

BURLINGTON GREEN  
 CONDOMINIUM  
 PHASE MAP NO.3

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.



Marico A. Picone, P.E.  
 REGISTERED ENGINEER

August 1, 1994  
 DATE



Howard R. Selee  
 REGISTERED SURVEYOR

August 1, 1994  
 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. Swentek  
 WITNESS  
Anne M. Bold  
 WITNESS ANNE M. BOLD

Robert Zella SEC  
 BY: ROBERT ZELLA, SECRETARY

Bonita M. Swentek  
 WITNESS  
Anne M. Bold  
 WITNESS ANNE M. BOLD

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 5th DAY OF August 1994

Bonita M. Swentek  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_



RECEIVED FOR TRANSFER BY THE GEAUGA COUNTY AUDITOR THIS 9th DAY OF August 1994

Richard J. Makowski  
 GEAUGA COUNTY AUDITOR 455514

RECEIVED FOR RECORDING PURPOSES BY THE GEAUGA COUNTY RECORDER THIS 9th DAY OF August 1994

RECORDED THIS 9th DAY OF August 1994 AT 3:08 P.M. IN PLAT BOOK NO. 22 PAGE NO. 22

Catherine H. Heiden  
 GEAUGA COUNTY RECORDER

BURLINGTON GREEN CONDOMINIUM  
 PHASE III  
 VILLAGE OF CHARDON, GEauga COUNTY, OHIO

LANDS REMAINING IN THE NAME OF  
 CHARDON LAKES GOLF COURSE, INC.  
 VOLUME 814 PAGE 669

LANDS REMAINING IN THE  
 NAME OF BURLINGTON GROUP,  
 INC., VOLUME 822, PAGE 1011.

△	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	S-21°08'37"-E
4	13°20'04"	164.08	19.18	38.18	N-49°30'13"-E
5	10°21'28"	413.43	37.47	74.74	N-48°00'58"-E
6	08°17'28"	413.43	19.10	38.17	S-45°28'58"-W
7	05°04'00"	413.43	18.29	36.56	S-50°29'43"-W
8	60°38'30"	40.00	68.39	72.39	N-83°30'58"-E
9	180°00'00"	40.00	—	125.66	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	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	55.43	N-40°11'53"-W
12	08°09'32"	308.47	22.00	43.93	N-36°56'11"-W
13	43°34'39"	125.00	50.00	92.86	N-27°11'44"-E
14	36°59'58"	149.44	50.00	96.50	N-23°54'25"-E
15	270°00'00"	45.00	—	212.06	S-6°24'25"-E
16	32°31'42"	95.98	28.00	54.49	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	N-13°18'44"-W

LANDS REMAINING IN THE NAME OF  
 CHARDON LAKES GOLF COURSE, INC.  
 VOLUME 814 PAGE 669

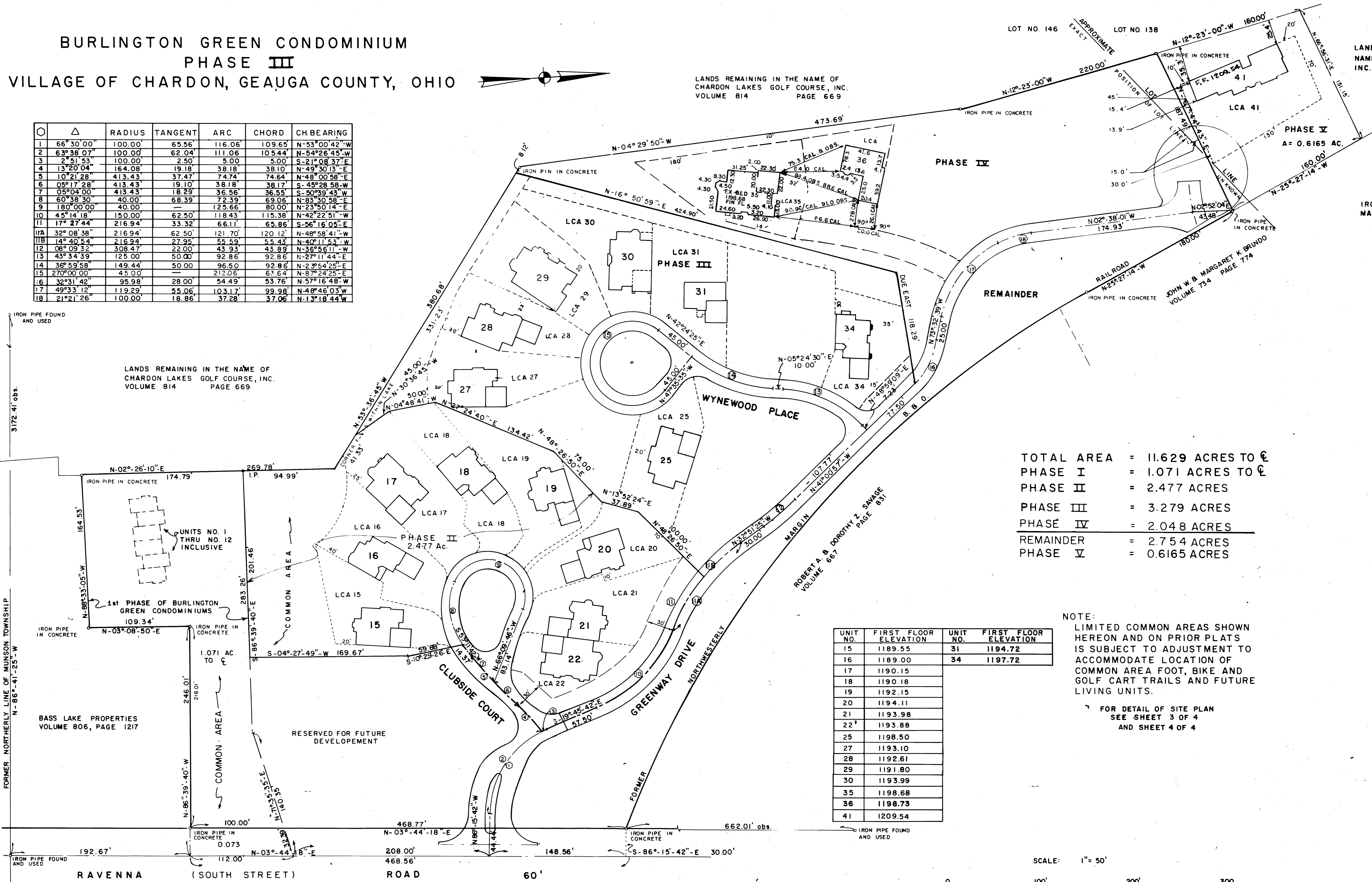
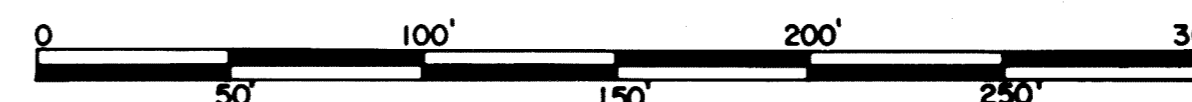
TOTAL AREA	=	11.629 ACRES TO ±
PHASE I	=	1.071 ACRES TO ±
PHASE II	=	2.477 ACRES
PHASE III	=	3.279 ACRES
PHASE IV	=	2.048 ACRES
REMAINDER	=	2.754 ACRES
PHASE V	=	0.6165 ACRES

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

UNIT NO.	FIRST FLOOR ELEVATION	UNIT NO.	FIRST FLOOR ELEVATION
15	1189.55	31	1194.72
16	1189.00	34	1197.72
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'



IRON PIPE SET IN THE SOUTHERLY  
 MARGIN OF PARK AVENUE.

3172.41 OBS.

FORMER NORTHERLY LINE OF MUNSON TOWNSHIP  
 N-86°-41'-25"-W

BASS LAKE PROPERTIES  
 VOLUME 806, PAGE 1217

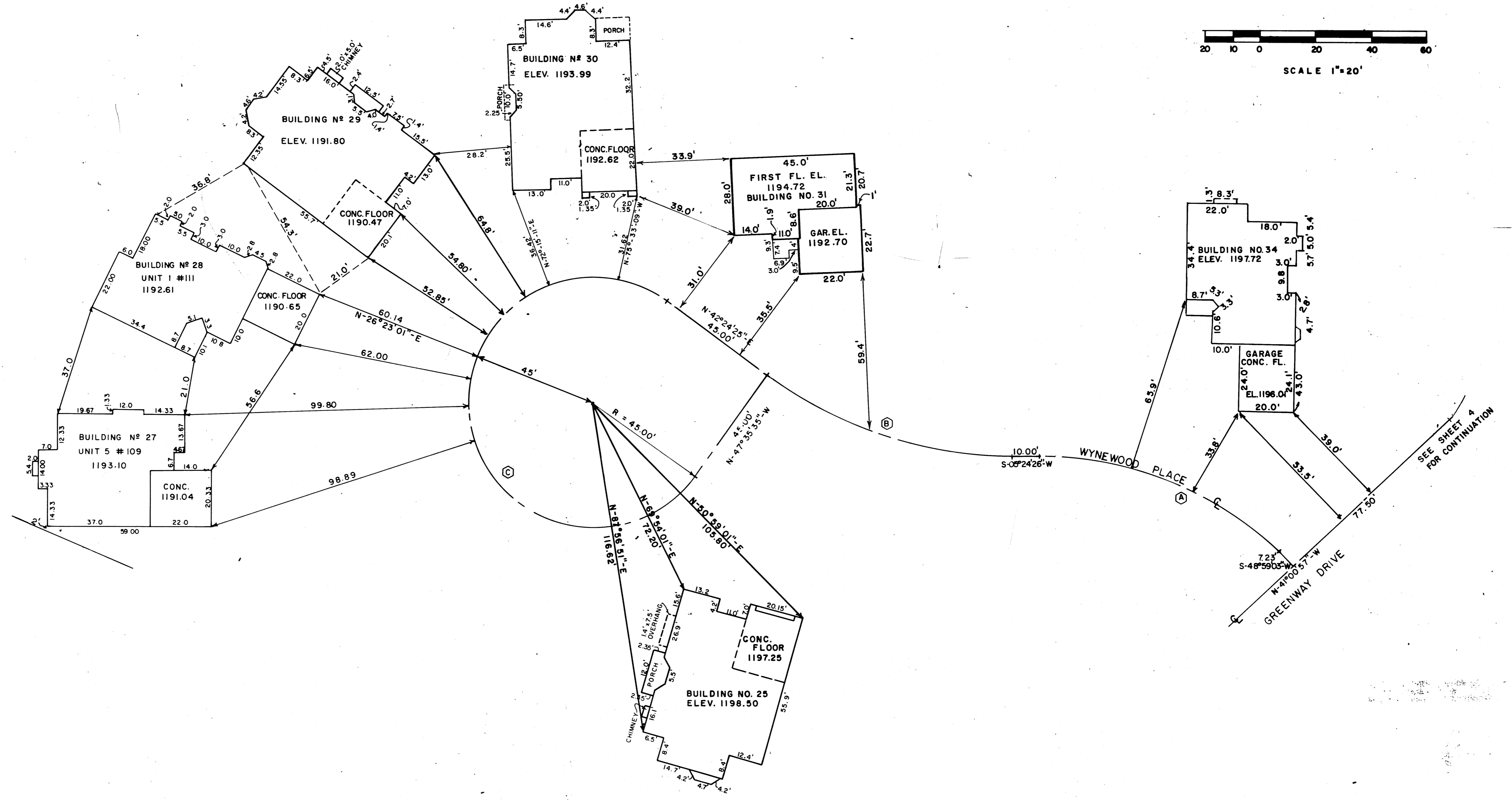
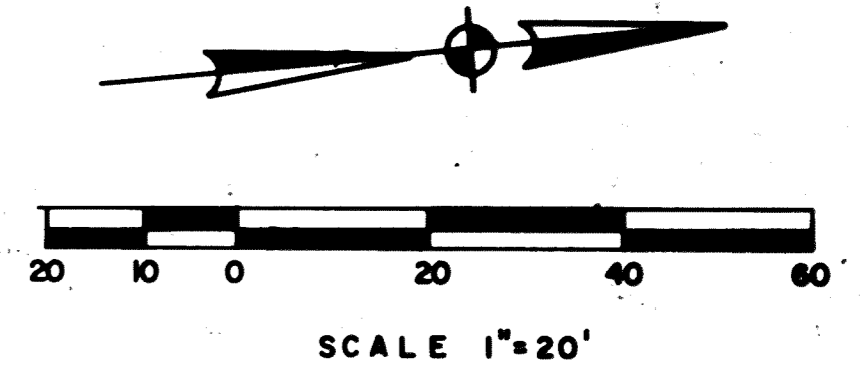
RESERVED FOR FUTURE  
 DEVELOPMENT

ROBERT A. B. DOROTHY Z. SWAGE  
 VOLUME 667 PAGE 831

JOHN W. B. MARGARET K. BRINDO  
 VOLUME 734 PAGE 774

SITE AND LOCATION PLANS FOR THIRD (3rd) PHASE DEVELOPMENT OF BURLINGTON GREEN CONDOMINIUM. THESE PLANS SHOW THE FIRST FLOOR OF THE CONDO STRUCTURE CONTAINING BUILDINGS NO'S 25,27,28,29,30,31 & 34 SEE SHEET 2 OF 3 FOR TOTAL PROPERTY CONFIGURATION.

BURLINGTON GREEN CONDOMINIUM MAP, PHASE III  
CHARDON VILLAGE, GEauga COUNTY



Symbol	R	T	A	CH	CH BEARING
⊙					
△	43° 34' 39"	125.08	50.00	92.86	S-27°11'44"-W
⊙	36° 59' 58"	149.44	50.00	96.50	S-23°54'25"-W
⊙	270° 00' 00"	45.00		212.06	N-87°24'25"-E