

# FINAL PLAT

## WOODS OF BURLINGTON, PHASE 2A

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.

**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 ONSITE ADJUSTMENT DURING CONSTRUCTION, IN BASIC CONFORMITY WITH THE November 21, 1990, GENERAL TRAIL LOCATION MAP DRAWN BY CAURSE & 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.

**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. \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 CLERK

**APPROVAL BY PLANNING COMMISSION**

THIS PLAT OF WOODS OF BURLINGTON, PHASE 2A SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO, BY RESOLUTION ADOPTED FEBRUARY 11, 1991.

*Richard J. McQuinn*  
 CHAIRMAN  
*David A. Letko*  
 SECRETARY

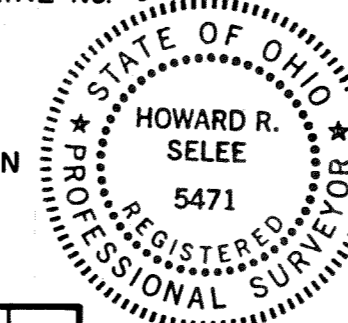
I HEREBY CERTIFY THAT I HAVE PREPARED THIS FINAL PLAT OF WOODS OF BURLINGTON, PHASE 2A SUBDIVISION AND THAT THE SAME IS CORRECT AND ACCURATE.

April 25, 1990  
 WESTERN RESERVE CONSULTANTS, INC.  
 33445 BAINBRIDGE ROAD  
 SOLON, OHIO 44139  
*M.A. Piacone, P.E.*  
 M.A. PIACONE



I HEREBY CERTIFY THAT I HAVE PREPARED THIS SURVEY OF THE WOODS OF BURLINGTON, PHASE 2A SUBDIVISION AND THAT THE MONUMENTS AS SHOWN HAVE BEEN FOUND OR TO BE SET AND THE SAME IS CORRECT AND ACCURATE TO THE BEST OF MY BELIEF.

April 25, 1990  
 REGISTERED SURVEYOR, OHIO SERIAL NO. 5471  
 HOWARD R. SELEE  
 HOWARD R. SELEE



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.

**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 \_\_\_\_\_ HAVE BEEN POSTED WITH THE \_\_\_\_\_ TO ASSURE COMPLETION OF ALL IMPROVEMENTS IN CASE OF DEFAULT. \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
 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 2A SUBDIVISION APPROVED BY THE PLANNING COMMISSION ON \_\_\_\_\_, 19\_\_\_\_ 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 THEREFORE; AND THAT THE UTILITIES AND PAVEMENTS ARE IN GOOD REPAIR. \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
 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. \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 CLERK

SEE SHEET 2 OF 2 FOR MORTGAGE RELEASE  
 Received for Re-recording this 30th day of December, 1992 at 9:34 A.M.  
 Recorded in Plat Vol. 21 Pg. 14 of Geauga County Record of Plats.  
 Catherine H. Heiden, Recorder (See S. 74 & 75)

TRANSFERRED THIS 30 DAY OF September, 1991.

403608  
*Richard J. McQuinn*  
 COUNTY AUDITOR

RECORDED IN PLAT BOOK 20 PAGE NO. 71 THIS 30 DAY OF Sept., 1991

*Catherine H. Heiden*  
 COUNTY RECORDER

REV. 10-19-90  
 REV. 9-18-90

SHEET 1 OF 3

WE THE UNDERSIGNED, (BURLINGTON GROUP, INC. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS THE WOODS OF BURLINGTON, PHASE 2A SUBDIVISION DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF 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.

<i>Jerry Peterson, V.P.</i> NAME JERRY PETERSEN TITLE V.P.	<i>Bonita M. Swontek</i> WITNESS BONITA M. SWONTEK
<i>Jane A. Snavely</i> NAME JANE A. SNAVELY TITLE	<i>Steve Petersen</i> WITNESS STEVE PETERSEN
NAME _____ TITLE _____	WITNESS _____
NAME _____ TITLE _____	WITNESS _____

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, THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 20th DAY OF September, 1990 (YEAR)

*Bonita M. Swontek*  
 Notary Public  
 State of Ohio, Geauga County  
 My Commission Expires August 19, 1993

*Bonita M. Swontek*  
 NOTARY PUBLIC BONITA M. SWONTEK



**The BURLINGTON GROUP, INC.**

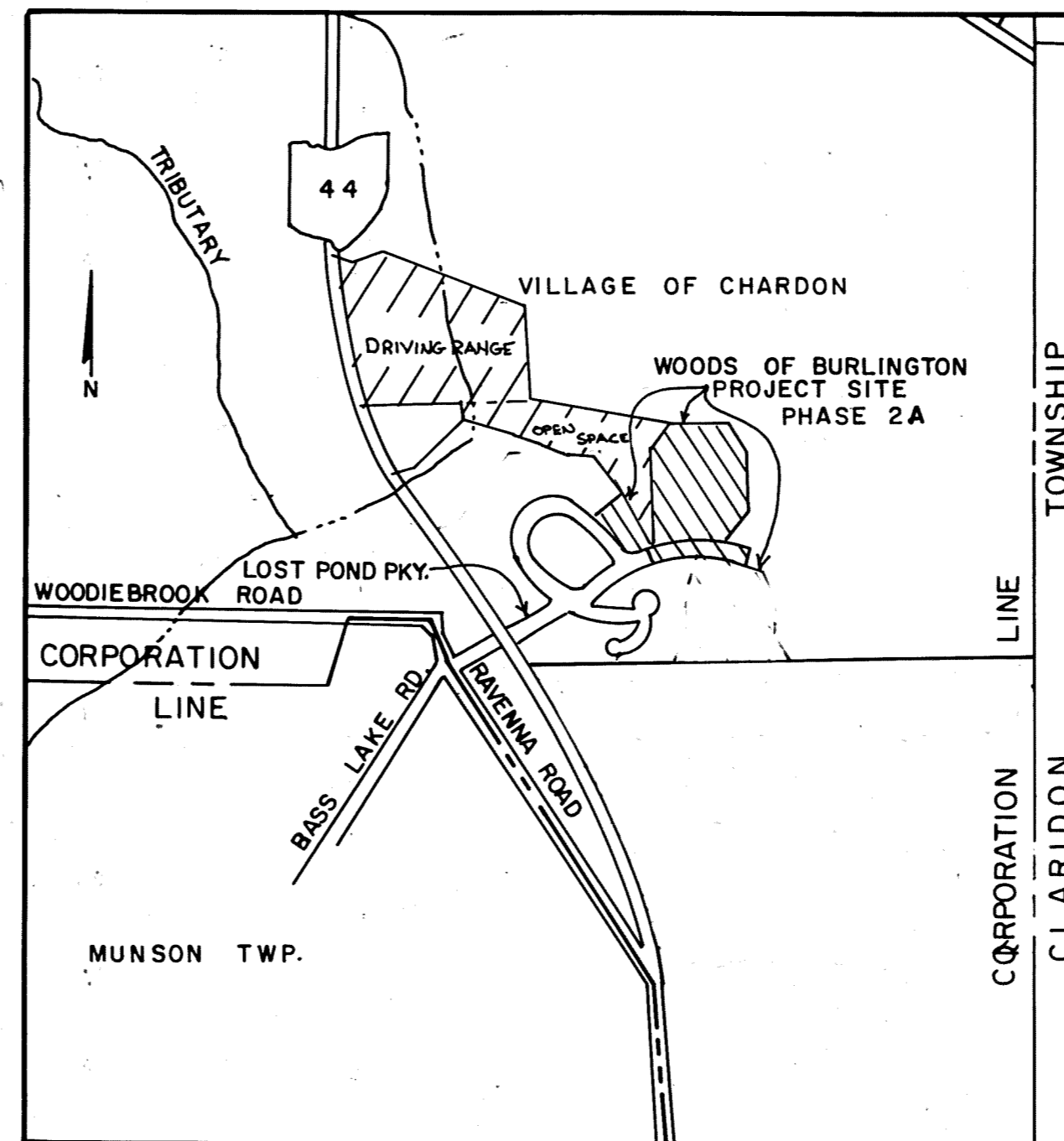
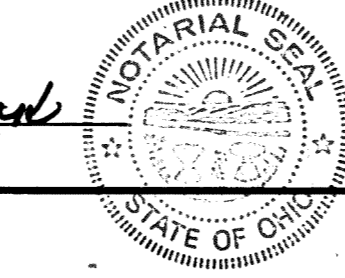
WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT ONTO THE C.E.I., ALLTEL, and E. Ohio Gas ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TEN (10) FEET IN WIDTH UNDER, OVER, AND THROUGH ALL SUBLOTS 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 CABLE, 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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES 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 HERETO SET THEIR HANDS THIS 20th DAY OF September, 1990

*Jerry Peterson, V.P.*  
 OWNER JERRY PETERSEN  
*Bonita M. Swontek*  
 WITNESS BONITA M. SWONTEK

STATE OF OHIO, COUNTY OF Geauga,  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED Jerry Peterson WHO ACKNOWLEDGED THAT THEY DID SIGN THE FORGOING INSTRUMENT AND 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 Chardon, OHIO THIS 20th DAY OF September, 1990.

*Bonita M. Swontek*  
 Notary Public  
 State of Ohio, Geauga County  
 My Commission Expires August 19, 1993

*Bonita M. Swontek*  
 WITNESS BONITA M. SWONTEK



LOCATION PLAN  
 SCALE: 1" = 1000'

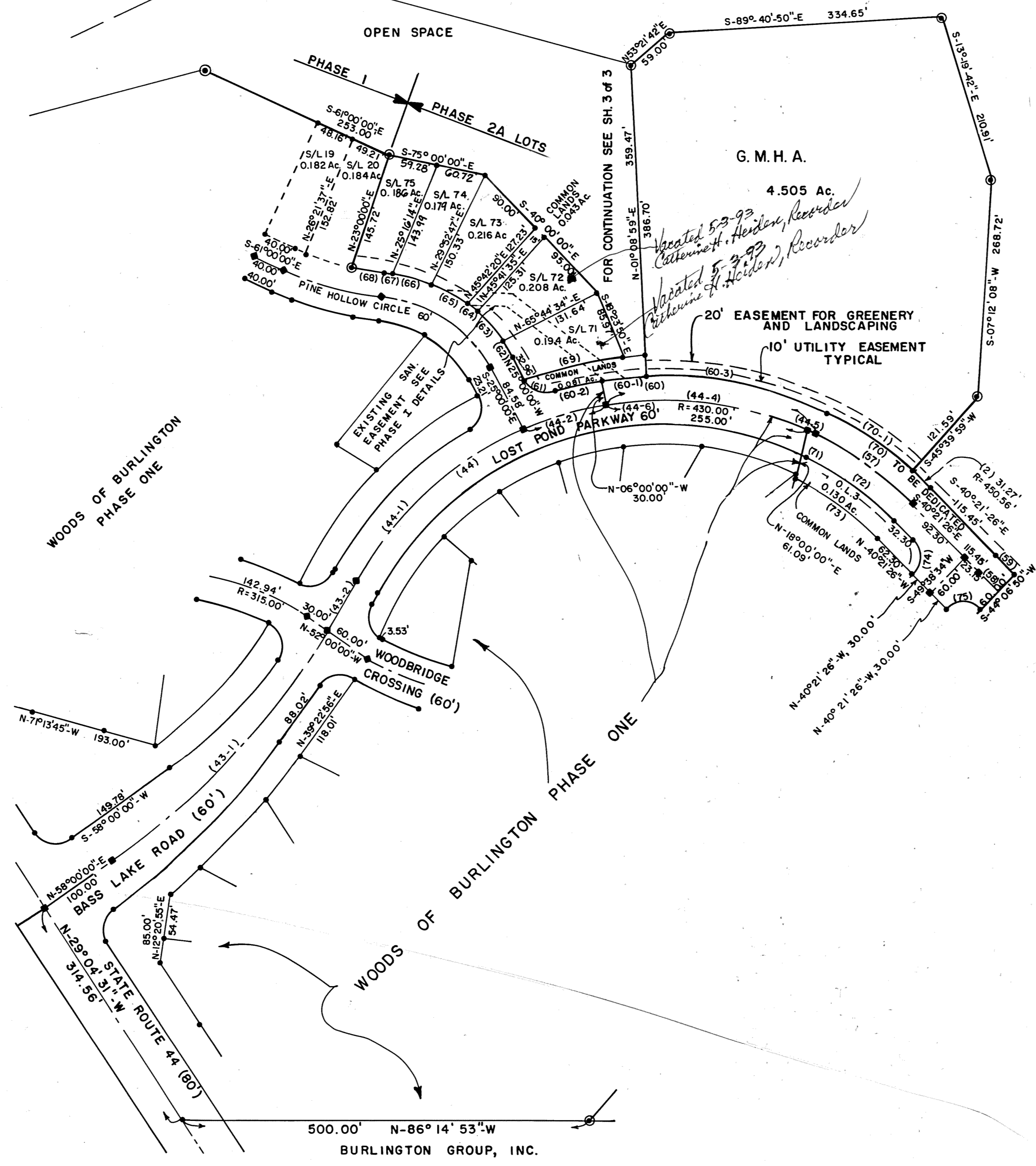
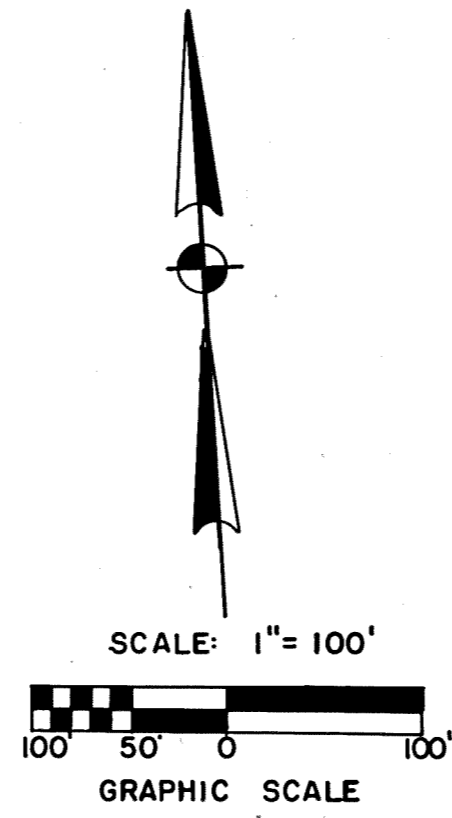
**SUBDIVISION TABULATION**

AREA OPEN SPACE	3.115 ACRES
AREA COMMON LANDS	0.259 ACRES
AREA LIMITED OPEN SPACE	14.451 ACRES
AREA IN LOTS	0.983 ACRES
AREA IN ROADS	0.647 ACRES
AREA IN SR. CITIZEN UNITS	4.505 ACRES
TOTAL AREA PROJECT	23.960 ACRES
TOTAL LENGTH NEW ROADS	3.65.60'
NO. NEW LOTS =	5
BUILDING INTENSITY =	5 SINGLE FAMILY; + 50 @ 1 BEDROOM UNITS G.M.H.A.; TOTAL = 55 UNITS
POPULATION DENSITY =	5 S.F. x 3.25 P.P.U. = 16.25 PERSONS) TOTAL = 91.25 PERSONS
	50B.U. x 1.50 P.P.U. = 75.00 PERSONS)

**21-14-20-71**

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

SEE SHEET 3 OF 3 FOR CONTINUATION.



BURLINGTON GROUP, INC.

SECTION 2, EAST DIVISION ORIGINAL MUNSON TOWNSHIP

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
2	450.56	31.27	03°58'35"	15.64	31.26	S-42°20'43.5"E
44	430.00	645.00	87°56'37"	400.59	586.21	N-75°07'57"E
44-2	430.00	104.12	13°52'23"	52.31	103.86	N-77°11'24"E
44-4	430.00	266.04	35°26'54"	137.43	261.81	S-78°08'57"E
44-5	430.00	11.04	01°28'14"	5.51	11.04	S-61°09'37"E
44-6	430.00	255.00	33°58'40"	131.37	251.28	N-78°53'04"W
57	420.56	147.30	20°04'04"	74.41	146.55	S-50°23'28"E
58	340.00	31.81	05°31'44"	16.42	32.80	N-43°07'20"W
59	310.00	29.92	05°31'44"	14.96	29.90	S-43°07'20"E
60	460.00	344.22	42°52'27"	180.62	326.24	N-81°51'43"W
60-1	460.00	56.39	07°01'24"	28.23	56.35	N-75°38'18"E
60-2	460.00	59.62	07°25'33"	29.85	59.52	S-80°24'50"W
60-3	460.00	228.21	28°25'30"	116.51	225.88	N-74°38'15"W
61	30.00	41.00	78°17'57"	24.57	37.88	N-64°08'58.5"W
62	200.00	20.37	05°50'00"	10.19	20.35	N-27°55'00"W
63	200.00	50.04	14°20'00"	25.15	49.90	N-38°00'00"W
64	200.00	15.01	04°18'00"	7.51	15.01	N-47°19'00"W
65	200.00	30.04	14°20'00"	25.15	49.90	N-58°38'00"W
66	200.00	48.04	13°45'46"	24.12	47.93	N-70°41'05"W
67	200.00	12.00	03°26'18"	6.00	12.00	N-74°10'51"W
68	330.00	41.99	07°17'24"	21.02	41.96	N-77°21'18"W
69	484.81	125.71	14°51'24"	63.21	125.36	N-80°39'19"E
70	450.56	157.81	20°04'04"	79.72	157.00	N-50°23'28"W
70-1	450.56	126.54	16°05'29"	63.69	126.12	N-52°22'45.5"W
71	400.00	4.91	00°42'14"	2.46	4.91	S-60°46'37"E
72	390.56	136.79	20°04'04"	69.10	136.09	S-50°23'28"E
73	360.56	125.05	19°52'23"	63.16	124.43	N-50°17'37.5"W
74	30.00	4.71	90°00'00"	30.00	42.43	S-04°38'34"W
75	31.87	46.99	84°28'17"	28.93	42.84	N-88°07'17.5"W

NOTE: MINIMUM SETBACK LINE IS 25' IF NOT SHOWN OTHER SET BACKS SHOWN MAY INCREASE IN DEPTH AS PER BUILDING TYPES.

COMMON LANDS TO BE MAINTAINED BY THE SUBDIVIDER UNTIL TURNED OVER TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE.

- NOTE:
- ◆ INDICATES MONUMENTS FOUND OR TO BE SET.
  - INDICATES IRON PIN FOUND OR TO BE SET.
  - ⊙ INDICATES IRON PIN FOUND OR TO BE SET IN CONCRETE.

THE ABOVE TO BE SET BY REGISTERED SURVEYORS IN THE STATE OF OHIO.

**MORTGAGE RELEASE**

THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THIS PLAT AND SUBDIVISION DOES HEREBY JOIN WITH THE OWNERS OF THE SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF AREAS DESIGNATED AS UTILITY EASEMENTS; GREENERY AND LANDSCAPING EASEMENTS; SANITARY, STORM AND WATERLINE EASEMENTS AND ROAD AREA DESIGNATED AS LOST POND PKWY. AND HEREBY RELEASES FROM LIEN OF OUR MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE SAID ROAD AND EASEMENTS

Charles F. Valentine, Chairman  
 BANK, SAVINGS & LOAN OFFICIAL  
CHARLES F. VALENTINE  
 WITNESS Joseph P. Hogan  
 WITNESS Peggy L. Polzako

STATE OF OHIO, COUNTY OF Cuyahoga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED Charles F. Valentine of Security Federal Savings WHO ACKNOWLEDGED THAT HE (THEY) DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS (THEIR) FREE ACT AND DEED AND THE FREE CORPORATE ACT AND DEED OF Security Federal FOR THE PURPOSES THEREIN EXPRESSED. I WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Mayfield Hts., OHIO THIS 5th DAY OF October, 1990.

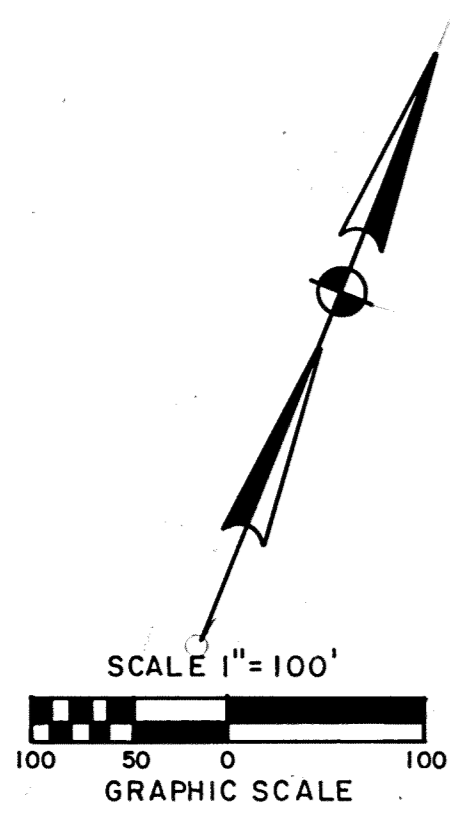
Peggy L. Polzako  
 NOTARY PUBLIC Peggy L. Polzako

MY COMMISSION EXPIRES June 7, 1995

VILLAGE OF CHARDON, OHIO	
FINAL PLAT FOR	
PHASE 2A OF	
THE WOODS OF BURLINGTON	
WESTERN RESERVE CONSULTANTS, INC.	
JUNE 1990	SHEET 2 OF 3

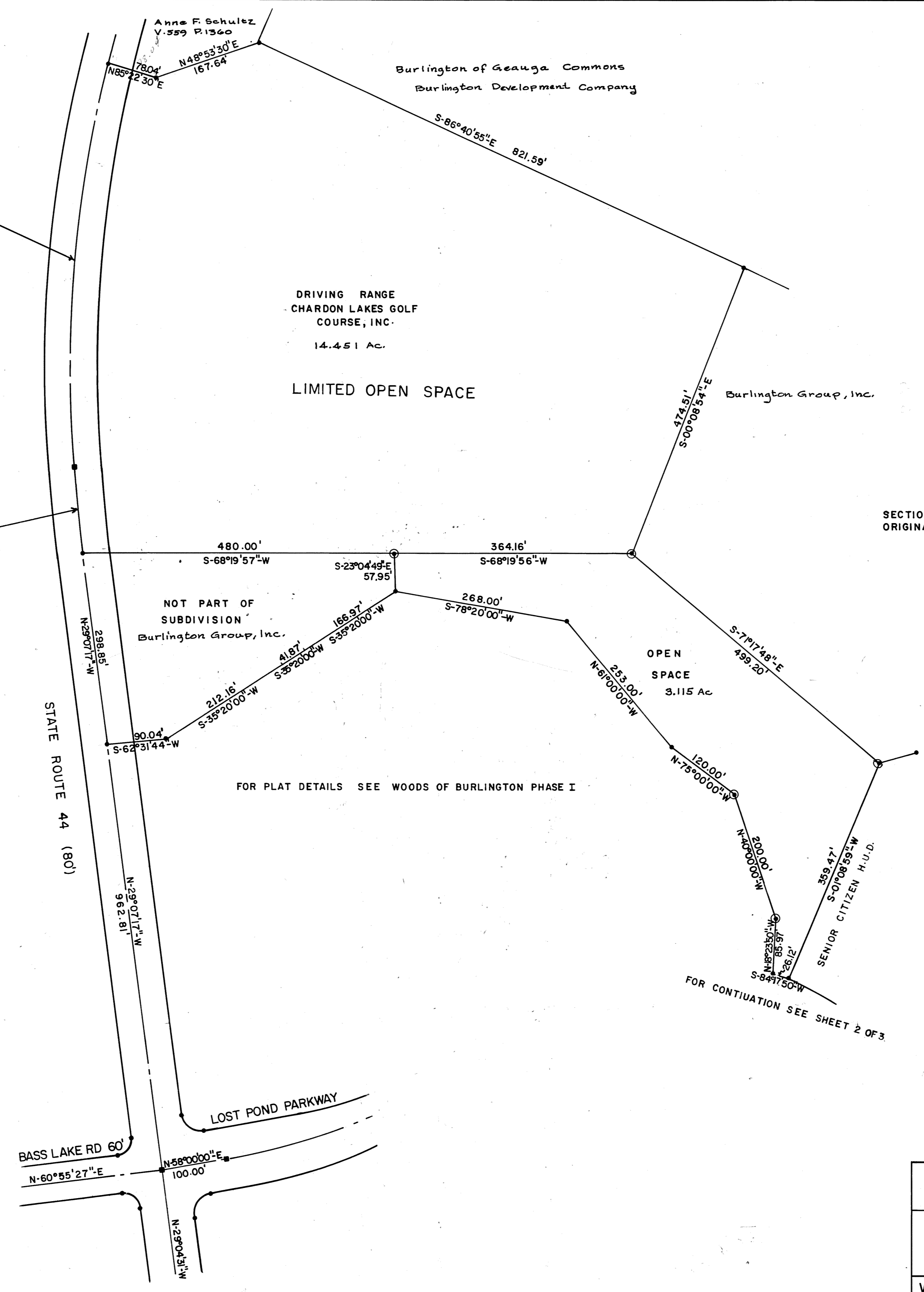
REVISED 9-18-90  
 1-28-91 10-19-90

**21-15 2072**  
 WESTERN RESERVE CONSULTANTS, INC.  
 33445 Bainbridge Road  
 SOLON, OHIO 44139  
 (216) 248-1065



R-1909.86  
A- 628.17  
Δ- 18°50'42"  
T- 316.95  
C- 625.34  
N-16°39'16"-W

R-2546.41  
A- 133.33  
Δ- 03°00'00"  
T- 66.68  
C- 133.31  
N-27°37'17"-W



SECTION 2, EAST DIVISION  
ORIGINAL MUNSON TOWNSHIP

VILLAGE OF CHARDON, OHIO	
FINAL PLAT FOR PHASE 2A OF THE WOODS OF BURLINGTON	
WESTERN RESERVE CONSULTANTS, INC.	
JUNE 1990	SHEET 3 OF 3

21-1620-73

IRVINE CALIFORNIA  
 PLAN HOLD CORPORATION • IRVINE CALIFORNIA  
 REQUEST BY NUMBER 075A  
 IRVINE CALIFORNIA  
 PLAN HOLD CORPORATION • IRVINE CALIFORNIA  
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 PLAN HOLD CORPORATION • IRVINE CALIFORNIA  
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