

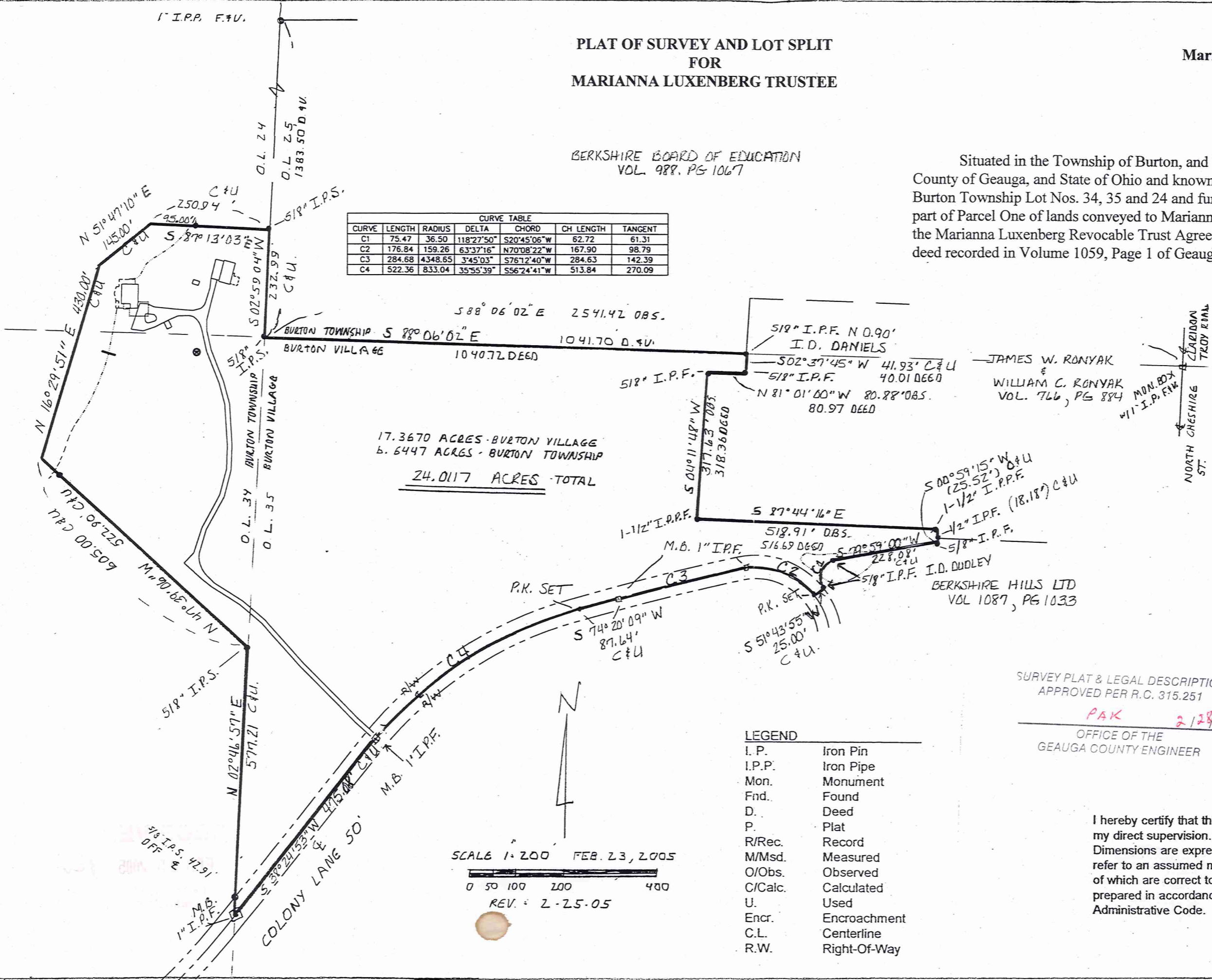
**PLAT OF SURVEY AND LOT SPLIT
FOR
MARIANNA LUXENBERG TRUSTEE**

Prepared for:
Marianna Luxenberg Trustee
13600 Colony Lane
Burton, Ohio 44021

BERKSHIRE BOARD OF EDUCATION
VOL. 988, PG 1067

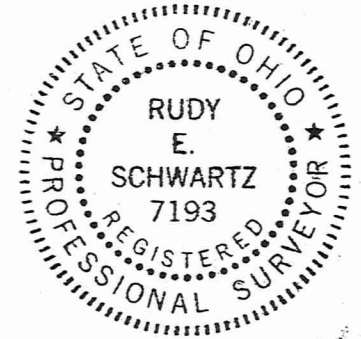
Situated in the Township of Burton, and The Village of Burton,
County of Geauga, and State of Ohio and known as being a part of Original
Burton Township Lot Nos. 34, 35 and 24 and further being known as part
part of Parcel One of lands conveyed to Marianna Luxenberg Trustee under
the Marianna Luxenberg Revocable Trust Agreement, dated June 6, 1996 by
deed recorded in Volume 1059, Page 1 of Geauga County Deed Records.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH	TANGENT
C1	75.47	36.50	118°27'50"	S20°45'06"W	62.72	61.31
C2	176.84	159.26	63°37'16"	N70°08'22"W	167.90	98.79
C3	284.68	4348.65	3°45'03"	S76°12'40"W	284.63	142.39
C4	522.36	833.04	35°55'39"	S56°24'41"W	513.84	270.09



17.3670 ACRES - BURTON VILLAGE
6.6447 ACRES - BURTON TOWNSHIP
24.0117 ACRES - TOTAL

Prepared by:
Schwartz Land Surveying, Inc.
12121 Kinsman Road
Newbury, Ohio 44065



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
PAK 2/28/05
OFFICE OF THE
GEAUGA COUNTY ENGINEER

- 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

SCALE 1" = 200' FEB. 23, 2005
0 50 100 200 400
REV. = 2-25-05

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

BRV-00029

Luxenberg

Burton Village / Burton Township

Pick Up Date 2/28/05

LEGAL DESCRIPTION
OF A
24.0117 ACRE PARCEL FOR
MARIANNA LUXENBERG TRUSTEE

04-150980
05-027951
Vol 1760 PG 1236

Situated in the Township of Burton, and The Village of Burton County of Geauga, and State of Ohio and known as being part of Original Burton Township Lots Nos. 34, 35 and 24 and further being known as part of Parcel One of lands 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 monument box with a one inch iron pin found in the centerline of Colony Lane, 50 feet wide, at its intersection with the Westerly line of Burton Village also being the Westerly line of said Original Lot No. 35;

COURSE I Thence North 02°46'57" East passing through a 5/8 inch iron pin set at 42.91 feet, a total distance of 577.21 feet to a 5/8 inch iron pin set;

COURSE II Thence North 47°39'06" West passing through a 5/8 inch iron pin set at 522.90 feet, a total distance of 605.00 feet to a point in a lake;

COURSE III Thence North 16°29'51" East, a distance of 430.00 feet to a point in said lake;

COURSE IV Thence North 51°47'10" East, a distance of 145.00 feet to a point in said lake;

COURSE V Thence South 87°13'03" East passing through a 5/8 inch iron pin set at 95.00 feet, a total distance of 250.94 feet to a 5/8 inch iron pin set in the Westerly line of land conveyed to The Berkshire Board of Education by deed recorded in Volume 988, Page 1067 of Geauga County Deed Records;

COURSE VI Thence South 02°59'04" West along said Westerly line of land so conveyed to The Berkshire Board of Education, also being the Westerly line of Burton Village, a distance of 232.99 feet to a 5/8 inch iron pin set at the Southwesterly corner thereof;

COURSE VII Thence South 88°06'02" East along the Southerly line of land so conveyed to The Berkshire Board of Education, also being the Northerly line of Burton Village, a distance of 1041.70 feet to a point in the Westerly line of land conveyed to James W. Ronyak and William C. Ronyak by deed recorded in Volume 766, Page 884 of Geauga County Deed Records; (witness a 5/8 inch iron pin found 0.90 feet North - I.D. Daniels)

LEGAL DESCRIPTION

24.0117 Acre Parcel

Marianna Luxenberg Trustee

Page Two

- COURSE VIII Thence South 02°37'45" West along said Westerly line of land so conveyed to James W. Ronyak and William C. Ronyak, a distance of 41.93 feet to a 5/8 inch iron pin found at an interior corner thereof;
- COURSE IX Thence North 88°01'00" West along a Northerly line of land so conveyed to James W. Ronyak and William C. Ronyak, a distance of 80.88 feet to a 5/8 inch iron pin found at a Northwesterly corner thereof;
- COURSE X Thence South 04°11'48" West along the most Westerly line of land so conveyed to James W. Ronyak and William C. Ronyak, a distance of 317.63 feet to a 1-1/2 inch iron pipe found at the Southwesterly corner thereof;
- COURSE XI Thence South 87°44'16" East along the Southerly line of land so conveyed to James W. Ronyak and William C. Ronyak, a distance of 518.91 feet to a 1-1/2 inch iron pipe found at an interior corner thereof;
- COURSE XII Thence South 00°59'15" West along a Westerly line of land so conveyed to James W. Ronyak and William C. Ronyak and along a Westerly line of land conveyed to Berkshire Hills LTD by deed recorded in Volume 1087, Page 1033 of Geauga County Deed Records, passing through a 1/2 inch iron pin found at 18.18 feet, a total distance of 25.52 feet to a 5/8 inch iron pin found an interior corner of land so conveyed to Berkshire Hills LTD;
- COURSE XIII Thence South 79°59'00" West along a Northerly line of land so conveyed to Berkshire Hills LTD, a distance of 228.28 feet to a 5/8 inch iron pin found (I.D. Dudley) at a point of curvature;
- COURSE XIV Thence Southwesterly along the arc of a curve deflecting to the left, also being said Northerly line of land so conveyed to Berkshire Hills LTD, 75.47 feet, said curve having a radius of 36.50 feet, a delta of 118°27'50", and a chord which bears South 20°45'06" West 62.72 feet to a 5/8 inch iron pin found (I.D. Dudley) in the curved Northerly right-of-way of said Colony Lane;
- COURSE XV Thence South 51°43'55" West, a distance of 25.00 feet to a P.K. nail set in the curved centerline of said Colony Lane;

Courses XVI through course XX are along said centerline of Colony Lane;

B.R.V. 00029

LEGAL DESCRIPTION

24.0117 Acre Parcel

Marianna Luxenberg Trustee

Page Three

COURSE XVI Thence Northwesterly along the arc of a curve deflecting to the left, 176.84 feet, said curve having a radius of 159.26 feet, a delta of 63°37'16" and a chord which bears North 70°08'22" West, 167.90 feet to a monument box with a one inch iron pin found at a point of compound curvature;

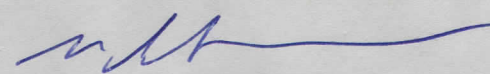
COURSE XVII Thence Southwesterly along the arc of a curve deflecting to the left, 284.68 feet, said curve having a radius of 4,348.65 feet, a delta of 3°45'03" and a chord which bears South 76°12'40" West, 284.63 feet to a monument box with a one inch iron pin found at a point of tangency;

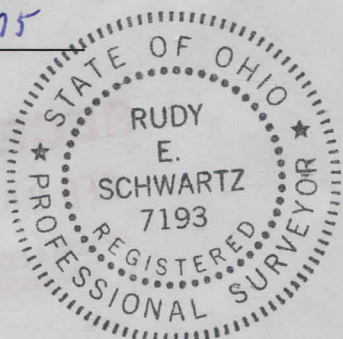
COURSE XVIII Thence South 74°20'09" West, a distance of 87.64 feet to a P.K. nail set at a point of curvature;

COURSE XIX Thence Southwesterly along the arc of a curve deflecting to the left 522.36 feet, said curve having a radius of 833.04 feet, a delta of 35°55'39", and a chord which bears South 56°24'41" West, 513.84 feet to a monument box with a one inch iron pin found at a point of tangency;

COURSE XX Thence South 38°24'53" West, a distance of 475.08 feet to the Place of Beginning and containing 24.0117 acres of land (6.6447 acres of land in Burton Township and 17.3670 acres of land in Burton Village) as surveyed, calculated and described on February 18, 2005 by Rudy E. Schwartz, P.S. 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.

DATE 2-25-05


RUDY E. SCHWARTZ, P.S. 7193



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