

WOODS OF BURLINGTON, PHASE 3 FINAL PLAT

GENERAL TRAILS EASEMENT

ALL LANDS WITHIN THE OUTER BOUNDRIES OF EXISTING PHASES ONE, TWO AND THREE AND ALL FUTURE PHASES OF THE WOODS OF BURLINGTON P.L.D. ARE HEREBY SUBJECT TO A BLANKET EASEMENT RESERVED BY AND FOR THE BURLINGTON GROUP INC. ITS SUCCESSORS AND ASSIGNS AS DEVELOPERS THEREOF, TO CONSTRUCT AND MAINTAIN A SYSTEM OF WALKING AND RECREATION TRAILS FOR THE JOINT AND COMMON USE AND AND THE ENJOYMENT OF RESIDENTS 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 CAWRISE AND ASSOCIATES, THE ORIGINAL OF WHICH IS ON FILE WITH THE MANAGER OF THE VILLAGE OF CHARDON, 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 THE WOODS OF BURLINGTON HOMEOWNERS ASSOCIATION.

GENERAL EASEMENT

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

DEDICATION

WE THE UNDERSIGNED, THE BURLINGTON GROUP INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS THE "WOODS OF BURLINGTON, PHASE 3, SUBDIVISION" DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF 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.

THE BURLINGTON GROUP INC.
Jerry Petersen V.P.
 NAME Jerry Petersen TITLE V.P. WITNESS

STATE OF OHIO, COUNTY OF GEauga
 BEFORE ME, A NOTARY PUBLIC IN FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE WHO ACKNOWLEDGED THAT, HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS OF HIS OWN FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND OFFICIAL SEAL.

THIS 16th DAY OF Sept 1993
 MY COMMISSION EXPIRES Life NOTARY PUBLIC *A.M. Psenicka*

UTILITIES EASEMENT

WE, THE BURLINGTON GROUP INC., THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT ONTO THE C.E.L. ALLTEL, EAST 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 LINES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR THE 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 THEREFORE 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, OR COMMUNICATION FACILITIES THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBEDEASEMENT 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 16 DAY OF Sept. 1993
 THE BURLINGTON GROUP, INC.
Jerry Petersen V.P.
 OWNER Jerry Petersen TITLE V.P. WITNESS *A.M. Psenicka*

STATE OF OHIO, COUNTY OF GEauga
 BEFORE ME, A NOTARY PUBLIC IN FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING 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 16th DAY OF SEPT 1993
 MY COMMISSION EXPIRES Life NOTARY PUBLIC *A.M. Psenicka*

MORTGAGE RELEASE

THE UNDERSIGNED MORTGAGEE OF THE LAND INCLUDED IN THE PLAT AND SUBDIVISION DOES HEREBY JOIN WITH THE OWNERS OF THE SUBDIVISION IN THE DEDICATION TO THE PUBLIC USE OF AREAS DESIGNATED AS UTILITY EASEMENTS, GREENERY AND LANDSCAPING EASEMENTS, SANITARY, STORM, AND WATER LINE EASEMENTS AND ROAD AREAS DESIGNATED AS MIDDLE POST POINT AND HEREBY RELEASES FROM LEN OF OUR MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROAD AND EASEMENTS.

Bernadette A. Swirey V.P.
 BANK, SAVINGS & LOAN OFFICIAL WITNESS *Blairmont L. Hill*

STATE OF OHIO, COUNTY OF GEauga
 BEFORE ME, A NOTARY PUBLIC IN FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED, Jam Hummel WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING 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 16th DAY OF Sept 1993
 MY COMMISSION EXPIRES Notary Public, State of OH NOTARY PUBLIC *Bernadette A. Swirey*

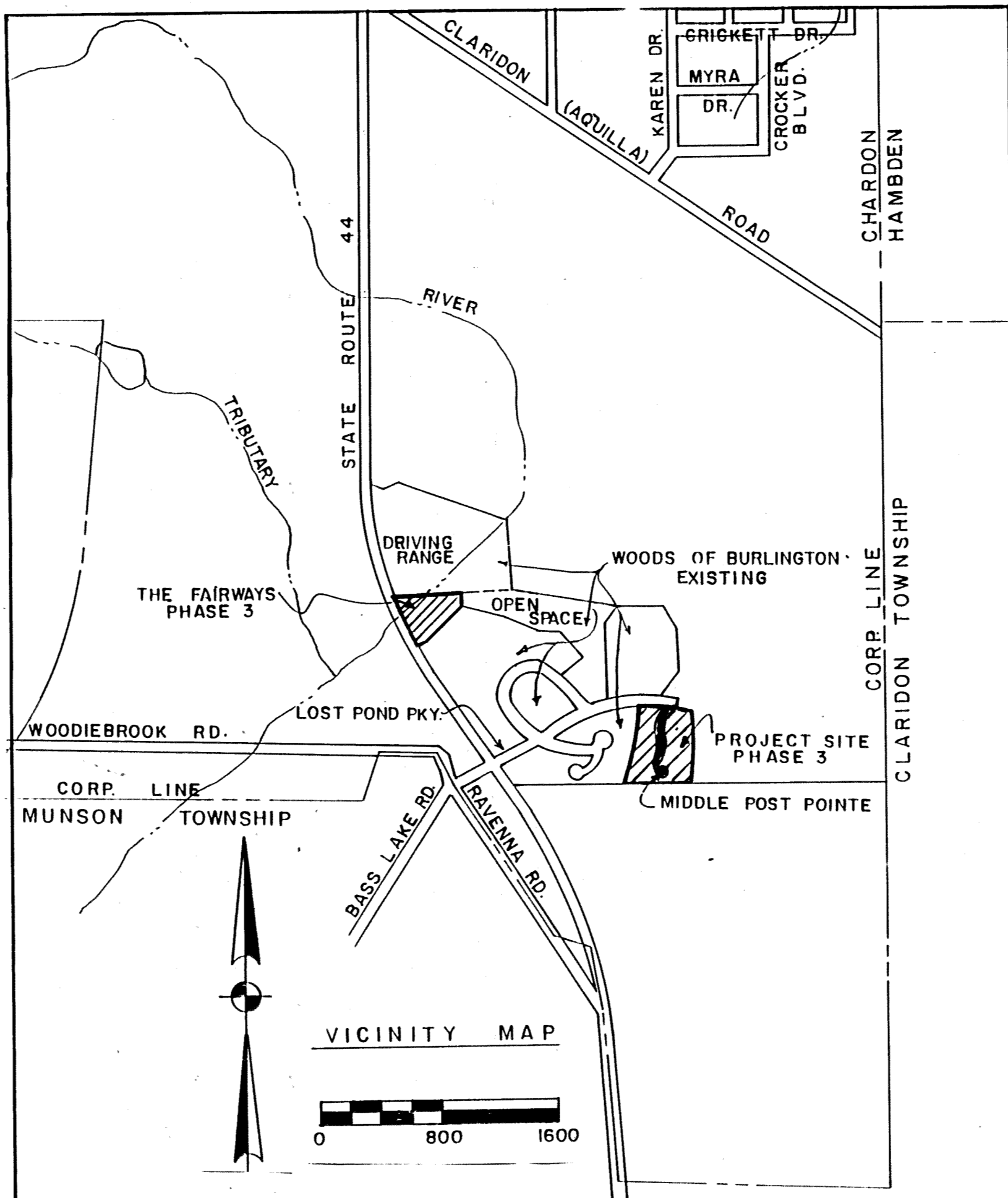
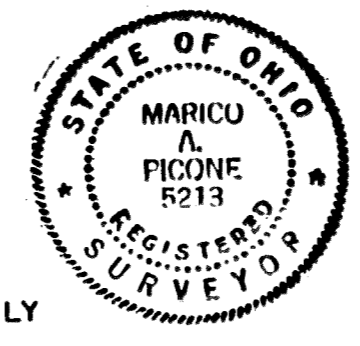
SITUATED IN THE VILLAGE OF CHARDON, COUNTY OF GEauga AND AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL MUNSON TOWNSHIP, SECTION NO. 2, EAST DIVISION AND BEING THE LAND AS CONVEYED TO THE BURLINGTON GROUP, INC., AS SHOWN IN THE GEauga COUNTY RECORD OF DEEDS IN VOLUME 795 PAGE 434

I HEREBY CERTIFY THAT I HAVE PREPARED THIS FINAL PLAT OF THE WOODS OF BURLINGTON PHASE 3 SUBDIVISION AND THAT THE SAME IS CORRECT AND ACCURATE.

Marico A. Picone 24134 7-1-92
 REGISTERED SURVEYOR NO. DATE
 WESTERN RESERVE CONSULTANTS, INC., SOLOON, OHIO 44139

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SURVEY OF THE WOODS OF BURLINGTON PHASE 3 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.

Marico A. Picone 5213 7-1-92
 REGISTERED SURVEYOR NO. DATE
 NOTE: EXCEPTION FROM THE ABOVE STATEMENTS IS THE MULTI-FAMILY AREA WHICH IS PERFORMED BY ROGER NALL, P.E.



SUBDIVISION TABULATION	
AREA IN MULT-FAMILY	3.588 Ac.
AREA IN LOTS	5.643 Ac.
AREA IN ROADS	1.095 Ac.
TOTAL AREA PROJECT	10326 Ac.
TOTAL LENGTH NEW ROADS	701.56'
NO. NEW LOTS	20
BUILDING INTENSITY =	20 SINGLE FAMILY
	20 MULTI-FAMILY UNITS
	40 UNITS TOTAL
POPULATION DENSITY =	40 UNITS @ 3.25 = 130 PERSONS

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. 1473
OCTOBER 28 1993
John J. Reid Mayor
Stephen J. Struck Clerk

APPROVAL BY PLANNING COMMISSION

THIS PLAT OF WOODS OF BURLINGTON, PHASE 3 SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO BY RESOLUTION ADOPTED November 4 1993
Richard J. Markowski Chairman
John J. Reid Secretary

CERTIFICATE OF THE APPROVAL OF REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT THE PAVEMENTS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS FOR THE SUBDIVISION HEREBY APPROVED HAVE BEEN DESIGNED IN ACCORDANCE WITH THE REGULATIONS AND STANDARDS IN EFFECT, THAT I HAVE ESTIMATED THE COST OF THE 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.

 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 3 SUBDIVISION APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 16 1992 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 SPECIFICATION THEREFORE, AND THAT THE UTILITIES AND PAVEMENTS ARE IN GOOD REPAIR.
NOVEMBER 4 1993
John J. Reid Municipal Engineer

ACCEPTANCE OF PUBLIC LAND BY COUNCIL

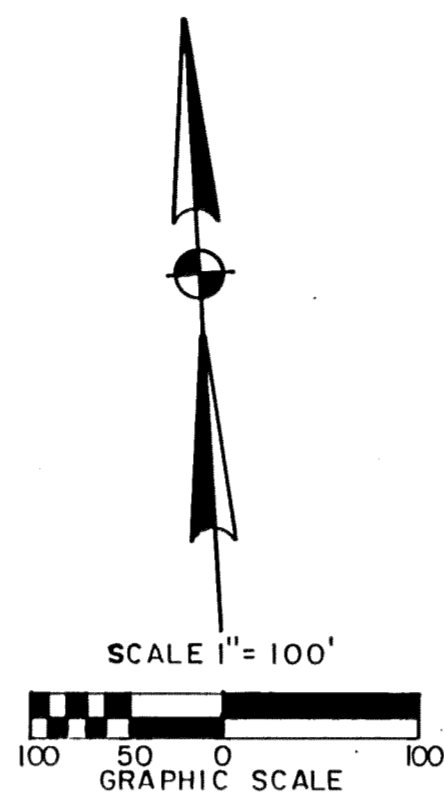
THE PUBLIC STREETS, EASEMENTS, OR (OTHER PUBLIC AREAS) AS AS NOTED HEREON IN GRAPHIC SYMBOLS WERE ACCEPTED FOR DEDICATION BY THE COUNCIL OF THE MUNICIPALITY OF CHARDON, OHIO BY ORDINANCE NO. 1473
OCTOBER 28 1993
John J. Reid Mayor
Stephen J. Struck Clerk

COUNTY RECORDS

TRANSFERRED THIS 5 DAY OF November 1993
439941
 RECORDED IN PLAT BOOK 21 PAGE NO. 82
 THIS DAY 6 OF Nov. 1993
Richard J. Markowski County Auditor
Catherine A. Hilden County Recorder

21-82

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



SECTION 2, EAST DIVISION
ORIGINAL MUNSON TOWNSHIP

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD-BEARING
1	430.00'	255.00'	33°58'40"	131.37'	251.28'	N-78°53'04"-W
2	450.56'	31.27'	03°58'35"	15.64'	31.26'	S-42°20'43"-E
10	400.00'	4.91'	00°42'14"	2.46'	4.91'	S-60°46'37"-E
11	390.56'	136.79'	20°04'04"	69.10'	136.09'	S-50°23'28"-E
12	30.00'	47.12'	90°00'00"	30.00'	42.43'	S-04°38'34"-W
13	230.00'	253.60'	63°10'29"	141.43'	240.95'	S-18°03'19"-W
13-1	"	57.32'	14°16'44"	28.81'	57.17'	S-09°06'41"-E
13-2	"	54.60'	13°36'08"	27.43'	54.48'	S-28°33'46"-W
13-3	"	53.88'	13°25'20"	27.06'	53.76'	S-15°03'02"-W
13-4	"	56.93'	14°10'58"	28.61'	56.79'	S-01°14'53"-W
13-5	"	30.87'	07°41'19"	15.46'	30.84'	S-09°41'55"-E
14	317.89'	192.93'	34°46'21"	99.54'	189.98'	S-03°51'55"-W
14-1	"	28.17'	05°04'37"	14.09'	28.16'	S-10°59'36"-E
14-2	"	32.59'	18°51'13"	16.62'	32.28'	S-09°06'41"-E
14-3	"	60.97'	10°59'20"	30.88'	60.88'	S-13°43'35"-W
14-4	"	11.21'	02°01'11"	5.60'	11.21'	S-20°13'50"-W
15	225.36'	201.27'	51°10'16"	107.90'	194.65'	S-04°20'42"-E
15-1	"	18.41'	04°40'48"	9.21'	18.40'	S-18°54'02"-W
15-2	"	60.40'	15°21'21"	30.38'	60.22'	S-08°52'57"-W
15-3	"	61.22'	15°33'58"	30.80'	61.04'	S-06°34'42"-E
15-4	"	61.24'	15°34'09"	30.81'	61.05'	S-22°09'45"-E
16	62.50'	257.66'	236°12'28"	—	110.26'	N-31°57'56"-E
16-1	"	61.43'	56°19'03"	33.45'	58.99'	S-58°05'21"-E
16-2	"	117.43'	107°38'48"	85.47'	100.90'	N-39°55'43"-E
16-3	"	78.80'	72°14'37"	45.61'	73.69'	N-50°00'59"-W
17	30.00'	47.55'	90°48'46"	30.43'	42.73'	N-40°43'55"-W
17-1	"	34.21'	65°20'18"	19.24'	32.39'	N-53°28'09"-W
17-2	"	13.34'	25°28'28"	6.78'	13.23'	N-08°03'46"-E
18	165.36'	47.81'	16°33'58"	24.07'	47.64'	N-12°57'23"-E
19	377.89'	229.34'	34°46'21"	118.32'	225.84'	N-03°51'55"-E
19-1	"	29.55'	04°28'53"	14.79'	29.55'	N-18°59'59"-E
19-2	"	60.68'	09°12'00"	30.40'	60.61'	N-12°09'33"-E
19-3	"	60.00'	09°05'50"	30.06'	59.94'	N-03°00'38"-E
19-4	"	60.00'	09°05'50"	30.06'	59.94'	N-06°03'12"-W
19-5	"	19.11'	02°53'48"	9.55'	19.10'	N-12°05'01"-W
20	170.00'	187.44'	63°10'29"	104.53'	178.09'	N-18°03'19"-E
20-1	"	99.41'	33°30'17"	51.17'	98.00'	N-03°13'35"-E
20-2	"	88.03'	29°40'12"	45.03'	87.05'	N-34°48'28"-E
21	31.87'	46.99'	84°28'17"	28.93'	42.84'	S-88°07'17"-E
44	480.56'	157.81'	20°04'04"	79.72'	157.00'	N-50°23'28"-W
44-2	"	126.84'	16°05'25"	63.69'	126.12'	N-52°22'45"-W
45	460.00'	228.21'	28°25'30"	116.51'	225.88'	N-74°38'15"-W
46	360.56'	128.06'	19°52'23"	63.16'	124.43'	S-50°17'37"-E
47	400.06'	145.38'	20°49'15"	73.50'	144.58'	S-51°44'54"-E
48	460.00'	59.62'	07°25'33"	29.85'	59.58'	N-80°24'50"-E
49	460.00'	56.39'	07°01'24"	28.23'	56.35'	N-87°38'18"-E
51	430.00'	266.04'	35°26'54"	137.43'	261.81'	S-78°08'57"-E
51-4	"	11.04'	01°28'14"	5.52'	11.04'	S-69°09'37"-E
52	420.56'	147.30'	20°04'04"	74.41'	146.55'	S-50°23'28"-E
55	200.00'	220.52'	63°10'29"	122.98'	209.52'	S-18°03'19"-W
56	347.89'	211.13'	34°46'21"	108.93'	207.91'	S-03°51'55"-W
57	195.36'	174.47'	51°10'16"	93.54'	168.74'	S-04°20'42"-E
58	477.79'	145.00'	17°23'17"	73.06'	144.44'	N-53°01'39"-W
60	460.00'	344.22'	42°52'27"	180.62'	326.24'	N-81°51'43"-W
61	30.00'	41.00'	78°17'57"	24.57'	37.88'	N-64°08'56"-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 TO BE SET IN CONCRETE
- THE ABOVE TO BE SET BY REGISTERED SURVEYORS OF THE STATE OF OHIO

VILLAGE OF CHARDON, OHIO

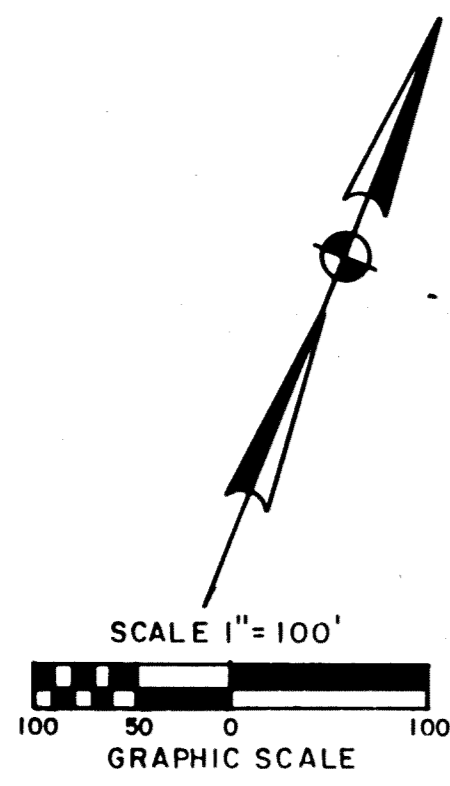
FINAL PLAT FOR
PHASE 3 OF
THE WOODS OF BURLINGTON

WESTERN RESERVE CONSULTANTS, INC.

SCALE: 1" = 100'

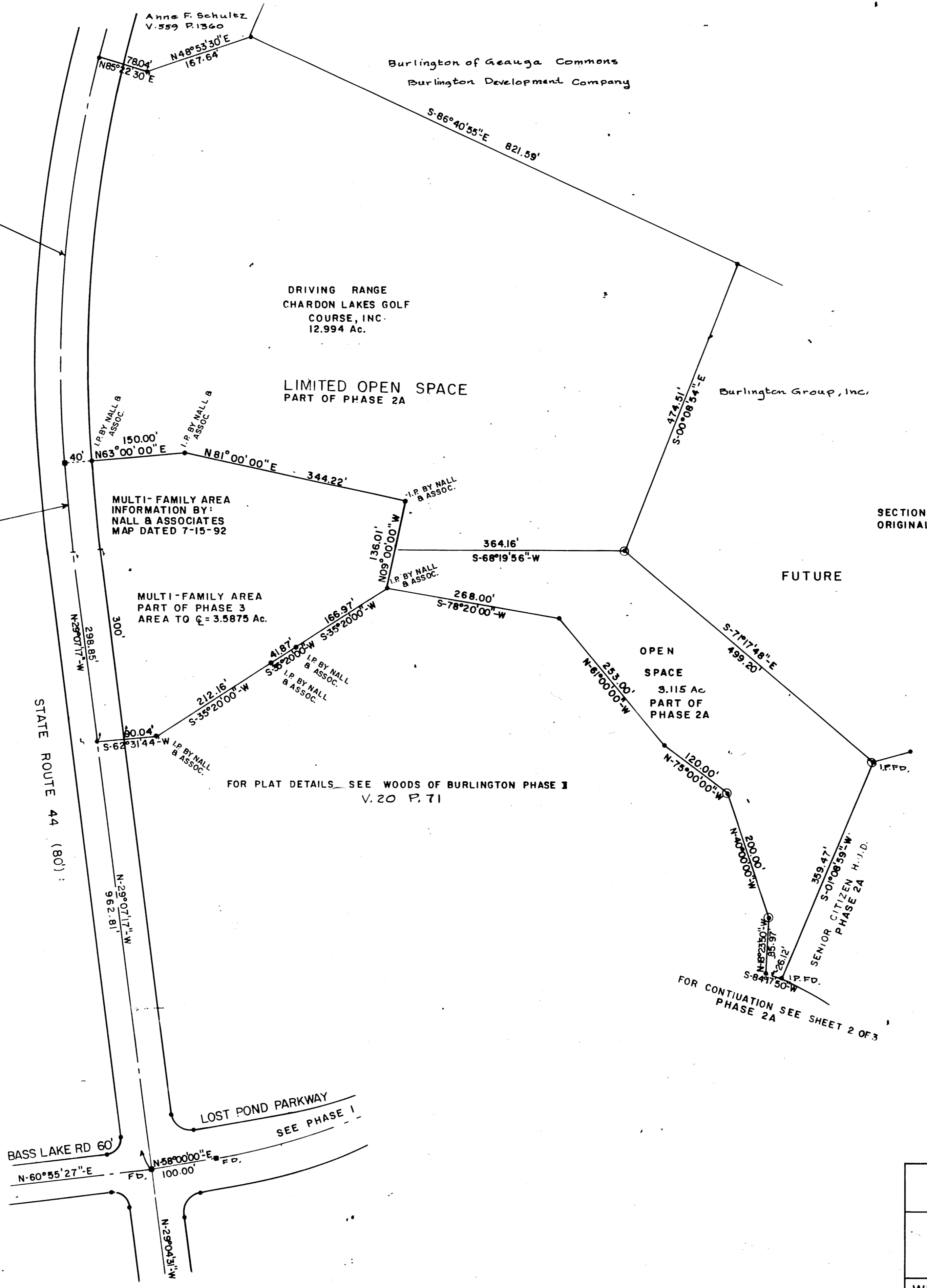
SHEET 2 OF 3

21-83



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

FUTURE

VILLAGE OF CHARDON, OHIO		
FINAL PLAT FOR PHASE 3 OF THE WOODS OF BURLINGTON		
WESTERN RESERVE CONSULTANTS, INC.		
MAY	1992	SHEET 3 OF 3

21-84

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED PROFESSIONAL ARCHITECT
 REGISTERED NUMBER 02548
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