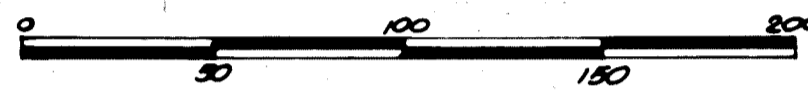


BURLINGTON OF GEAUGA CONDOMINIUM PHASE NO. 20

SECTION NO 2 - EAST DIVISION - TRACT NO 1

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



SCALE 1" = 50'

JUNE, 1993

Partnership filed
in Geauga County
Catherino 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 HOWARD R. SELEE
JUNE 10, 1993 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.C. Paoletti P.E. REGISTERED ENGINEER
6/23/93 DATE

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.

By: Jerry Peterson (Jerry Peterson)

Steve Petersen
BY: STEVE PETERSEN
MANAGING GENERAL PARTNER

Bonita M. Swonick
WITNESS BONITA M. SWONICK
Linda L. Burt
WITNESS LINDA L. BURT

COUNTY OF GEAUGA, STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STEVE 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 26th DAY OF June, 1993.

NOTARY PUBLIC
MY COMMISSION EXPIRES Bonita M. Swonick
Bonita M. Swonick, Notary Public
State of Ohio, Geauga County
My commission expires August 17, 1993

RECEIVED FOR TRANSFER BY THE GEAUGA COUNTY AUDITOR
THIS 24 DAY OF June, 1993.

Richard J. Makowski
GEAUGA COUNTY AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEAUGA COUNTY RECORDER THIS 24 DAY OF June, 1993.
RECORDED THIS 24 DAY OF June, 1993, AT 10:01 A.M.
IN PLAT BOOK NO. 21 PAGE NO. 46
Catherino H. Heiden
GEAUGA COUNTY RECORDER

432A09

B. & O.

RAILROAD

R/W

100'

IRON PIPE FOUND BENT & REPLACED BY 1" IRON PIN

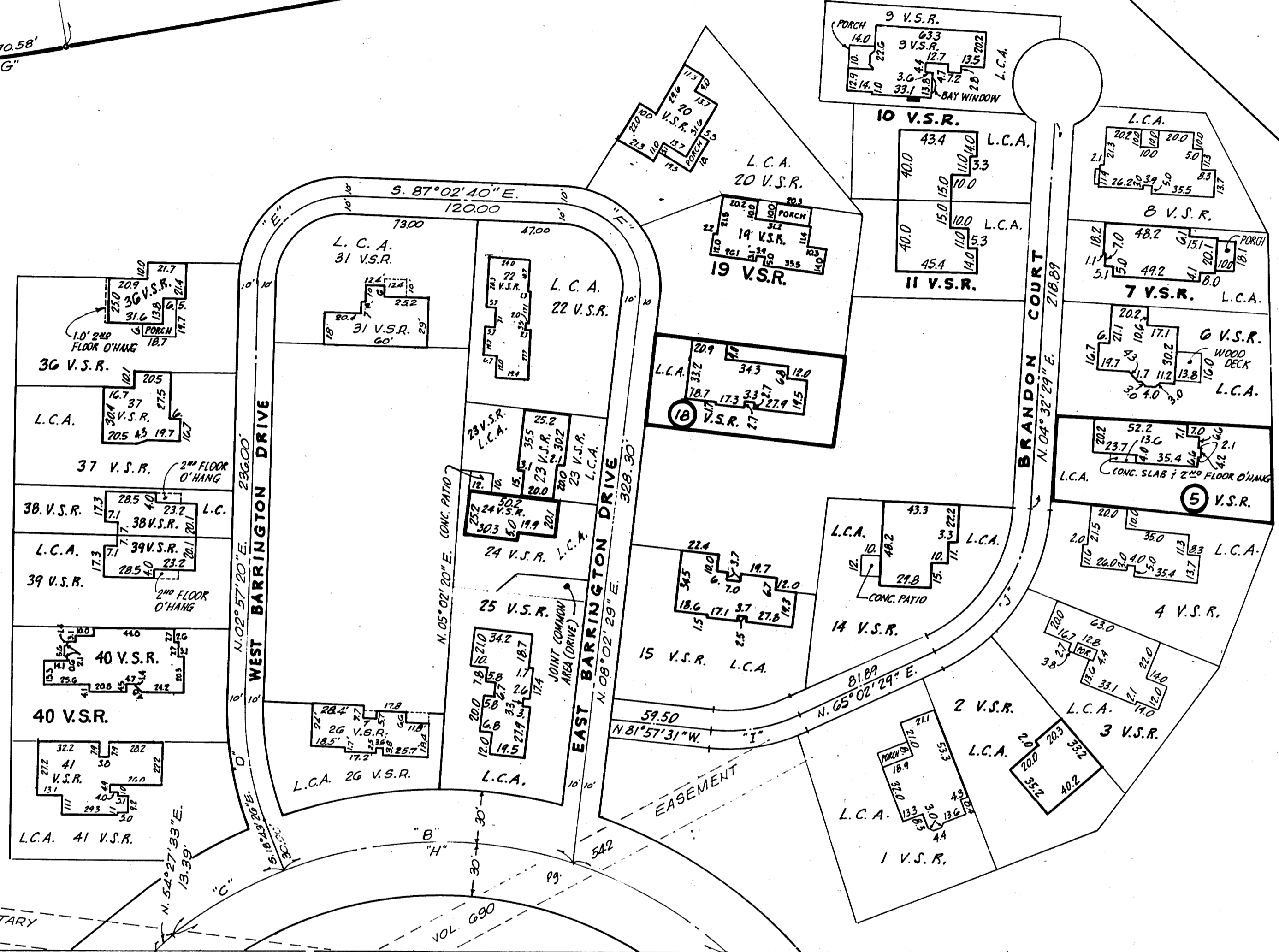
ROBERT H. & ISABELLE GARDNER
VOL. 706 Pg. 1241

LAND REMAINING IN THE NAME OF
VILLAGE STATION ASSOCIATES
VOL. 661 Pg. 995

IRON PIPE FOUND & USED IN &
RAVENNA ROAD

IRON PIPE FOUND & USED

IRON PIPE FOUND & USED AT NELY
CORNER OF MUNSON TOWNSHIP



50000 REC. & USED
S. 86° 40' 55" E.

G22.59'

VOL. 690 Pg. 540

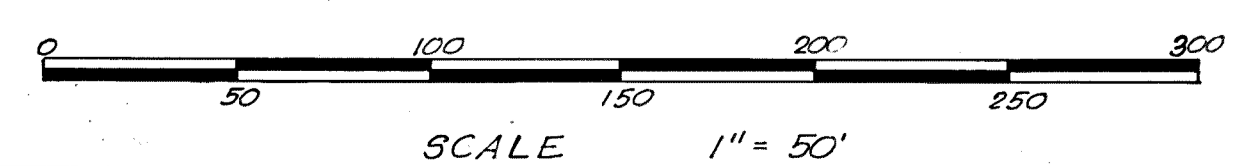
S. 86° 40' 55" E.

FORMER NORTHERLY MUNSON TOWNSHIP LINE

S. 86° 40' 55" E.

PHASE NO. 20 - BUILDINGS 5^{V.S.R.} & 18^{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' 59"
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

N. 03° 19' 05" E.

THE BURLINGTON GROUP
VOL. Pg.

21-47