

BURLINGTON GREEN CONDOMINIUM PHASE MAP NO. IV

IN THE
VILLAGE OF CHARDON
GEAUGA COUNTY, OHIO

LOT NO. 138 AND 146

THE BURLINGTON GROUP INC., AN OHIO CORPORATION, HEREBY GRANTS 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, STORM SEWER MAINS AND MANHOLES, HEADWALLS, CATCH BASINS, AND RECEIVING STREAMS, WATER MAINS, AND FIRE HYDRANTS AS ARE LOCATED THEREON NOW AND AS RESULT OF FUTURE AMENDMENTS OF SAID CONDOMINIUM PLAT OR PLATS.

NO OVERHEAD WIRES SHALL BE PERMITTED. LOCATION OF PEDESTAL AND TRANSFORMERS SHALL BE BY MUTUAL CONSENT OF DECLARANT AND UTILITY.

DECLARANT HEREBY GRANTS UNTO THE VILLAGE OF CHARDON, GEAUGA COUNTY, OHIO THE FULL OWNERSHIP OF ALL WATER MAINS, FIRE HYDRANTS, SANITARY SEWER MAINS, MANHOLES, AND STORM SEWER MAINS NOW OR HERINAFTER INSTALLED UPON AND UNDER THE AREAS OF THE CONDOMINIUM PLAT OR PLATS AS AMENDED FROM TIME TO TIME DESIGNATED AS THE COMMON AREAS AND FUTHER 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 THE CONDOMINIUM OWNERSHIP FILED HEREWITH.

ENGINEER'S CERTIFICATION:
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE BUILDINGS OF BURLINGTON GREEN CONDOMINIUM PHASE MAP 3 INCLUDING THE LAYOUT, LOCATION, DESIGNATION, OUTSIDE DIMENSIONS AND FLOOR AND CEILING ELEVATIONS OF EACH FAMILY UNIT AND COMMON AREAS AND BUILDINGS AS CONSTRUCTED.



M. A. Picone
REGISTERED ENGINEER

7/15/94
DATE



Howard R. Selee
REGISTERED SURVEYOR

7/15/94
DATE

SURVEYOR'S CERTIFICATION:
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF BURLINGTON GREEN CONDOMINIUM PHASE MAP 3 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.

OWNER'S CONSENT:
THE UNDERSIGNED OWNER OF THE PREMISES SHOWN ON THIS PLAT, DOES HEREBY CONSENT TO THE RECORDING OF THE SAME. THE BURLINGTON GROUP, INC., AN OHIO CORPORATION.

Steven Petersen
BY: STEVEN PETERSEN, TREASURER

Bonita M. Swontek
WITNESS BONITA M. SWONTEK

Anne M. Bold
WITNESS ANNE M. BOLD

Robert Zella SEC
BY: ROBERT ZELLA, SECRETARY

Anne M. Bold
WITNESS ANNE M. BOLD

Bonita M. Swontek
WITNESS BONITA M. SWONTEK

COUNTY OF GEAUGA, STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED STEVEN PETERSEN, TREASURER AND ROBERT ZELLA, SECRETARY OF THE BURLINGTON GROUP, INC., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT OF SAID CORPORATION. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon OHIO THIS 15th DAY OF July 1994.



Bonita M. Swontek
NOTARY PUBLIC
MY COMMISSION EXPIRES August 20, 1998

RECEIVED FOR TRANSFER BY THE GEAUGA COUNTY AUDITOR THIS 22nd DAY OF July 1994.

Richard G. Makowski
GEAUGA COUNTY AUDITOR

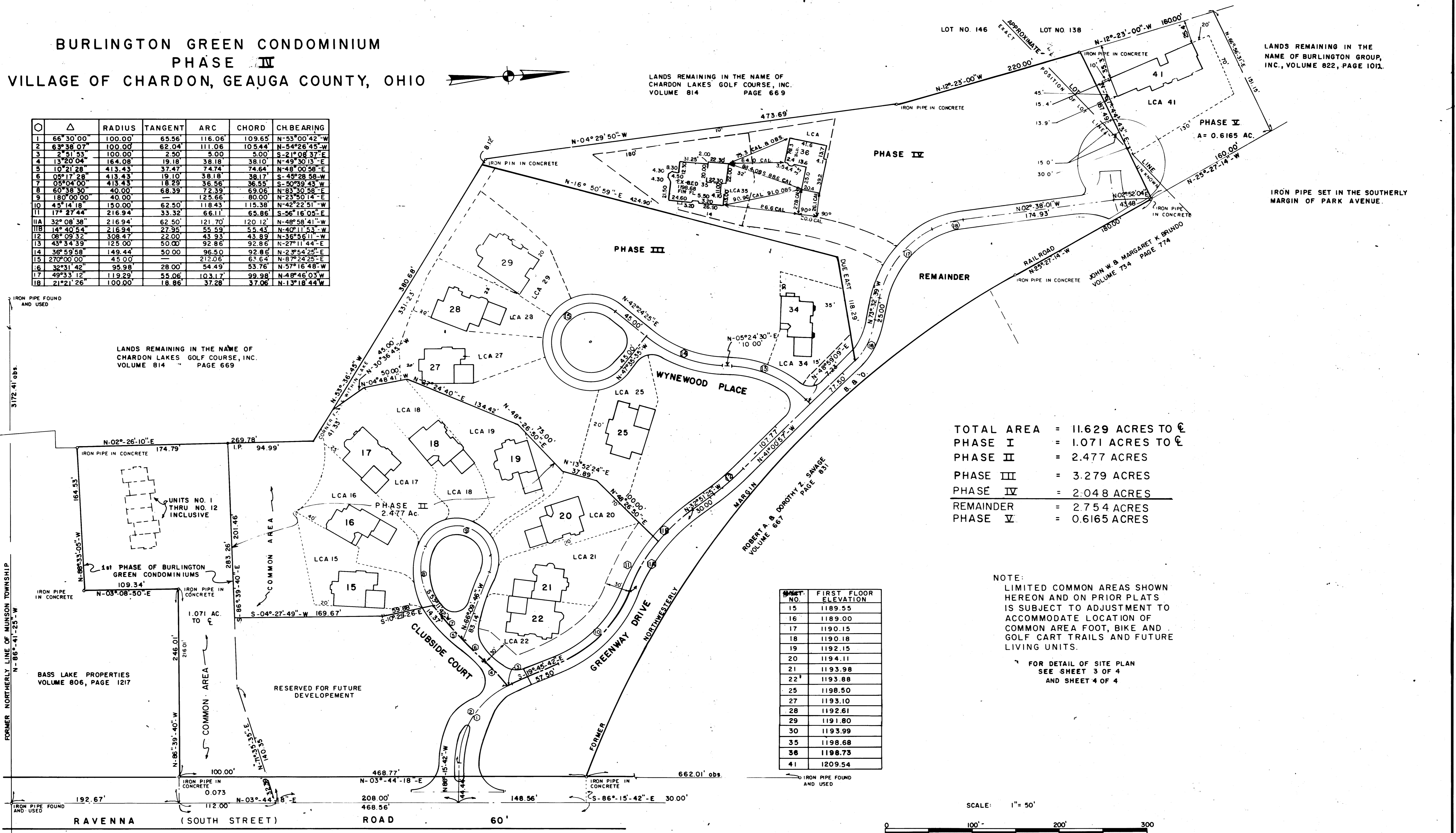
RECEIVED FOR RECORDING PURPOSES BY THE GEAUGA COUNTY RECORDER THIS 22 DAY OF July 1994 **454687**

RECORDED THIS 22 DAY OF July 1994 AT 3:01 P.M. IN PLAT BOOK NO. 22 PAGE NO. 15

Catherine H. Heiden
GEAUGA COUNTY RECORDER

**BURLINGTON GREEN CONDOMINIUM
PHASE IV
VILLAGE OF CHARDON, GEauga COUNTY, OHIO**

⊙	△	RADIUS	TANGENT	ARC	CHORD	CH BEARING
1	66°30'00"	100.00	65.56	116.06	109.65	N-53°00'42"-W
2	63°38'07"	100.00	62.04	111.06	105.44	N-54°26'45"-W
3	2°51'53"	100.00	2.50	5.00	5.00	S-21°08'37"-E
4	13°20'04"	164.08	19.18	38.18	38.10	N-49°30'13"-E
5	10°21'28"	413.43	37.47	74.74	74.64	N-48°00'58"-E
6	08°17'28"	413.43	19.10	38.18	38.17	S-48°28'58"-W
7	05°04'00"	413.43	18.23	36.56	36.55	S-50°59'43"-W
8	60°38'30"	40.00	68.39	72.39	69.06	N-83°30'58"-E
9	180°00'00"	40.00	—	125.66	80.00	N-23°50'14"-E
10	45°14'18"	150.00	62.50	118.43	115.38	N-42°22'51"-W
11	17°27'44"	216.94	33.32	66.11	65.86	S-56°16'05"-E
11A	32°08'38"	216.94	62.50	121.70	120.12	N-48°58'41"-W
11B	14°40'54"	216.94	27.95	55.59	55.43	N-40°11'53"-W
12	06°09'32"	308.47	22.00	43.93	43.89	N-36°56'11"-W
13	43°34'39"	125.00	50.00	92.86	92.86	N-27°11'44"-E
14	36°59'58"	149.44	50.00	96.50	92.86	N-23°54'25"-E
15	270°00'00"	45.00	—	212.06	63.64	N-87°24'25"-E
16	32°31'42"	95.98	28.00	54.49	53.76	N-57°16'48"-W
17	49°33'12"	119.29	55.06	103.17	99.98	N-48°46'03"-W
18	21°21'26"	100.00	18.86	37.28	37.06	N-13°18'44"-W



TOTAL AREA = 11.629 ACRES TO ☉

PHASE I = 1.071 ACRES TO ☉

PHASE II = 2.477 ACRES

PHASE III = 3.279 ACRES

PHASE IV = 2.048 ACRES

REMAINDER = 2.754 ACRES

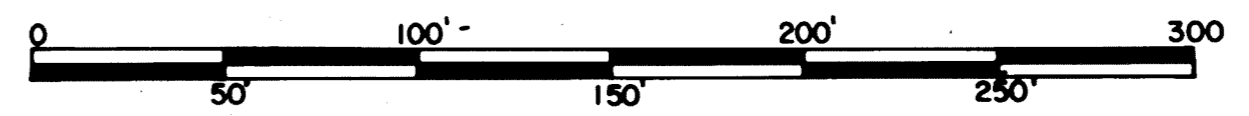
PHASE V = 0.6165 ACRES

NOTE:
LIMITED COMMON AREAS SHOWN HEREON AND ON PRIOR PLATS IS SUBJECT TO ADJUSTMENT TO ACCOMMODATE LOCATION OF COMMON AREA FOOT, BIKE AND GOLF CART TRAILS AND FUTURE LIVING UNITS.

FOR DETAIL OF SITE PLAN SEE SHEET 3 OF 4 AND SHEET 4 OF 4

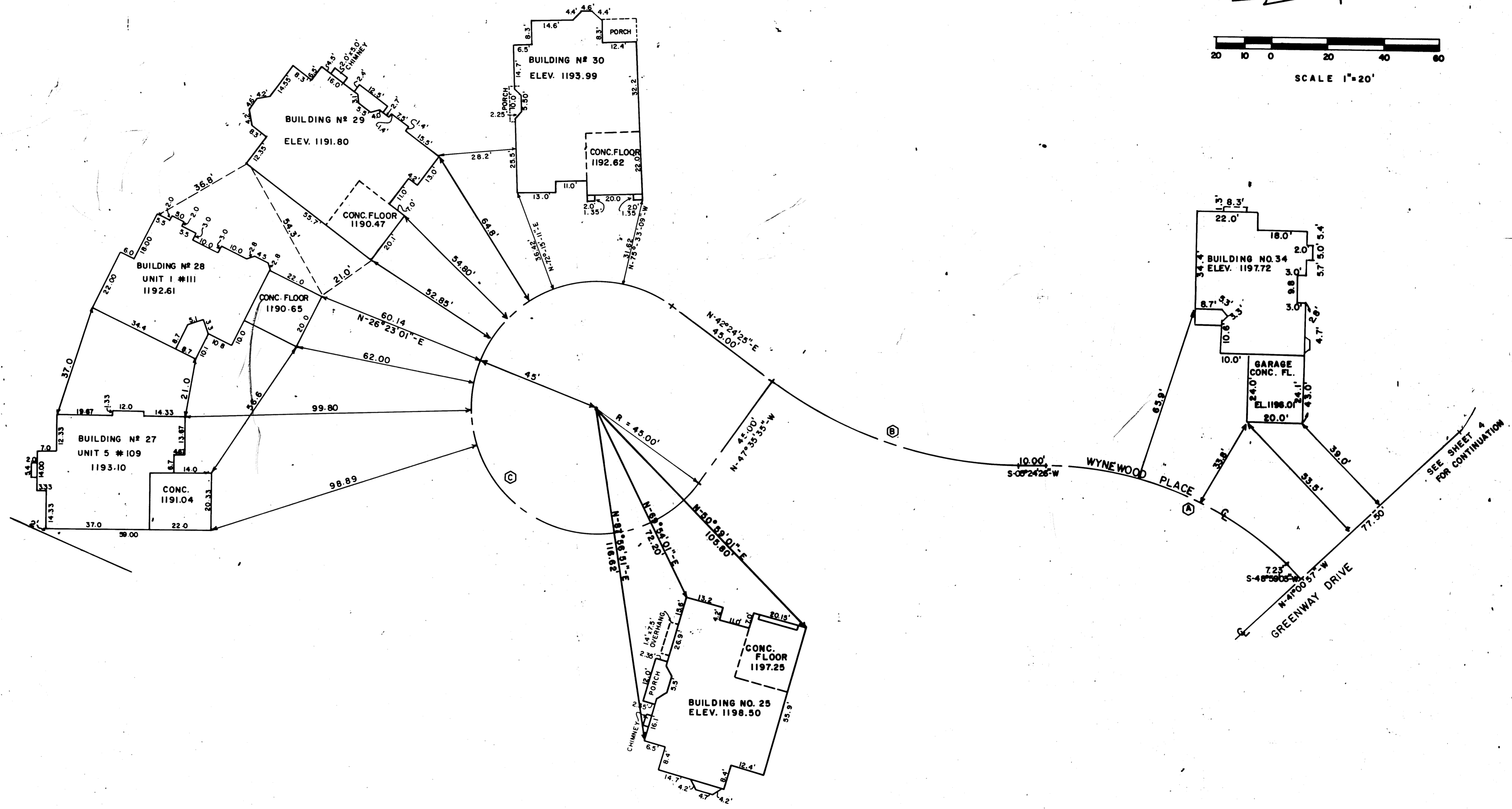
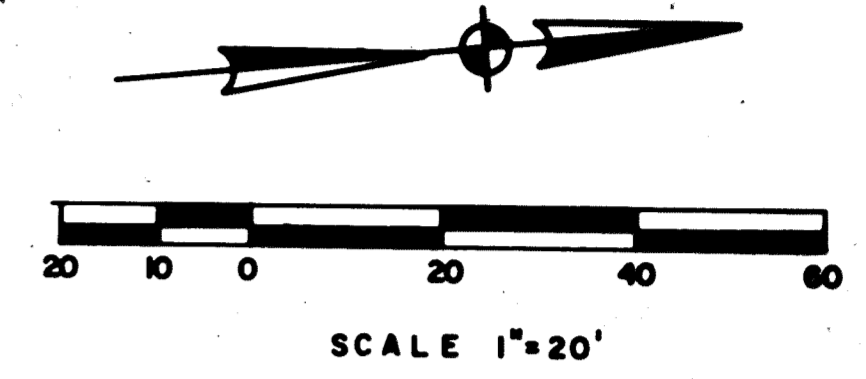
SHEET NO.	FIRST FLOOR ELEVATION
15	1189.55
16	1189.00
17	1190.15
18	1190.18
19	1192.15
20	1194.11
21	1193.98
22	1193.88
25	1198.50
27	1193.10
28	1192.61
29	1191.80
30	1193.99
35	1198.68
36	1198.73
41	1209.54

SCALE: 1" = 50'



SITE AND LOCATION PLANS FOR THIRD (3rd) MAP
 PHASE DEVELOPMENT OF BURLINGTON GREEN
 CONDOMINIUM. THESE PLANS SHOW THE FIRST
 FLOOR OF THE CONDO STRUCTURE CONTAINING
 BUILDINGS NO'S 25, 27, 28, 29, 30 & 34.
 SEE SHEET 2 OF 3 FOR TOTAL PROPERTY
 CONFIGURATION.

BURLINGTON GREEN CONDOMINIUM, ^{MAP} PHASE III
 CHARDON VILLAGE, GEauga COUNTY

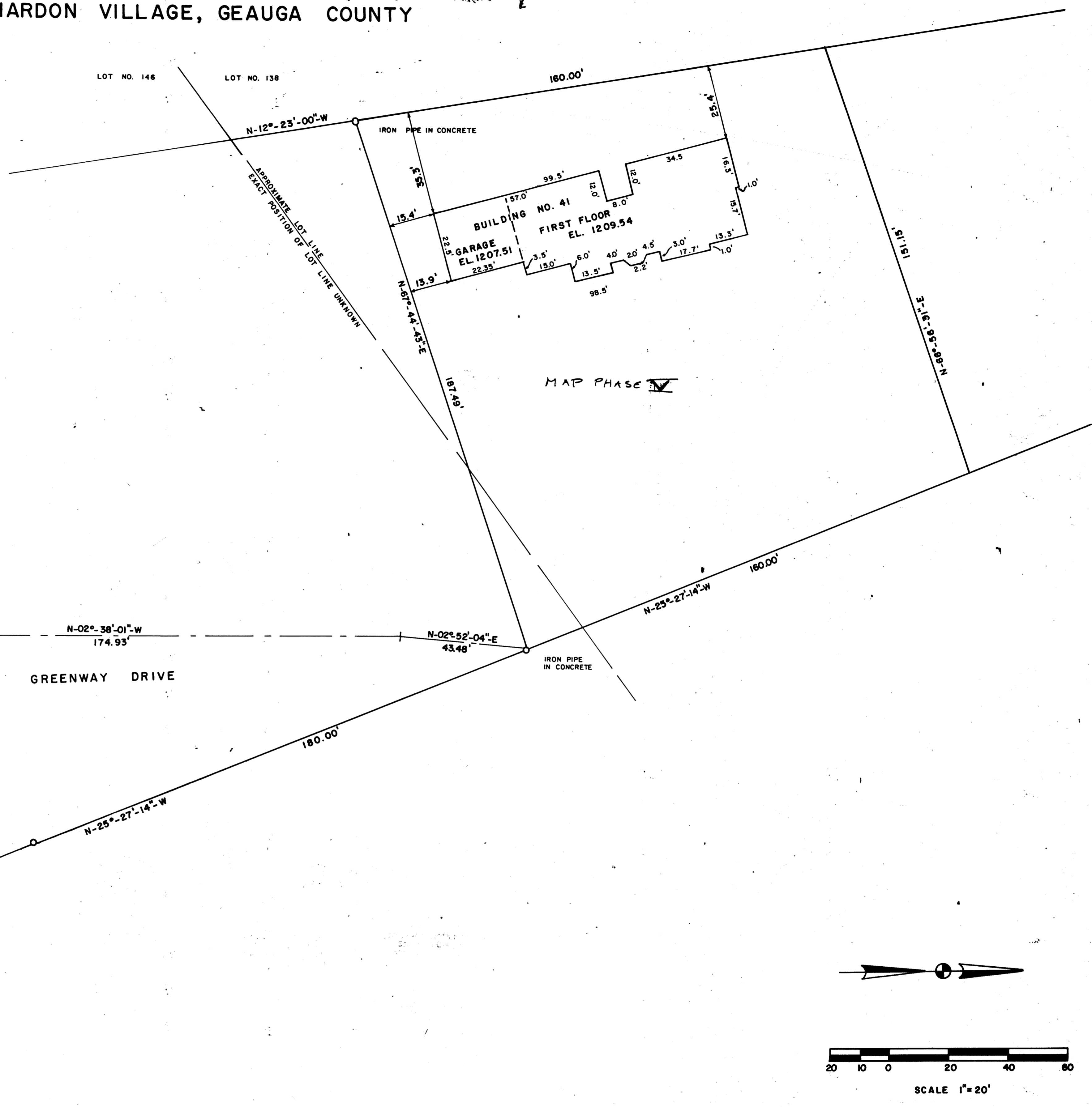


CH	CH BEARING	CH	A	T	R
△					
A	43° 34' 39"	92.86	92.86	50.00	125.08
B	36° 59' 58"	92.86	92.86	50.00	149.44
C	270° 00' 00"	63.64	212.06		45.00

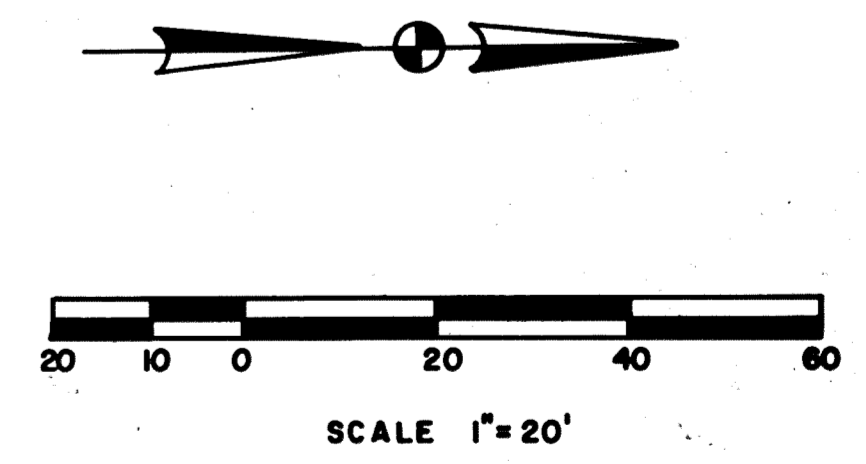
BURLINGTON GREEN CONDOMINIUM, PHASE ~~MAP~~ **V**
 CHARDON VILLAGE, GEauga COUNTY

SITE AND LOCATION PLANS FOR THIRD (3rd) PHASE DEVELOPMENT OF BURLINGTON GREEN CONDOMINIUM. THESE PLANS SHOW THE FIRST FLOOR OF THE CONDO STRUCTURE CONTAINING BUILDING NO. 41.

SEE SHEET 2 OF 4 FOR TOTAL PROPERTY CONFIGURATION.



WILMOT PLACE
 N-38°-55'-09\"/>



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