

FINAL PLAT

WOODS OF BURLINGTON, PHASE I

GENERAL TRAILS EASEMENT

ALL LANDS WITHIN THE OUTER BOUNDARIES OF EXISTING PHASES ONE AND TWO AND ALL FUTURE PHASES OF THE WOODS OF BURLINGTON P.U.D. ARE HEREBY SUBJECTED TO A BLANKET EASEMENT RESERVED BY AND FOR THE BURLINGTON GROUP, INC., ITS SUCCESSORS AND ASSIGNS, AS DEVELOPER THEREOF, TO ERECT AND MAINTAIN A SYSTEM OF WALKING AND RECREATION TRAILS FOR THE JOINT AND COMMON USE AND ENJOYMENT OF RESIDENTS OF THE WOODS OF BURLINGTON P.U.D. AND THEIR GUESTS AND INVITEES, WHICH TRAILS WILL BE LOCATED, SUBJECT TO ON-SITE ADJUSTMENT DURING CONSTRUCTION, IN BASIC CONFORMITY WITH THE November 21, 1990, GENERAL TRAIL LOCATION MAP DRAWN BY CAWRSE & ASSOCIATES, THE ORIGINAL OF WHICH IS ON FILE WITH THE MANAGER OF CHARDON VILLAGE, OHIO. WHEN COMPLETED SAID TRAILS SYSTEM WILL CONTAIN A MINIMUM OF THREE LINEAL MILES. SAID TRAILS WILL, UPON COMPLETION OF EACH PHASE OR SECTION, THEREOF, BE TRANSFERRED TO AND MAINTAINED BY WOODS OF BURLINGTON HOMEOWNERS ASSOCIATION.

SITUATED IN THE VILLAGE OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO AND BEING PART OF ORIGINAL MUNSON TOWNSHIP SECTION No 2, EAST DIVISION AND BEING THE LAND AS CONVEYED TO THE BURLINGTON GROUP INC. AS SHOWN IN VOLUME PAGE OF THE GEauga COUNTY RECORD OF DEEDS.

PROTECTIVE COVENANTS TO BE FILED WITH THE VILLAGE BY THE OWNERS OF THE SUBDIVISION AND UPON APPROVAL FILED FOR RECORD PURPOSES WITH THE COUNTY RECORDER.

ACCEPTANCE OF STREET AND UTILITIES FOR PUBLIC USE (SEPARATE ORDINANCE NOT INCLUDED ON PLAT)

THE PUBLIC STREET(S) ACCEPTED HERETOFORE FOR DEDICATION AND THE PUBLIC UTILITIES HAS (HAVE) BEEN FOUND TO BE CONSTRUCTED IN ACCORDANCE WITH THE DRAWING, SPECIFICATIONS AND DESIGN STANDARDS IN EFFECT AND IN GOOD REPAIR, IS(ARE) HEREBY ACCEPTED FOR PUBLIC USE AND MAINTENANCE BY THE COUNCIL OF THE MUNICIPALITY OF CHARDON, OHIO. BY ORDINANCE NO. 1315, MARCH 16, 1991

I (we) the undersigned (BURLINGTON GROUP, INC. WILLIAMSBURG HOMES, INC. WILLIAM C. KAY BUILDERS, INC. BURLINGTON BUILDERS, INC.) owner(s)

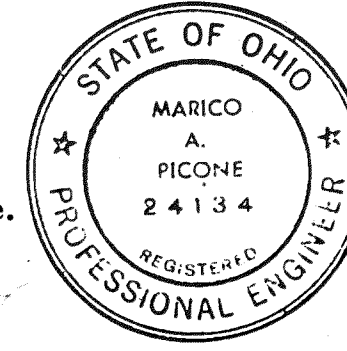
of the property shown and described hereon as the WOODS OF

BURLINGTON, PHASE I subdivision do hereby assent to and adopt this subdivision of the same, and acknowledge that the same was made at our request and do hereby dedicate to public use the street(s) (easements) (parks or other public areas) designated in graphic symbols on this plat.

(owner) Jerry Peterson, V.P. (owner) William C. Kay Builders, Inc. (owner) Burlington Builders, Inc. (owner) Jerry Peterson, Pres. (Witness) Berta M. Leonard (Witness) Steve Kite

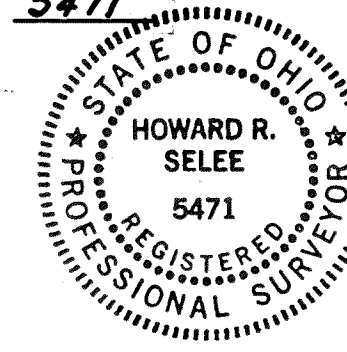
I hereby certify that I have prepared this FINAL plat of WOODS OF BURLINGTON, PHASE I subdivision and that the same is correct and accurate.

Aug 15 1989 M.A. Picone, P.E., P.S. Registered Engineer - Ohio Serial No 24134



I HEREBY CERTIFY THAT I HAVE PREPARED THIS SURVEY OF THE WOODS OF BURLINGTON, PHASE I SUBDIVISION AND THAT THE SAME IS CORRECT AND ACCURATE.

SEPTEMBER 11, 1989 Norman R. Selig Registered Surveyor - Ohio Serial No 5471



APPROVAL BY PLANNING COMMISSION

This plat of WOODS OF BURLINGTON, PHASE I subdivision has been approved by the Planning Commission of the Municipality of Chardon, Ohio, by resolution adopted February 25, 1991.

Secretary signature: Berta M. Leonard

CERTIFICATE OF THE APPROVAL OF REQUIRED IMPROVEMENTS

I hereby certify that the pavements, utilities and other required improvements for the subdivision herein approved have been designed in accordance with the regulations and standards in effect; that I have estimated the cost of materials and construction; and performance guarantees in the amount of \$85,500.00 have been posted with the CLERK OF COUNCIL to assure completion of all improvements in case of default.

FEBRUARY 14, 1991

BURGESS & NIPLE, LTD. Municipal Engineer

CERTIFICATE OF THE APPROVAL OF REQUIRED IMPROVEMENTS

I hereby certify that pavements, utilities and other required land improvements for the WOODS OF BURLINGTON, PHASE I subdivision approved by the Planning Commission on FEBRUARY 14, 1991 have been designed in accordance with the regulations and standards in effect; that I have inspected the installation of the same and find all improvements have been installed in accordance with the drawing and specifications therefor; and that the utilities and pavements are in good repair.

FEBRUARY 14, 1991

BURGESS & NIPLE, LTD. Municipal Engineer

ACCEPTANCE OF PUBLIC LAND BY COUNCIL

The public street's easements or (other public areas) as noted hereon in graphic symbols were accepted for dedication by the Council of the Municipality of Chardon, Ohio by Ordinance No. 1315 MARCH 16, 1991

Mayor signature: R. N. Bystro

No transfer necessary 7-6-92

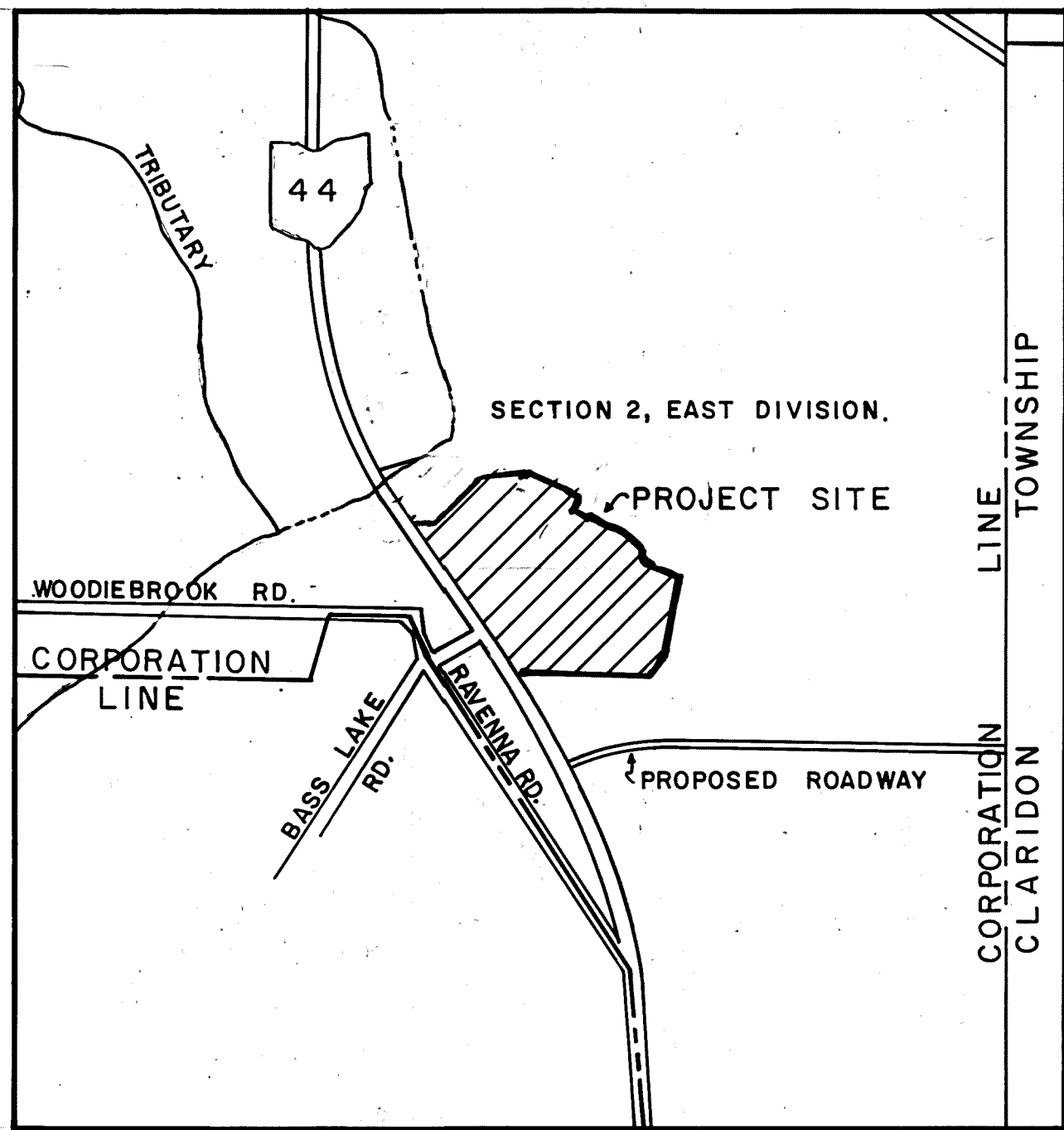
Transferred this 6 day of March, 1991

Richard J. Makowski County Auditor

Recorded in Plat Book 20 Page No. 14 this 6th day of

March, 1991

Catherine H. Heiden County Recorder



State of Ohio County of Geauga

Before me, a Notary Public in and for said County and State, personally appeared the above who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed. IN WITNESS WHEREOF I have hereunto set my hand and official seal

this 15th day of Sept, 1990

Notary Public signature: Berta M. Leonard

My commission expires (BURLINGTON GROUP, INC.)

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE C&D, ALLIANCE & OHIO INC. ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR OPERATION OF SAID ELECTRIC, GAS AND COMMUNICATIONS FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET THEIR HANDS THIS 20th DAY OF Sept, 1990

Jerry Peterson, V.P. Berta M. Leonard OWNER OF The Burlington Group, Inc. WITNESS

STATE OF OHIO, COUNTY OF Geauga BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED PARTY WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT , OHIO THIS DAY OF , 1991

Notary Public signature: Berta M. Leonard

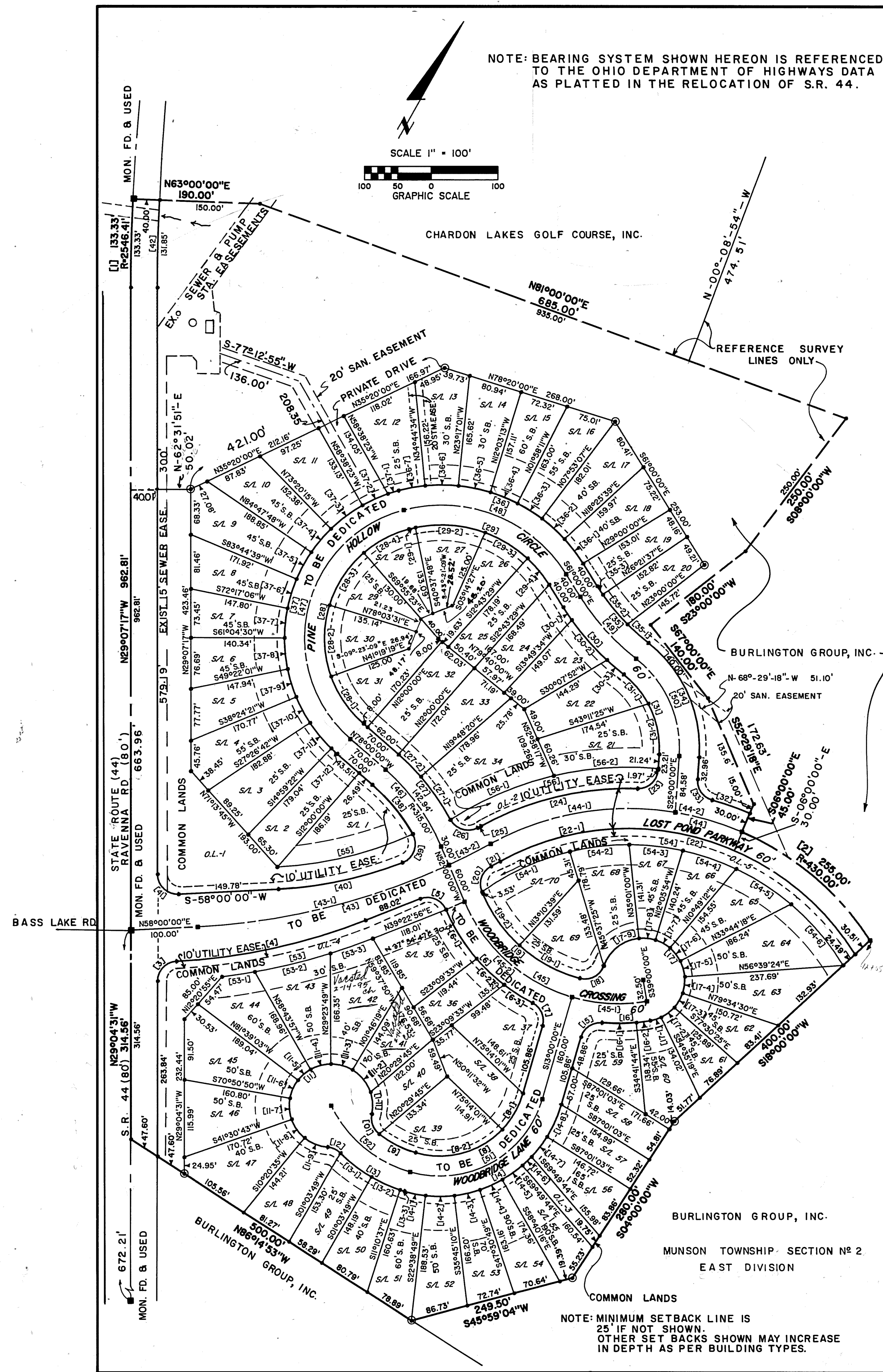
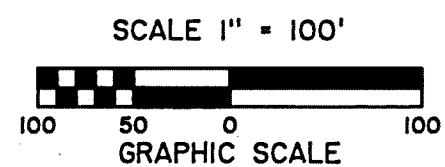
THE OWNERS AND SUBDIVIDERS, AND THE UTILITY COMPANIES RESERVE THE RIGHT TO INSTALL, CONSTRUCT, REINSTALL, BUILD OR REBUILD, ANY UTILITY AND MAINTAIN SUCH, WITHIN THE FIVE (5) FOOT EASEMENT THAT ABUTTS THE ZERO LOT LINE OF EACH LOT OR PARCEL AS SHOWN ON THIS PLAT, OR IN DEEDS, OR IN COVENANTS.

WESTERN RESERVE CONSULTANTS, INC. 33445 Bainbridge Road SOLON, OHIO 44139 (216) 248-1065

415757 Rerecorded this 6th day of July 1992 at 11:30 AM in Plat Vol. 20 Page 113. Catherine H. Heiden, Recorder

20-14 20-113 REV. 10-19-90

NOTE: BEARING SYSTEM SHOWN HEREON IS REFERENCED TO THE OHIO DEPARTMENT OF HIGHWAYS DATA AS PLATTED IN THE RELOCATION OF S.R. 44.



NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	2546.41	133.33	003°00'00"	66.68	133.31	N27°37'17.0"W
2	430.00	255.00	033°58'40"	131.37	251.28	S78°53'04.0"E
3	30.00	45.59	087°04'31"	28.51	41.33	N14°27'44.5"E
4	895.21	290.89	018°37'04"	146.74	289.61	N48°41'28.0"E
5	30.00	46.38	088°34'17"	29.26	41.89	N83°40'04.5"E
6	280.00	194.47	039°47'37"	101.34	190.58	S71°56'35.5"E
6-1	86.74	017°45'00"	43.72	86.40	S60°55'17.0"E	
6-2	57.00	01°39'49"	28.60	56.90	S75°37'41.5"E	
6-3	50.73	010°22'48"	25.43	50.66	S86°39'00.0"E	
7	30.00	41.28	078°50'24"	24.66	38.10	S52°25'12.0"E
8	130.00	204.20	090°00'00"	130.00	183.85	S32°00'00.0"W
8-1	63.00	027°45'59"	32.13	62.39	S00°52'59.5"W	
8-2	141.20	062°14'01"	78.47	134.36	S45°52'59.5"W	
9	160.00	61.76	022°06'54"	31.27	61.37	S88°03'27.0"W
10	30.00	33.37	063°43'55"	18.65	31.68	N49°01'08.5"W
11	62.50	302.53	277°20'23"	---	62.55	S24°10'37.5"W
11-1	33.53	030°44'20"	17.18	33.13	N32°31'21.0"W	
11-2	44.00	040°20'10"	22.96	43.10	N68°03'36.0"W	
11-3	34.00	031°10'08"	17.43	33.58	S76°11'15.0"W	
11-4	32.00	029°20'08"	16.36	31.65	S45°56'07.0"W	
11-5	25.00	022°55'06"	12.67	24.83	S19°48'30.0"W	
11-6	30.00	027°30'07"	15.29	29.71	S05°24'06.5"E	
11-7	32.00	029°20'07"	16.36	31.65	S33°49'13.5"E	
11-8	34.00	031°10'08"	17.43	33.58	S64°04'21.0"E	
11-9	38.00	034°50'09"	19.61	37.42	N82°55'30.5"E	
12	30.00	21.42	040°54'13"	11.19	20.97	N85°57'32.5"E
13	220.00	112.93	029°24'39"	57.74	111.69	S88°17'40.5"E
13-1	58.93	015°20'50"	29.64	58.75	S81°51'46.0"E	
13-2	47.00	012°14'26"	23.59	46.91	N84°56'36.0"E	
13-3	7.00	001°49'23"	3.50	7.00	N77°54'41.5"E	
14	190.00	298.46	090°00'00"	190.00	268.70	N32°00'00.0"E
14-1	32.00	009°38'49"	16.03	31.95	N72°10'35.5"E	
14-2	43.46	013°06'21"	21.83	43.37	N60°48'00.5"E	
14-3	39.00	01°45'39"	19.57	38.93	N48°22'00.5"E	
14-4	37.00	01°09'27"	18.56	36.94	N36°54'27.5"E	
14-5	37.00	01°09'28"	18.56	36.94	N25°45'00.0"E	
14-6	19.00	005°43'46"	9.51	18.99	N17°18'23.0"E	
14-7	38.00	01°27'33"	19.06	37.94	N08°42'43.5"E	
14-8	53.00	015°58'57"	26.67	52.83	N05°00'31.5"W	
15	30.00	41.28	078°50'24"	24.66	38.10	N26°25'12.0"E
16	280.00	72.52	014°50'24"	36.47	72.32	N58°25'12.0"E
16-1	51.48	010°32'08"	25.92	51.41	N60°34'20.0"E	
16-2	21.04	004°18'16"	10.52	21.03	N53°09'08.0"E	
17	62.50	262.44	240°35'03"	---	107.93	N69°17'31.5"W
17-1	17.01	015°35'19"	8.56	16.95	N43°12'20.5"E	
17-2	25.00	022°55'06"	12.67	24.83	N23°57'08.0"E	
17-3	25.00	022°55'05"	12.67	24.83	N01°02'02.5"E	
17-4	25.00	022°55'06"	12.67	24.83	N21°53'03.0"W	
17-5	25.00	022°55'06"	12.67	24.83	N44°48'09.0"W	
17-6	25.00	022°55'06"	12.67	24.83	N67°43'15.0"W	
17-7	25.00	022°55'06"	12.67	24.83	S89°21'39.0"W	
17-8	25.00	022°55'06"	12.67	24.83	S66°26'33.0"W	
17-9	70.43	064°34'03"	39.49	66.76	S22°41'58.5"W	
18	30.00	44.86	085°40'35"	27.82	40.80	S33°15'14.5"W
19	220.00	199.31	051°54'28"	107.08	192.96	N77°57'14.0"W
19-1	104.00	027°05'07"	52.99	103.03	S89°38'05.5"W	
19-2	95.31	024°49'21"	48.42	94.57	N64°24'40.5"W	
20	30.00	44.51	085°00'35"	27.49	40.54	N09°26'42.5"W
21	1050.00	15.55	000°50'56"	7.78	15.56	N32°35'07.0"E
22	400.00	605.35	086°42'37"	377.67	549.22	N75°30'57.5"E
23	30.00	45.86	087°35'14"	28.76	41.52	S18°47'37.0"W
24	460.00	244.28	030°25'35"	125.09	241.42	S47°22'26.5"W
25	990.00	5.45	000°18'55"	2.72	5.45	S32°19'08.5"W
26	30.00	47.30	090°20'18"	30.18	42.55	S77°33'43.0"W
27	345.00	125.33	020°48'52"	63.36	124.64	N67°35'34.0"W
27-1	78.33	013°00'32"	39.33	78.16	N63°41'24.0"W	
27-2	47.00	007°48'20"	23.54	46.96	N74°05'00.0"W	
28	170.00	367.92	124°00'00"	319.72	300.20	N16°00'00.0"W
28-1	87.00	029°19'19"	44.47	86.05	N63°20'20.5"W	
28-2	109.00	036°44'12"	56.45	107.14	N30°18'35.0"W	
28-3	95.00	032°01'06"	48.78	93.77	N04°04'04.0"E	
28-4	76.92	025°55'23"	39.13	76.26	N33°02'18.5"E	
29	190.00	242.08	073°00'00"	140.59	226.03	N82°30'00.0"E
29-1	10.00	003°00'56"	5.00	10.00	N47°30'28.0"E	
29-2	106.00	031°57'54"	54.42	104.63	N64°59'53.0"E	
29-3	75.00	022°37'00"	37.99	74.51	S87°42'40.0"E	
29-4	51.08	015°24'10"	25.69	50.92	S68°42'05.0"E	
30	390.00	136.13	020°00'00"	68.77	135.45	S71°00'00.0"E
30-1	23.13	003°23'56"	11.57	23.13	S62°41'58.0"E	
30-2	80.00	01°45'11"	40.14	79.86	S70°16'31.5"E	
30-3	33.00	004°50'53"	16.51	32.99	S78°34'33.5"E	
31	140.00	136.83	056°00'00"	74.44	131.45	S53°00'00.0"E
31-1	58.00	023°44'13"	29.42	57.59	S69°07'53.5"E	
31-2	78.83	032°15'47"	40.49	77.80	S41°07'53.5"E	
32	460.00	59.56	007°25'03"	29.82	59.51	S80°24'34.5"W
33	30.00	41.00	078°17'57"	24.42	37.88	N64°08'58.5"W
34	200.00	195.48	056°00'00"	106.34	187.79	N53°00'00.0"W
35	330.00	115.19	029°00'00"	58.19	114.61	N71°00'00.0"W
35-1	41.98	007°61'72"	21.02	41.98	N77°21'18.0"W	
35-2	58.00	010°04'13"	29.07	57.93	N68°40'29.5"W	
35-3	15.20	002°38'23"	7.60	15.20	N62°19'11.5"W	
36	250.00	318.53	073°00'00"	184.99	297.41	S82°30'00.0"W
36-1	46.13	010°34'21"	23.13	46.07	N66°17'10.5"W	
36-2	48.00	010°32'32"	23.07	45.94	N76°50'37.0"W	
36-3	43.00	009°51'18"	21.55	42.95	N87°02'32.0"W	
36-4	44.00	010°05'02"	22.06	43.94	S82°59'18.0"W	
36-5	49.00	011°13'48"	24.58	48.92	S72°19'53.0"W	
36-6	50.00	011°27'33"	25.08	49.92	S60°59'12.5"W	
36-7	40.40	009°15'26"	20.24	40.35	S50°37'43.0"W	
37	230.00	497.77	124°00'00"	432.57	406.16	S16°00'00.0"E
37-1	16.77	004°10'38"	8.39	16.76	S43°54'41.0"W	
37-2	42.00	010°27'45"	21.06	41.94	S36°35'29.5"W	
37-3	59.00	014°41'52"	29.66	58.84	S24°00'41.0"W	
37-4	46.00	011°27'33"	23.08	45.92	S10°55'58.5"W	
37-5	46.00	011°27'33"	23.08	45.92	S00°31'34.5"E	
37-6	46.00	011°27'33"	23.08	45.92	S11°59'07.5"E	
37-7	45.00	011°12'36"	22.57	44.93	S23°19'12.0"E	
37-8	47.00	011°42'29"	23.58	46.92	S34°46'44.5"E	
37-9	44.00	010°57'40"	22.07	43.93	S46°06'49.0"E	
37-10	44.00	010°57'39"	22.07	43.93	S57°04'28.5"W	
37-11	50.00	012°27'20"	25.10	49.90	S68°46'58.0"E	
37-12	12.00	002°59'22"	6.00	12.00	S76°30'19.0"E	
38	285.00	95.90	019°16'49"	48.41	95.45	S68°21'35.5"E

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
39	30.00	51.51	098°22'46"	34.74	45.41	S09°31'48.0"E
40	596.26	190.86	018°20'25"	96.25	190.05	S48°49'47.5"W
41	30.00	48.63	092°52'43"	31.55	43.48	N75°33'38.5"W
42	2506.41	131.85	003°00'50"	65.94	131.83	N27°36'52.0"W
43	1020.00	460.00	025°50'21"	233.98	456.11	N45°04'49.5"E
43-1	390.00	021°54'26"	197.41	387.63	N47°02'47.0"E	
43-2	70.00	003°55'55"	35.01	69.99	N34°07'36.5"E	
44	430.00	645.00	085°56'37"	400.59	586.21	N75°07'57.5"E
44-1	285.88	038°05'34"	148.45	280.65	N51°12'26.0"E	
44-2	104.12	013°52'23"	52.31	103.86	N77°11'24.5"E	
44-3	255.00	033°58'40"	131.37	251.28	S78°53'04.0"E	
45	250.00	335.98	077°00'00"	198.86	311.26	S89°30'00.0"W
45-1	113.45	026°00'00"	57.72	112.48	S64°00'00.0"W	
45-2	222.53	051°00'00"	119.24	215.26	N77°30'00.0"W	
46	315.00	142.94	026°00'00"	72.72	141.72	N65°00'00.0"W
47	200.00	432.84	124°00'00"	376.15	353.18	N16°00'00.0"W
48	220.03	280.30	073°00'00"	162.79	281.72	N82°30'00.0"E
49	360.00	125.67	020°00'00"	63.48	125.03	S71°00'00.0"E
50	170.00	166.16	056°00'00"	90.39	159.62	S53°00'00.0"E
51	160.00	251.33	090°00'00"	160.00	226.27	S32°00'00.0"W
52	190.00	159.17	048°00'00"	84.59	154.56	N79°00'00.0"W
53	924.46	233.85	014°29'37"	117.55	233.23	N46°37'44.5"E
53-1	49.76	003°05'02"	24.89	49.75	N52°20'02.0"E	
53-2	116.66	007°13'50"	58.41	116.58	N47°10'36.0"E	
53-3	67.43	004°10'45"	33.73	67.42	N41°28'18.5"E	
54	375.98	619.58	094°25'06"	406.15	551.82	N72°21'57.0"E
54-1	145.77	022°12'49"	73.81	144.86	N36°15'48.5"E	
54-2	89.57	013°39'01"	45.00	89.36	N54°11'43.5"E	
54-3	80.93	012°20'00"	40.62	80.78	N67°11'14.0"E	
54-4	84.75	012°54'55"	42.56	84.57	N79°48'41.5"E	
54-5	97.89	014°55'01"	49.22	97.61	S86°16'20.5"E	
54-6	120.67	018°23'20"	60.86	120.15	S69°37'10.0"E	
55	562.68	209.81	021°21'50"	106.14	208.59	S47°19'08.0"W
56	491.62	326.46	038°02'48"	169.50	320.49	N47°04'08.0"E
56-1	168.83	019°40'33"	85.25	168.00	N37°53'00.5"E	
56-2	157.63	018°22'15"	79.50	156.96	N56°54'24.5"E	
22-1	400.00	362.85	051°58'31"	194.99	350.54	N58°08'54.0"E

LOT-NAME	AREA	RIGHT OF WAYS	=	5.266 Ac.
S/L 1	0.300 Acre.			
S/L 2	0.252 Acre.			