

# BURLINGTON of GEAUGA CONDOMINIUM

## PHASE NO. 22

IN

SECTION NO 2 - EAST DIVISION - TRACT NO. 1

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



SCALE 1" = 50'

JULY, 1994

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 HEREAFTER 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 22 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.

REGISTERED SURVEYOR

July 7, 1994  
DATE

### ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY, ALL PARTICULARS OF THE BUILDINGS OF BURLINGTON OF GEAUGA CONDOMINIUM, PHASE 22 INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND OUT DIMENSIONS OF EACH FAMILY UNIT AND COMMON AREAS AND BUILDINGS AS CONSTRUCTED.

REGISTERED ENGINEER

DATE

Partnership filed  
in Geauga County  
Catherine H. Heiden  
Recorder

### 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

Partnership filed  
in Geauga County  
Catherine H. Heiden  
Recorder

WITNESS  
Richard J. Butk  
WITNESS LINDA L. BUTK

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 8th DAY OF July, 1994.

Notary Public Seal

NOTARY PUBLIC  
MY COMMISSION EXPIRES

CATHERINE H. HEIDEN, Notary Public  
State of Ohio, Geauga County  
My commission expires August 25, 1995



RECEIVED FOR TRANSFER BY THE GEAUGA COUNTY AUDITOR  
THIS 11 DAY OF July, 1994.

Richard J. Makowski  
GEAUGA COUNTY AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEAUGA COUNTY RECORDER THIS 11 DAY OF July, 1994.  
RECORDED THIS 11 DAY OF July, 1994, AT 3:56 P.M.  
IN PLAT BOOK NO. 22 PAGE NO. 170

Catherine H. Heiden, Recorder  
GEAUGA COUNTY RECORDER  
454074

B. & O.

RAILROAD

R/W

100'

N. 83° 03' 46" E.

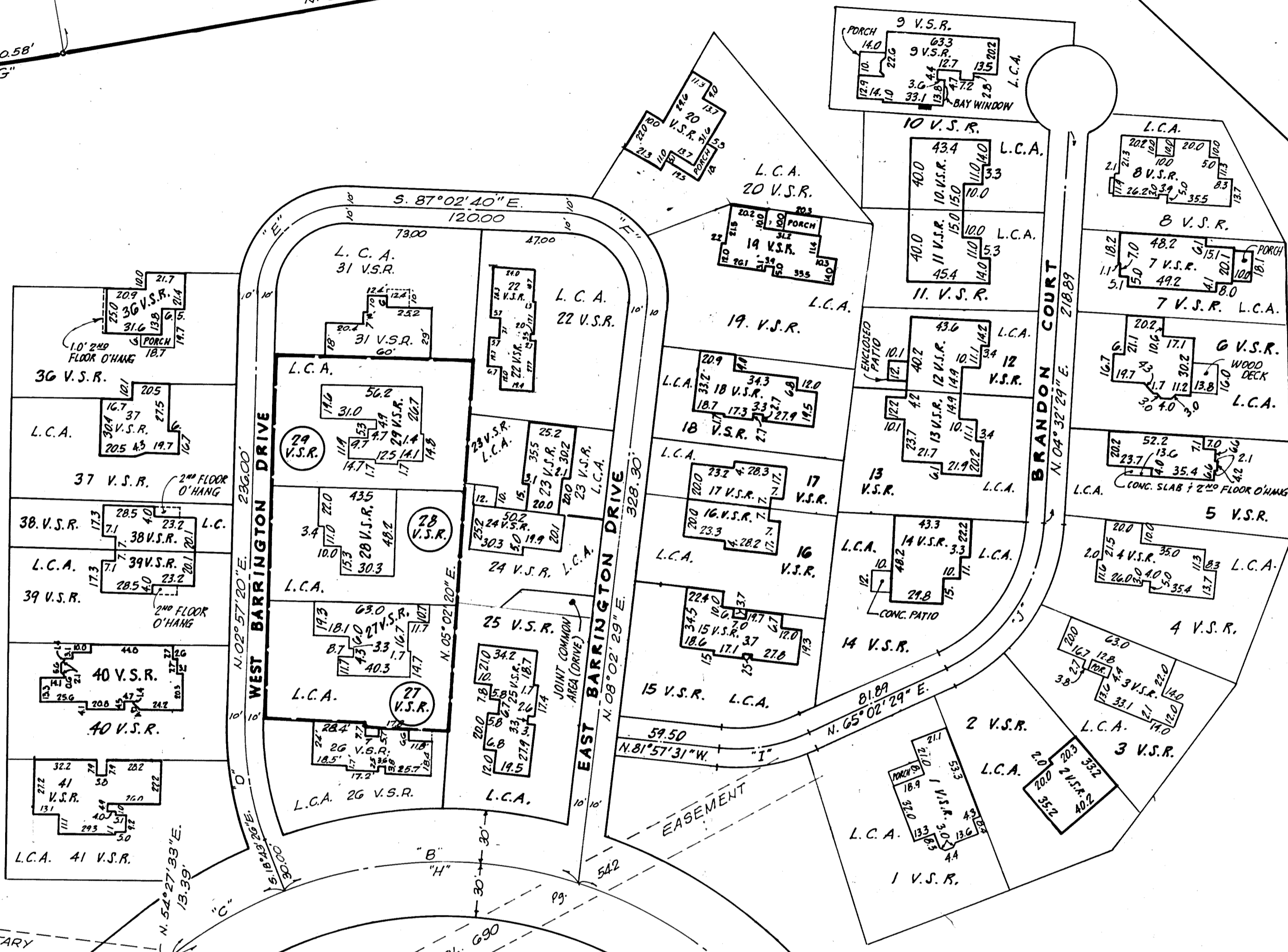
534.52'

IRON PIPE FOUND BENT & REPLACED BY 1" IRON PIN

ROBERT H. & ISABELLE GARDNER  
VOL. 706  
S. 43° 26' 15" E.

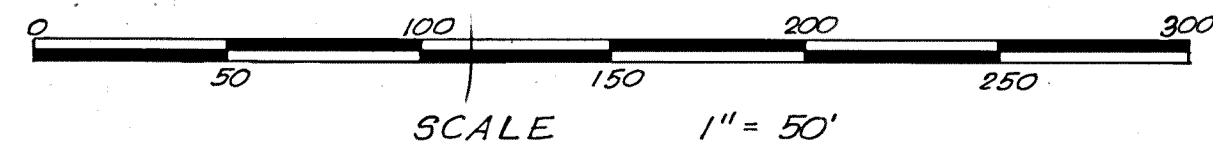
LAND REMAINING IN THE NAME OF  
VILLAGE STATION ASSOCIATES  
VOL. 995

IRON PIPE FOUND & USED IN &  
RAVENNA ROAD



**PHASE 22 - 27V.S.R., 28 V.S.R. and 29 V.S.R.**

CURVE	BEARING	CHORD	ARC	TAN.	RADIUS	DELTA
A	N. 15° 00' 55" E.	477.54	105.34	2359.92	240.00	168° 23' 10"
B	N. 88° 57' 08" W.	162.39	165.66	86.28	240.00	39° 39' 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	398.30	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

22-11

THE BURLINGTON GROUP  
VOL. 99

N. 09° 19' 05" E.

IRON PIPE FOUND AT NELY  
CORNER OF MUNSON TOWNSHIP  
S. 86° 40' 55" E.  
1847.9' obs.

IRON PIPE FOUND & USED

IRON PIPE FOUND & USED AT NELY  
CORNER OF MUNSON TOWNSHIP

106.98' obs.

N. 09° 44' 18" E.

499.93'

A = 70.58'

1095.92' RADIUS

SANITARY  
VOL. 690 Pg. 540

SEWER  
VOL. 690 Pg. 540

S. 86° 40' 55" E.

FORMER NORTHERLY MUNSON TOWNSHIP LINE

S. 86° 40' 55" E.

N. 29° 22' 36" E.

IRON PIPE FOUND & USED

124.95'

N. 04° 37' 29" E.

218.89'

BRANDON COURT

100'

1095.92'