

BURLINGTON OF GEAUGA CONDOMINIUM PHASE NO. 15

SECTION NO 2 - EAST DIVISION - TRACT NO. 1

MUNSON TOWNSHIP
LOT NO. 145
VILLAGE OF CHARDON
GEAUGA COUNTY, OHIO



SCALE 1" = 50'

AUGUST, 1991

Partnership filed
in Geauga County
Catherine H. Heiden
Recorder

BURLINGTON DEVELOPMENT COMPANY AN OHIO GENERAL PARTNERSHIP, HEREBY GRANT A PERPETUAL EASEMENT TO THE VILLAGE OF CHARDON, CLEVELAND ELECTRIC ILLUMINATING COMPANY, WESTERN RESERVE TELEPHONE COMPANY AND CABLEVISION OF GEAUGA COUNTY AND THEIR RESPECTIVE SUCCESSORS TO ENTER UPON THE COMMON AREA DESIGNATED AS SUCH UPON THE ATTACHED CONDOMINIUM PLAT AS AMENDED FROM TIME TO TIME FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING AND REPLACING SUCH OF THEIR RESPECTIVE LINES, TRANSFORMERS, SANITARY SEWER MAINS AND MANHOLES, WATER MAINS AND FIRE HYDRANTS AS ARE LOCATED THEREON, NOW AND AS A RESULT OF FUTURE AMENDMENTS OF SAID CONDOMINIUM PLAT OR PLATS.

NO OVERHEAD ELECTRIC WIRES SHALL BE PERMITTED. LOCATION OF TRANSFORMERS SHALL BE BY MUTUAL CONSENT

DECLARANT HEREBY GRANTS UNTO THE VILLAGE OF CHARDON, GEAUGA COUNTY, OHIO THE FULL OWNERSHIP OF ALL WATER MAINS, FIRE HYDRANTS, SANITARY SEWER MAINS, MANHOLES NOW OR HEREINAFTER INSTALLED UPON AND UNDER THE AREAS OF THE ATTACHED CONDOMINIUM PLAT AS AMENDED FROM TIME TO TIME DESIGNATED AS THE COMMON AREA AND FURTHER DEDICATES SUCH ITEMS TO THE OWNERSHIP, CARE, USE AND CONTROL OF SAID VILLAGE.

THE DRAWINGS ARE SUBJECT TO FUTURE MODIFICATIONS AND TO EASEMENTS AS SPECIFIED IN SECTIONS 10 AND 18 OF THE DECLARATION OF CONDOMINIUM OWNERSHIP FILED HEREWITH

NOTE:

IN THE PREVIOUS TWELVE AMENDMENTS TO THIS CONDOMINIUM, THE COVER PAGE HAS MISTAKENLY AND INADVERTENTLY PURPORTED TO INCLUDE A STORM SEWER SYSTEM WITHIN THE DEDICATION. SUCH ACTION WAS IN ERROR AND IT IS HEREBY AND SPECIFICALLY AND AFFIRMATIVELY STATED THAT NO PORTION OF THE STORM SEWER HAS BEEN OR HEREBY IS DEDICATED TO PUBLIC USE AND MAINTENANCE AND OWNERSHIP.



SURVEYOR'S CERTIFICATION:
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF BURLINGTON OF GEAUGA CONDOMINIUM, PHASE 13 ARE GRAPHICALLY LOCATED AS SHOWN ON THIS DRAWING AS CONSTRUCTED. I HEREBY CERTIFY THAT THERE WERE NO ENCROACHMENTS OF OR ON THE PROPERTY AT THE TIME OF THE SURVEY.
Howard R. Selee
REGISTERED SURVEYOR
AUGUST 19, 1991
DATE

ENGINEER'S CERTIFICATION:
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY, ALL PARTICULARS OF THE BUILDINGS OF BURLINGTON OF GEAUGA CONDOMINIUM, PHASE 13 INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND OUT DIMENSIONS OF EACH FAMILY UNIT AND COMMON AREAS AND BUILDINGS AS CONSTRUCTED.
M.G. Picone, P.E.
REGISTERED ENGINEER
8/21/91
DATE

402122
402122

OWNER'S CONSENT

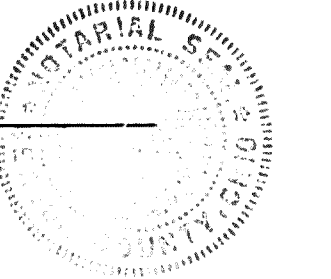
THE UNDERSIGNED OWNER OF THE PREMISES SHOWN ON THIS PLAT, DO HEREBY CONSENT TO THE RECORDING OF SAME. BURLINGTON DEVELOPMENT COMPANY, AN OHIO GENERAL PARTNERSHIP.

Jerry Petersen
BY: JERRY PETERSEN
MANAGING GENERAL PARTNER

Benita M. Swontek
WITNESS
Thomas A. Driggs
WITNESS

COUNTY OF GEAUGA, STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JERRY PETERSEN, MANAGING GENERAL PARTNER OF BURLINGTON DEVELOPMENT COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE DULY AUTHORIZED VOLUNTARY ACT OF SAID PARTNERSHIP. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO THIS 21st DAY OF August, 1991.

Benita M. Swontek
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
Benita M. Swontek, Notary Public
State of Ohio, Geauga County
My commission expires August 19, 1993



RECEIVED FOR TRANSFER BY THE GEAUGA COUNTY AUDITOR THIS 21 DAY OF August, 1991.

Richard J. Malowski
GEAUGA COUNTY AUDITOR

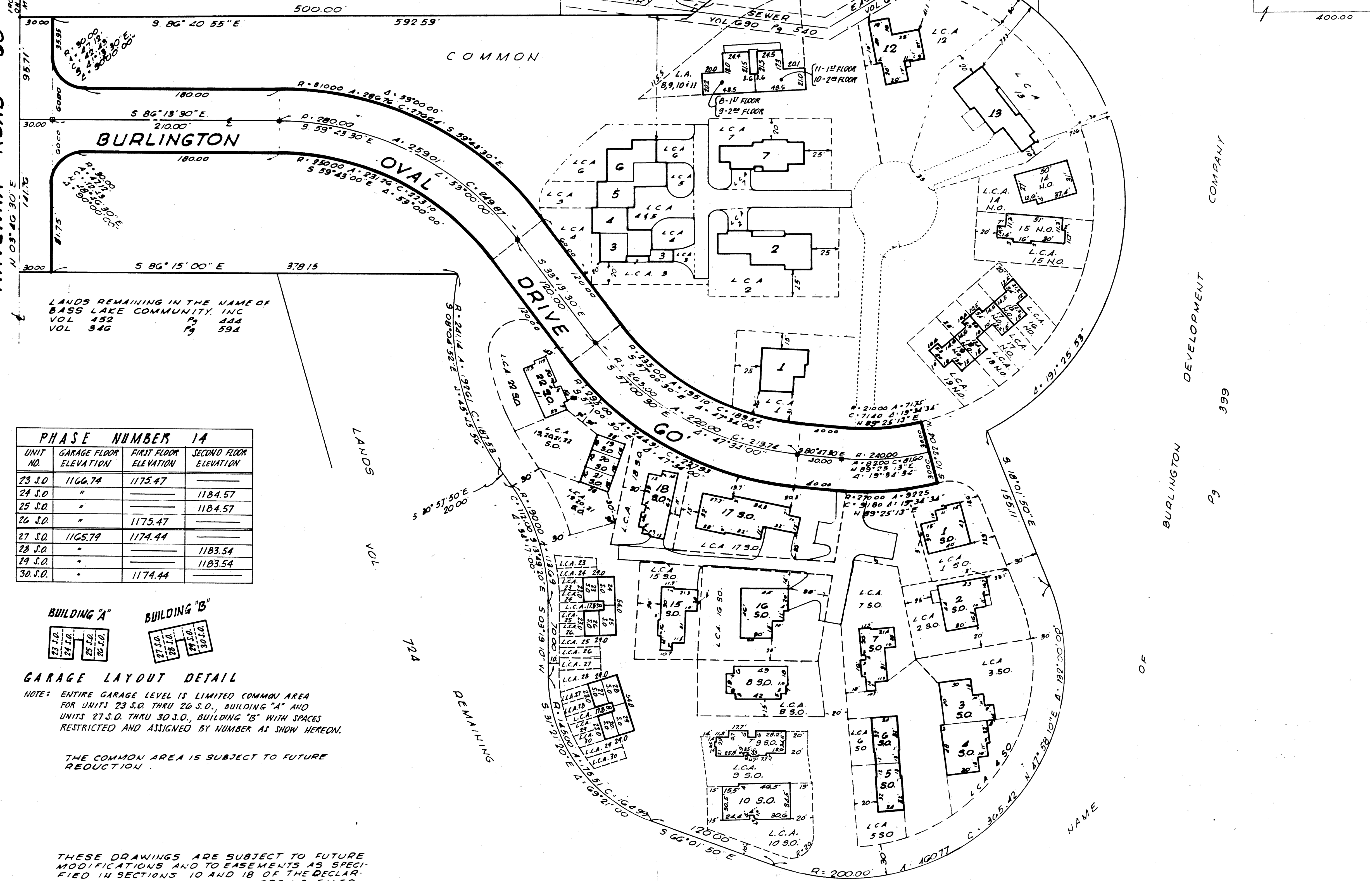
RECEIVED FOR RECORDING PURPOSES BY THE GEAUGA COUNTY RECORDER THIS 21 DAY OF Aug, 1991. AT 3:21 P.M. IN PLAT BOOK NO. 20 PAGE NO. 49

Catherine H. Heiden
GEAUGA COUNTY RECORDER

VILLAGE STATION ASSOCIATES
VOL 661 Pg. 995

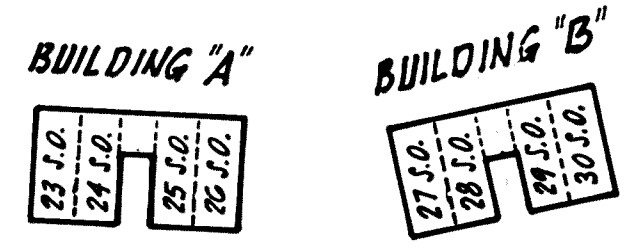
SEE PAGE 4 OF 4

RAVENNA ROAD GO



LANDS REMAINING IN THE NAME OF
BASS LAKE COMMUNITY, INC.
VOL 452 Pg. 444
VOL 346 Pg. 594

PHASE NUMBER 14			
UNIT NO.	GARAGE FLOOR ELEVATION	FIRST FLOOR ELEVATION	SECOND FLOOR ELEVATION
23 S.O.	1166.74	1175.47	
24 S.O.	"		1184.57
25 S.O.	"		1184.57
26 S.O.	"	1175.47	
27 S.O.	1165.79	1174.44	
28 S.O.	"		1183.54
29 S.O.	"		1183.54
30 S.O.	"	1174.44	

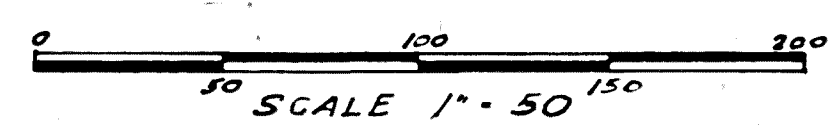


GARAGE LAYOUT DETAIL

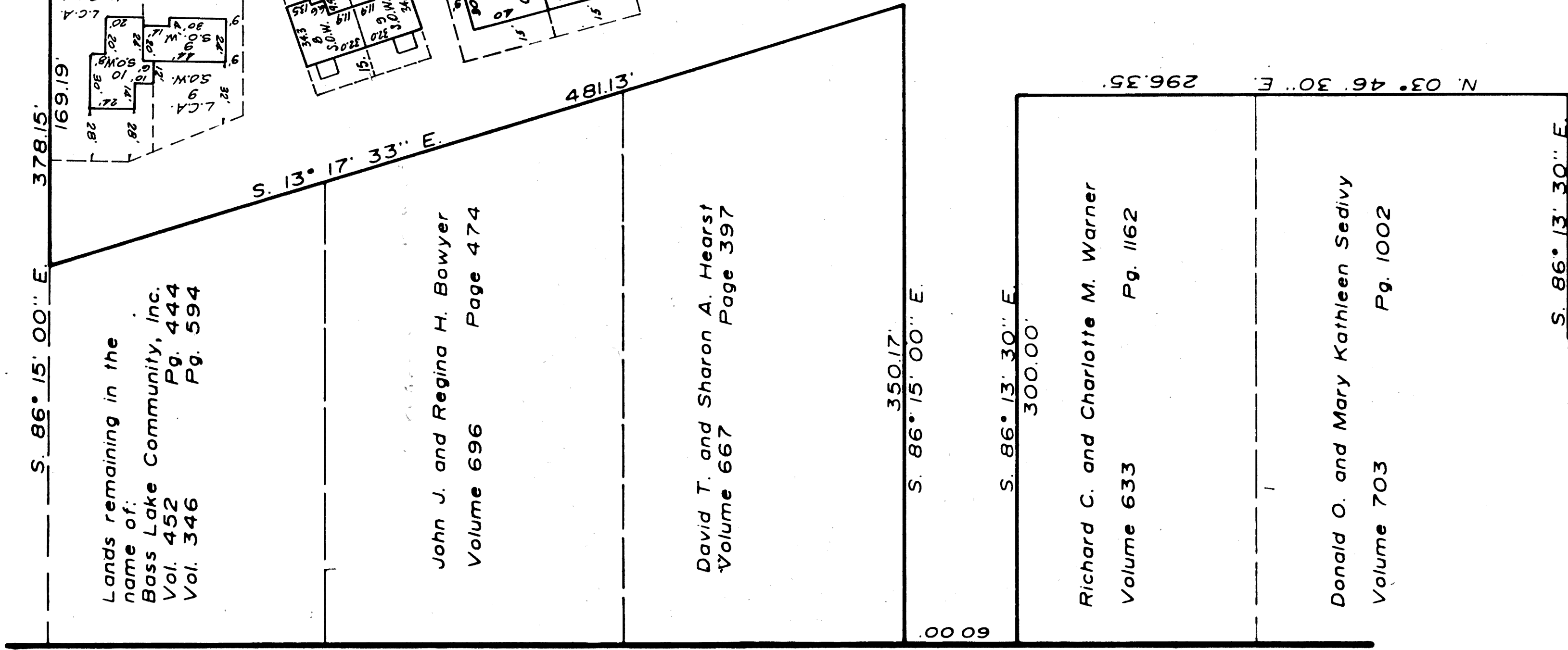
NOTE: ENTIRE GARAGE LEVEL IS LIMITED COMMON AREA FOR UNITS 23 S.O. THRU 26 S.O., BUILDING "A" AND UNITS 27 S.O. THRU 30 S.O., BUILDING "B" WITH SPACES RESTRICTED AND ASSIGNED BY NUMBER AS SHOW HEREON.

THE COMMON AREA IS SUBJECT TO FUTURE REDUCTION.

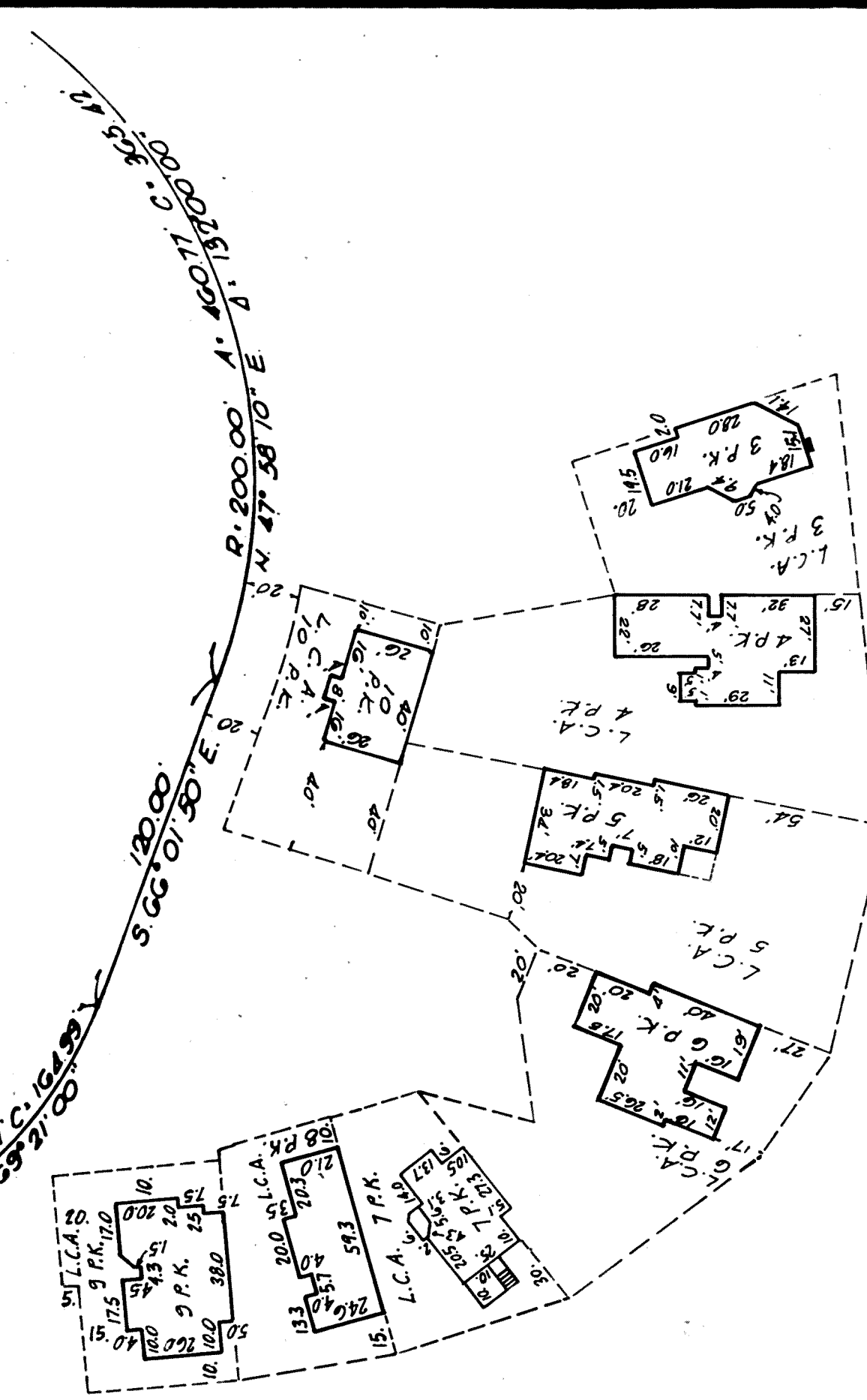
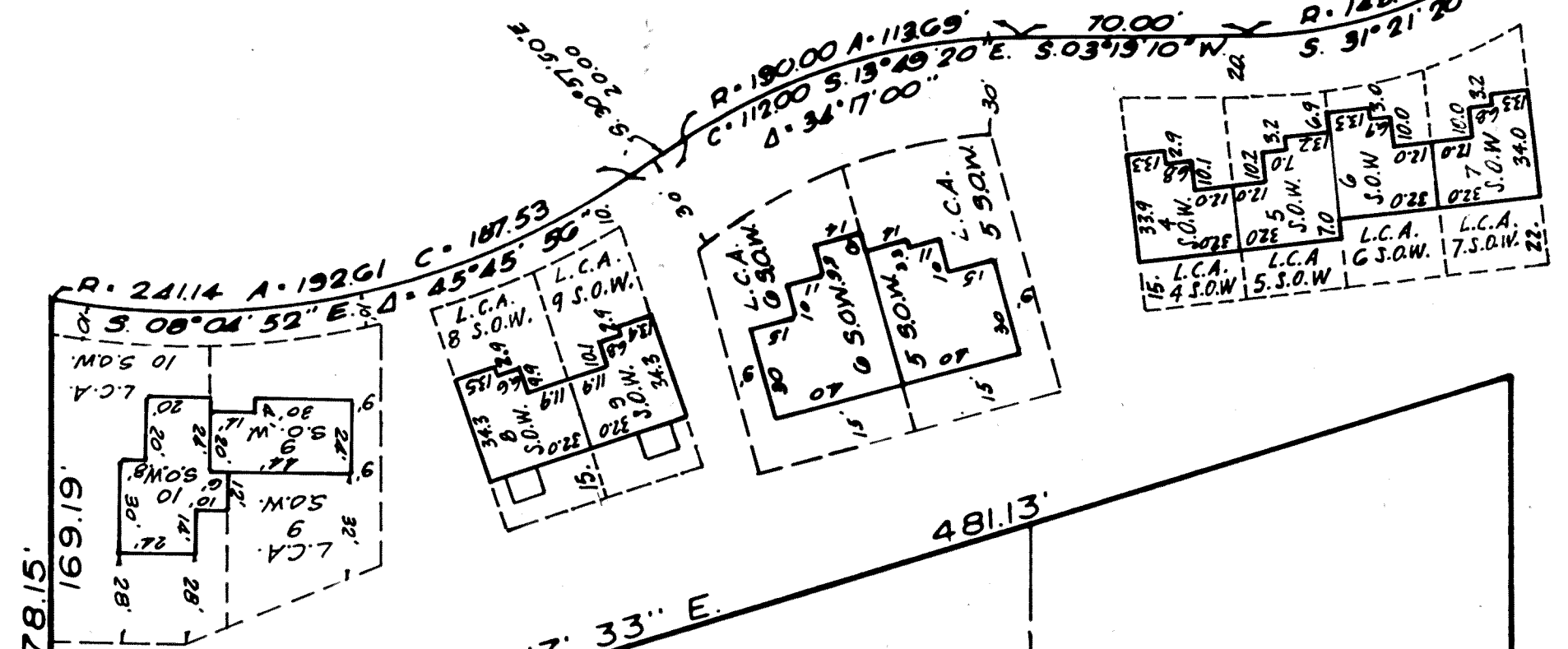
THESE DRAWINGS ARE SUBJECT TO FUTURE MODIFICATIONS AND TO EASEMENTS AS SPECIFIED IN SECTIONS 10 AND 18 OF THE DECLARATION OF CONDOMINIUM OWNERSHIP FILED HERewith AND TO A FUTURE 20' FOOT WIDE EASEMENT FOR INGRESS AND EGRESS TO BE GRANTED TO VILLAGE STATION ASSOCIATES FROM BURLINGTON OVAL DRIVE TO THE SOUTHEASTERLY CORNER OF VILLAGE STATION ASSOCIATES VOL 661 PAGE 995.



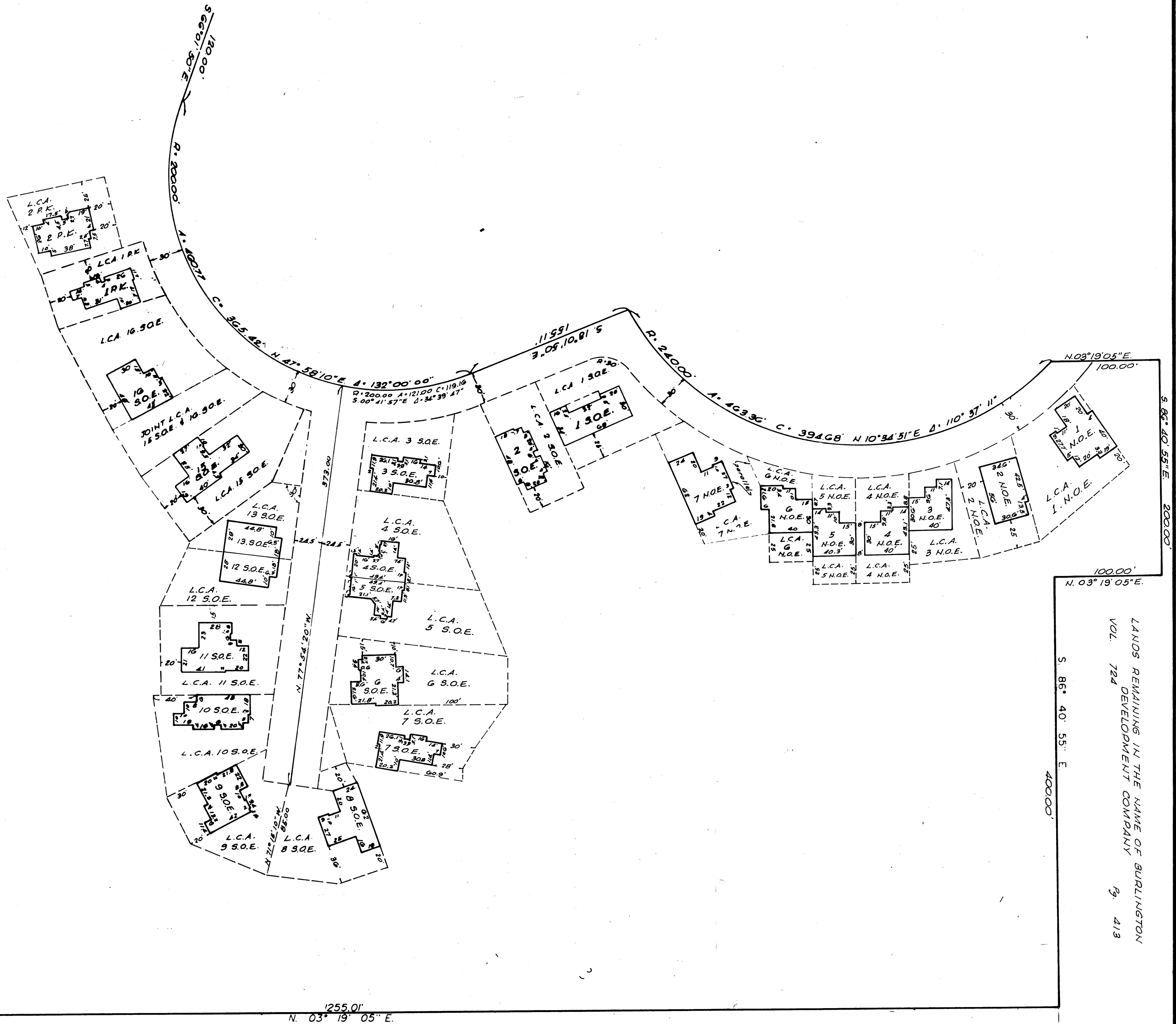
Ravenna Road 60'



Anna F. Shultz
Vol. 559 Pg. 1360



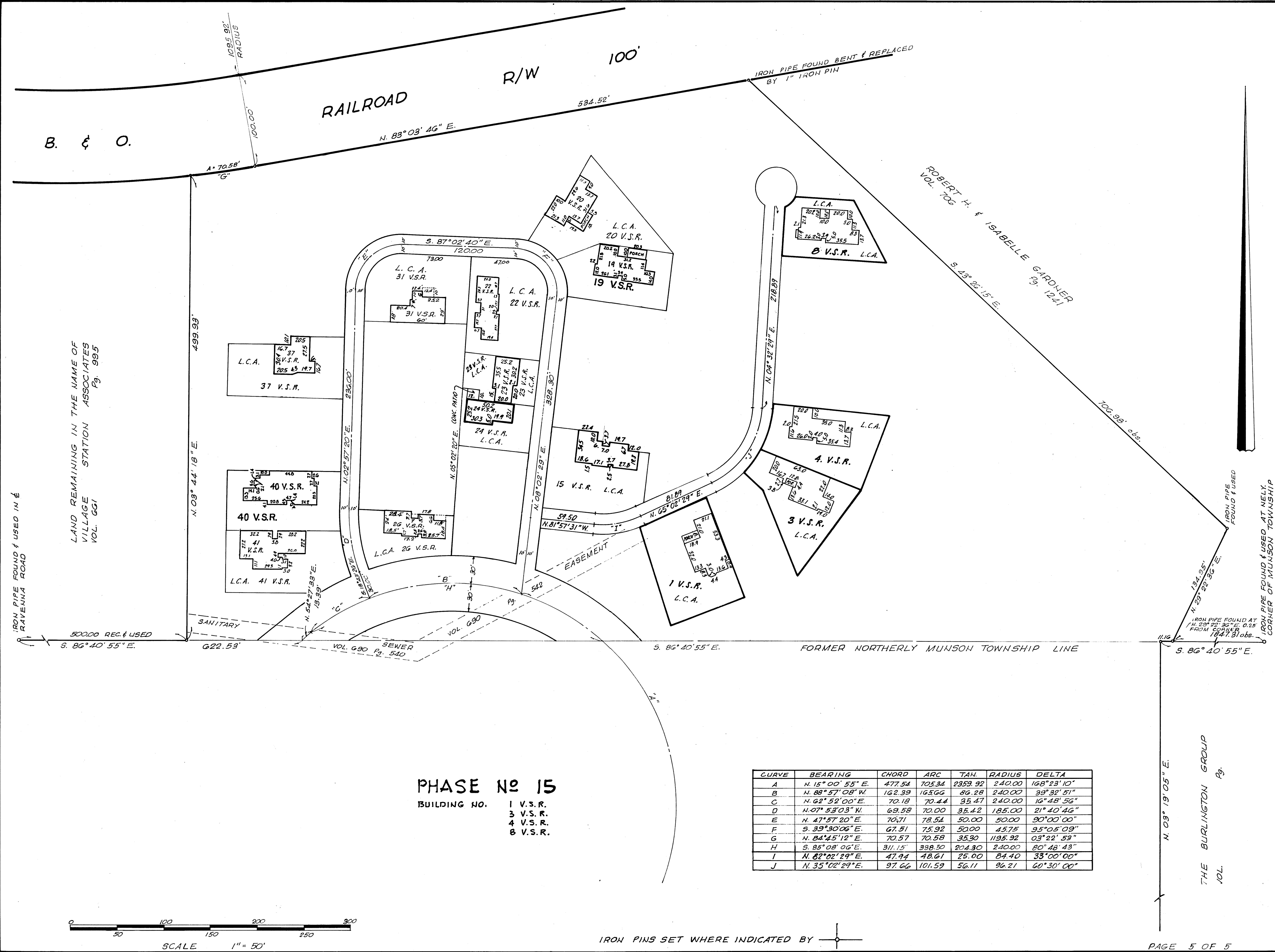
S. 86° 40' 55" E.
1321.60'



1255.01'
N. 03° 19' 05" E.



LANDS REMAINING IN THE NAME OF BURLINGTON
DEVELOPMENT COMPANY
VOL. 724
P. 413



B. & O.

RAILROAD

R/W

100'

N. 83° 03' 46" E.

584.52'

IRON PIPE FOUND BENT & REPLACED BY 1" IRON PIN

ROBERT H. & ISABELLE GARDNER VOL. 706
S. 23° 26' 15" E.
706.98' obs.

LAND REMAINING IN THE NAME OF VILLAGE STATION ASSOCIATES VOL. 995

IRON PIPE FOUND & USED IN E RAVENNA ROAD

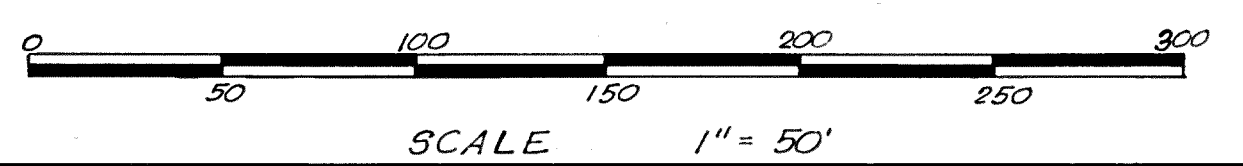
IRON PIPE FOUND & USED

IRON PIPE FOUND & USED AT NELLY CORNER OF MUNSON TOWNSHIP

PHASE No 15

- BUILDING NO. 1 V.S.R.
3 V.S.R.
4 V.S.R.
8 V.S.R.

CURVE	BEARING	CHORD	ARC	TAN.	RADIUS	DELTA
A	N. 15° 00' 55" E.	477.54	705.34	2359.92	240.00	168° 23' 10"
B	N. 88° 57' 08" W.	162.39	165.66	86.28	240.00	39° 32' 51"
C	N. 62° 52' 00" E.	70.18	70.44	35.47	240.00	16° 48' 56"
D	N. 07° 53' 03" W.	69.58	70.00	35.42	185.00	21° 40' 46"
E	N. 47° 57' 20" E.	70.71	78.54	50.00	50.00	90° 00' 00"
F	S. 39° 30' 06" E.	67.51	75.92	50.00	45.75	95° 05' 09"
G	N. 84° 45' 12" E.	70.57	70.58	35.30	1195.92	03° 22' 53"
H	S. 85° 08' 06" E.	311.15	398.50	204.30	240.00	80° 48' 43"
I	N. 82° 02' 29" E.	47.94	48.61	25.00	84.40	33° 00' 00"
J	N. 35° 02' 29" E.	97.66	101.59	56.11	96.21	60° 30' 00"



IRON PINS SET WHERE INDICATED BY