

# 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. 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.

PREPARED BY:  
RUDY E. SCHWARTZ  
PROFESSIONAL SURVEYOR  
15750 AUBURN ROAD  
NEWBURY, OHIO 44065  
(440)564-7528  
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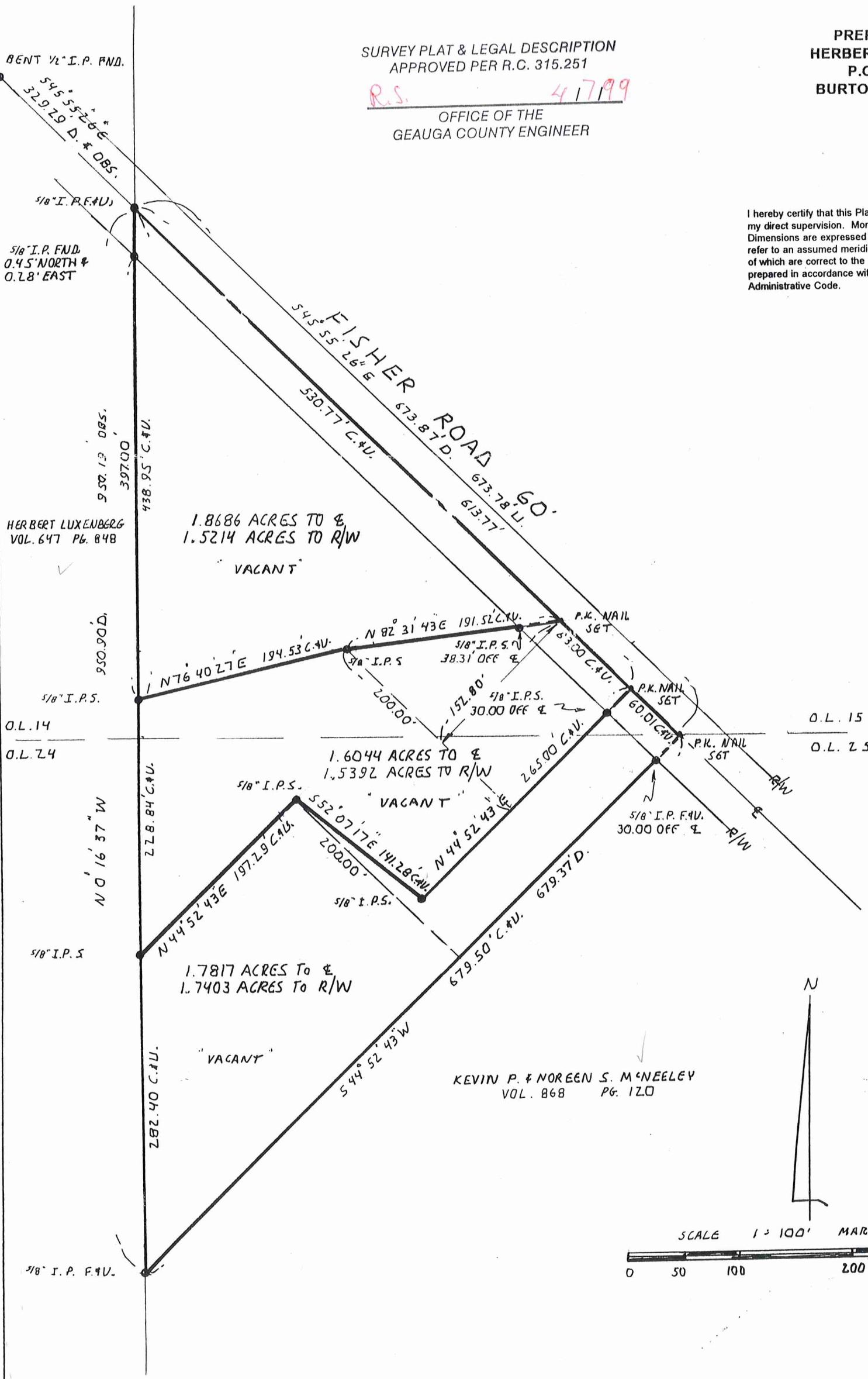
PREPARED FOR:  
HERBERT LUXENBERG  
P.O. BOX 368  
BURTON, OHIO 44021

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

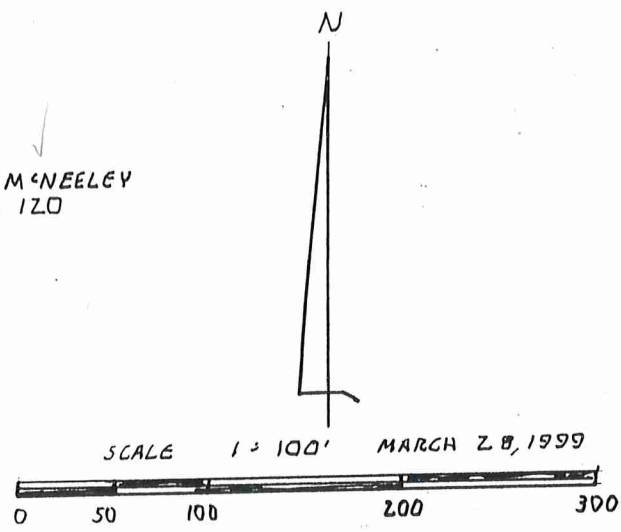
R.S. 41799  
OFFICE OF THE  
GEOUGA COUNTY ENGINEER

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



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



KEVIN P. & NOREEN S. M'NEELEY  
VOL. 868 PG. 120

HERBERT LUXENBERG  
VOL. 647 Pg. 848

BVRO0088

LEGAL DESCRIPTION  
OF A  
1.6044 ACRE PARCEL  
FOR  
HERBERT LUXENBERG

LUXENBERG, PICKED UP 4-7-99  
SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251  
R.S. 4/7/99  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

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 Herbert Luxenberg by deed recorded in Volume 647, Page 848 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 530.77 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 83.00 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 Herberg Luxenberg, also being the Easterly line of Original Lot No. 24;

COURSE V Thence North 0° 16' 37" West, along said Easterly line of land so conveyed to Herbert Luxenberg, a distance of 228.84 feet to a 5/8 inch iron pin set;

COURSE VI Thence North 76° 40' 27" East, a distance of 194.53 feet to a 5/8 inch iron pin set;

COURSE VII Thence North 82° 31' 43" East, passing through a 5/8 inch iron pin set at 153.21 feet, a total distance of 191.52 feet to the Principal Place of Beginning and containing 1.6044 acres of land (1.5392 acres excluding the area within the right-of-way of Fisher Road) as surveyed, calculated and described in March, 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.

ORIGINAL  
RECORDED  
MAY 01  
1999

BUR00088

LEGAL DESCRIPTION  
OF A  
1.7817 ACRE PARCEL  
FOR  
HERBERT LUXENBERG

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

R.S. 47,99

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

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

COURSE VI Thence North 44° 52' 43" East, passing through a 5/8 inch iron pin set at 235.00 feet, a total distance of 265.00 feet to the Principal Place of Beginning and containing 1.7817 acres of land (1.7403 acres of land excluding the area within the right-of-way of Fisher Road) as surveyed, calculated and described in March, 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 pin set are I.D. Schwartz 7193.

