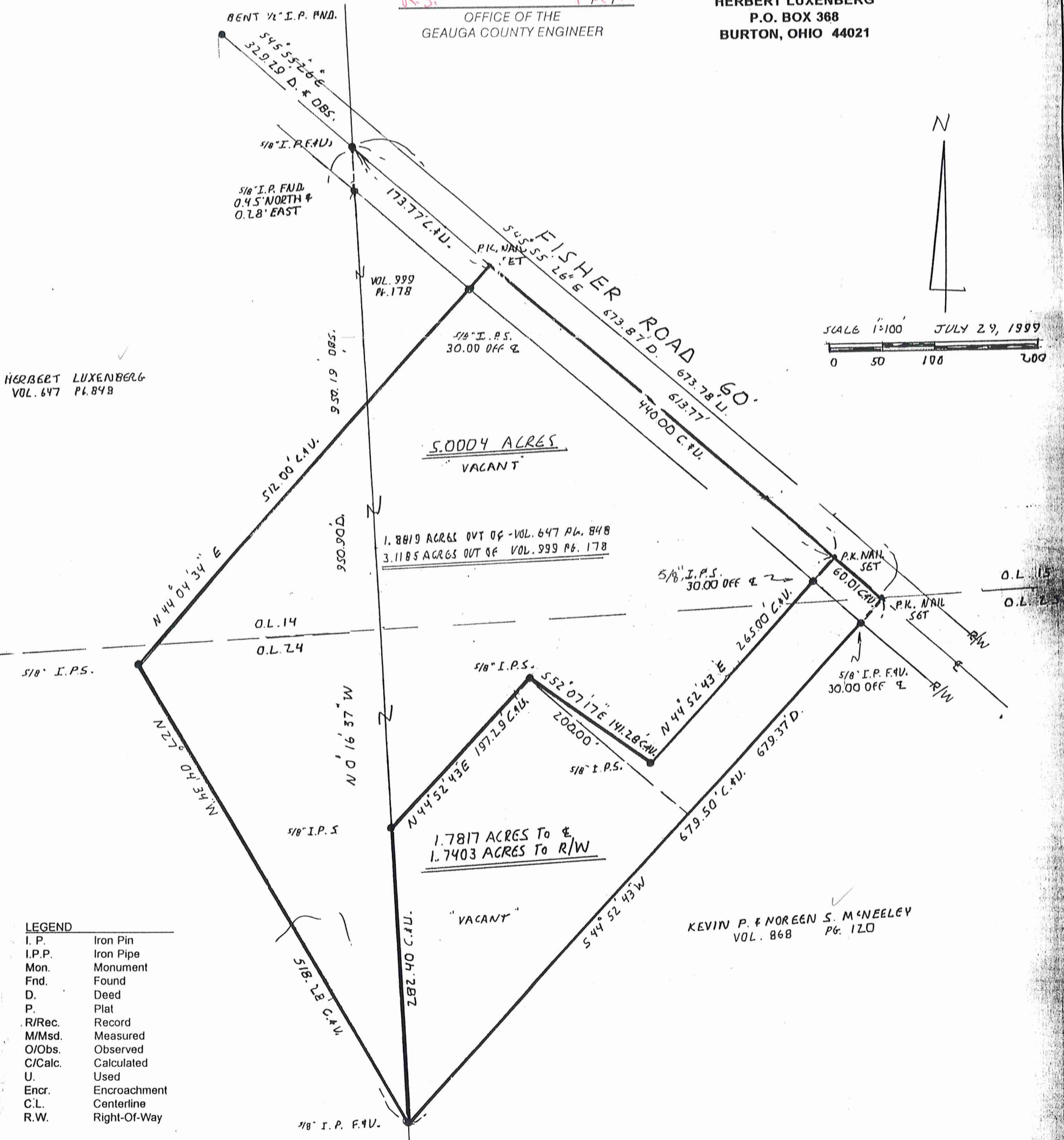
Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Burton Township Lots Nos. 14, 15, 24 and 25 and further being known as part of a 5.254 acre parcel of land conveyed to Herbert Luxenberg by deed recorded in Volume 999, Page 178 of Geauga County Deed Records and part of a 263.443 acre parcel of land conveyed to Herbert Luxenberg by deed recorded in Volume 647, Page 848 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.* *9299*  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

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



HERBERT LUXENBERG  
VOL. 647 P. 848

KEVIN P. MOREEN S. M'NEELEY  
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
Encr.	Encroachment
C.L.	Centerline
R.W.	Right-Of-Way

BUR 00087

*Luxenberg*  
*picked up 9-3-1999*  
**OBSELETE**

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 Herbert Luxenberg by deed recorded in Volume 647, Page 848 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 Herbert Luxenberg, 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 Herbert Luxenberg, 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 Herbert Luxenberg, 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;

BVR 00087

LEGAL DESCRIPTION

5.0004 Acre Parcel

Herbert Luxenberg

Page Two

COURSE VII

Thence North 44° 04' 34" East, passing through a 5/8 inch iron pin set at 482.00 feet, a total distance of 512.00 feet to the Principal Place of Beginning and containing 5.0004 acres of land (1.8819 acres out of Volume 647, Page 848 and 3.1185 acres out of Volume 999, Page 178 of Geauga County Deed Records) as surveyed, calculated and described in July, 1999 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.

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

R.S.

9/2/99

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

RECEIVED

SEP 10 1999  
GEAUGA COUNTY  
ENGINEERS