

BEECHNUT SUBDIVISION

ACCEPTANCE CERTIFICATION AND DEDICATION

I, THE UNDERSIGNED The Burlington Group, Inc., OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS BEECHNUT SUBDIVISION — CONTAINING SUBLOTS 1 THROUGH 27 BOTH INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS BEECHNUT LANE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH AND OTHER LAWFUL RULES AND REGULATIONS FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND. TRAIL EASEMENT, 15.00 FEET IN WIDTH AS SHOWN HEREIN, ARE ALSO HEREBY RESERVED IN THE NAME OF The Burlington Group, Inc. IN WITNESS WHEREOF THE UNDERSIGNED HEREUNTO SET HIS HAND THIS 4th DAY OF MARCH, 1994.

Jerry Peterson V.P.
OWNER Jerry Peterson

Anne M. Ebold
WITNESS ANNE M. EBOLD

Bonita M. Swenter
WITNESS BONITA M. SWENTER

STATE OF OHIO
COUNTY OF Geauga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED Jerry Peterson THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS 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 4th DAY OF March, 1994.

Bonita M. Swenter
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SCHEMBA M. SCHWARTZ, Notary Public
State of Ohio, Geauga County
My commission expires August 29, 1998



UTILITY EASEMENT

I, THE UNDERSIGNED The Burlington Group, Inc. OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, ALLTEL, ORWELL NATURAL GAS COMPANY AND CABLEVISION OF GEAGA COUNTY ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) 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 CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES, SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR 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 AND COMMUNICATIONS FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT 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 HIS HAND THIS 4th DAY OF March, 1994.

Jerry Peterson V.P.
OWNER Jerry Peterson

Anne M. Ebold
WITNESS ANNE M. EBOLD

Bonita M. Swenter
WITNESS BONITA M. SWENTER

STATE OF OHIO
COUNTY OF Geauga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED Jerry Peterson THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS 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 4th DAY OF March, 1994.

Bonita M. Swenter
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SCHEMBA M. SCHWARTZ, Notary Public
State of Ohio, Geauga County
My commission expires August 29, 1998



UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

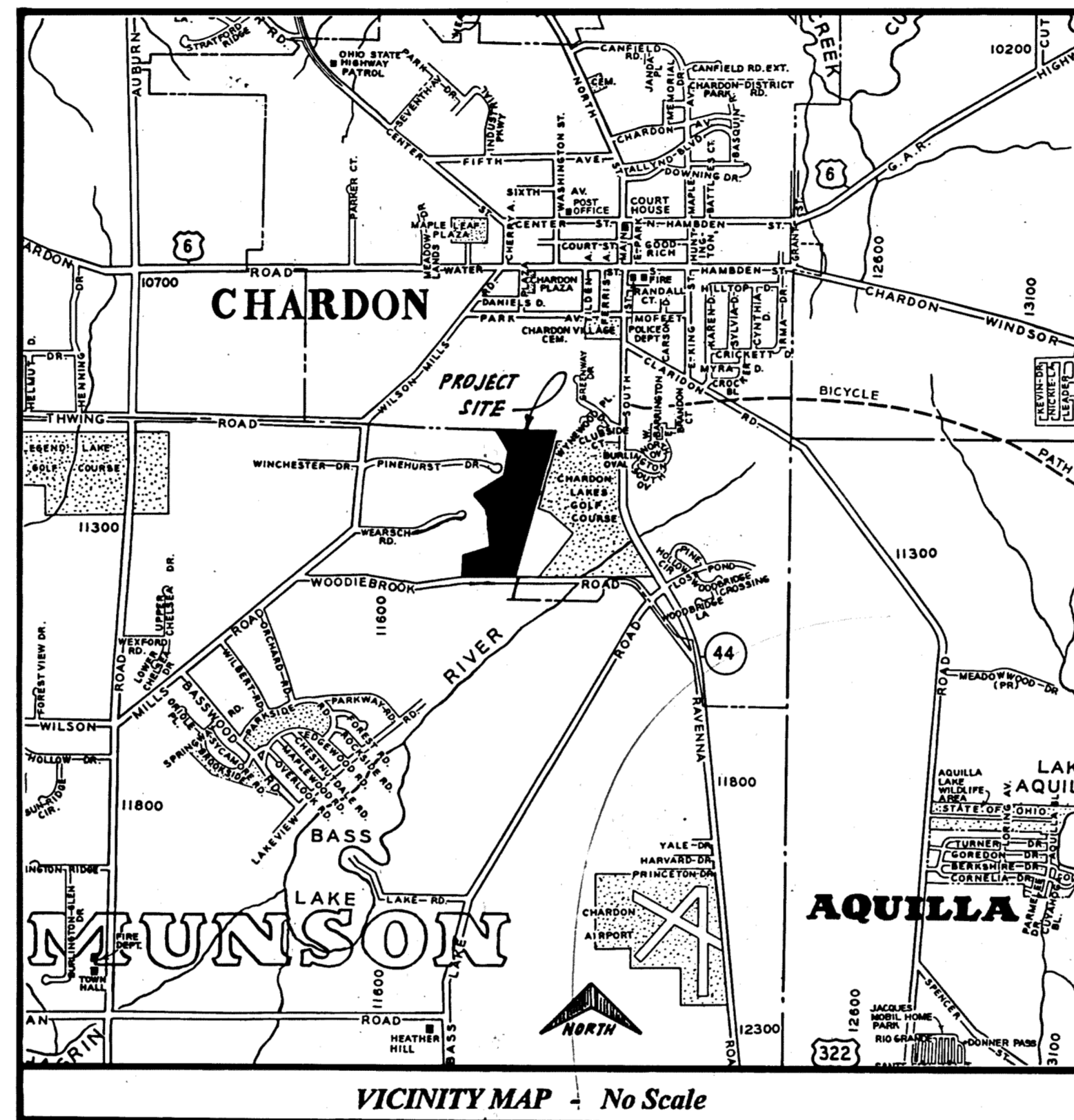
D.K. 2-21-94
THE ILLUMINATING CO. DATE

Joe Helly 9/23/94
NETEL DATE

Bonita M. Swenter 3-4-94
ORWELL NATURAL GAS CO. DATE

J. E. Vance 10-24-94
CABLEVISION OF GEAGA COUNTY DATE

SITUATED IN THE TOWNSHIP OF MUNSON, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF SECTION NO. 1 OF THE EAST DIVISION AND CONTAINING 82.2835 ACRES, BEING PART OF THE LAND AS CONVEYED TO THE BURLINGTON GROUP, INC., IN THE DEED RECORDED IN VOLUME 795, PAGE 571 OF THE GEAGA COUNTY DEED RECORDS AND SITUATED IN THE VILLAGE OF CHARDON, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF LOT NO. 138 IN SAID VILLAGE AND CONTAINING 0.6276 ACRES OF LAND (ALL IN SUBLOT NO. 12) BEING PART OF THE LAND CONVEYED TO THE BURLINGTON GROUP, INC., IN THE DEED RECORDED IN VOLUME 795, PAGE 576 OF THE GEAGA COUNTY DEED RECORDS.



Sublot 13 & 14 vacated sec. 1 tract
3/12/2002 4:00pm

SL 13 = 21-176627
SL 14 = 21-176628

NOTE:
THIS SUBDIVISION, BEECHNUT SUBDIVISION, DOES NOT REQUIRE ACTION OR APPROVAL BY THE CHARDON VILLAGE PLANNING COMMISSION.

Joan J. Sheehan 12-8-94
JOAN J. SHEEHAN DATE
CHARDON VILLAGE PLANNING AND ZONING ADMINISTRATOR

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS OF THE SUBLOTS AND ROADS ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED HEREON SHALL BE SET IN PLACE BEFORE FINAL INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS BY THE GEAGA COUNTY ENGINEER.

Howard R. Selee
Registered Surveyor No. 5471
Date: March 4, 1994



HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD • SUITE 251 • CLEVELAND, OHIO 44129 • (216)398-0280

APPROVALS

APPROVED AS TO LEGAL FORM THIS 15th DAY OF December, 1994.

Annice A. Soos
Asst. L. GEAGA COUNTY PROSECUTOR

APPROVED THIS 8th DAY OF MARCH, 1994.

Mark H. Hunt
CHAIRMAN, GEAGA COUNTY PLANNING COMMISSION

PURSUANT TO OHIO REVISED CODE SECTION 711.091, I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION AND THE CONDITION OF THE ROAD DEDICATED TO PUBLIC USE HEREIN, AND I HAVE CHECKED THE PRESENCE, IN PLACE AS REQUIRED, OF ALL IRON PROPERTY MONUMENTS, AND BENCH MARKS AND DO HEREBY CERTIFY THAT ALL OF THE IMPROVEMENTS AND FACILITIES HAVE BEEN CONSTRUCTED, ARE IN ACCORDANCE WITH THE APPROVED PLAT AND PLANS, ARE IN GOOD REPAIR, AND HAVE MET ALL BONDING REQUIREMENTS.

THIS 16th DAY OF December, 1994.

Robert J. Phillips
GEAGA COUNTY ENGINEER

APPROVED THIS 20 DAY OF December, 1994, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF THE ROAD RIGHT-OF-WAY SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE ROAD RIGHT-OF-WAY.

James G. Gidd
GEAGA COUNTY COMMISSIONER
Mike J. Jett
GEAGA COUNTY COMMISSIONER
W. J. Jett
GEAGA COUNTY COMMISSIONER

TRANSFERRED THIS 4 DAY OF January, 1994.

Richard A. Makowski
GEAGA COUNTY AUDITOR

FILED FOR RECORD THIS 4th DAY OF January, 1994 AT 10:11 AM.

RECORDED THIS 4th DAY OF January, 1994 IN PLAT BOOK VOLUME 22 PAGE 100

Catherine H. Heiden
GEAGA COUNTY RECORDER
462283
Cathy Smith
Deputy

THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE MUNSON TOWNSHIP ZONING RESOLUTION, SIGNED THIS 7 DAY OF MARCH, 1994.

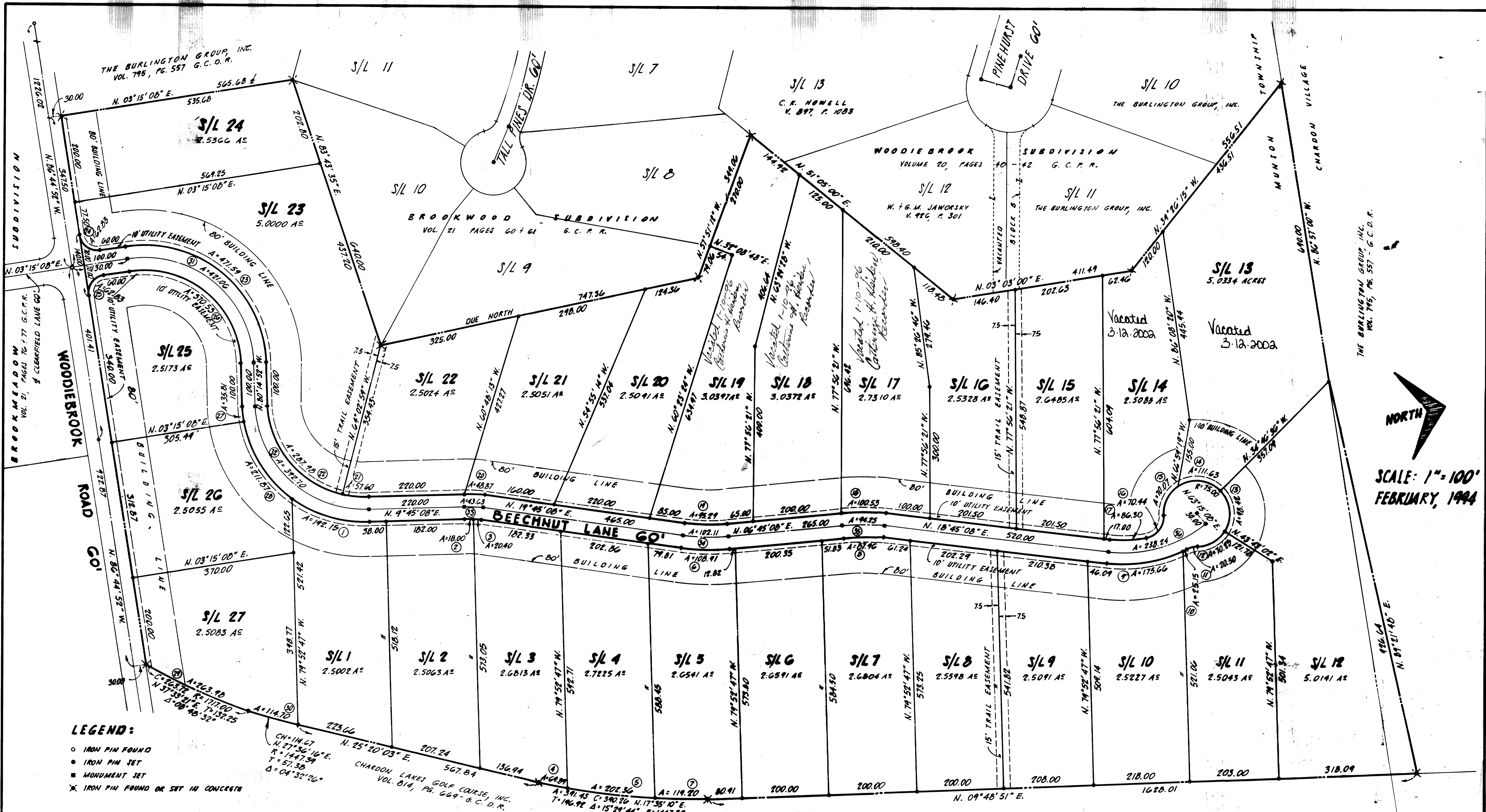
John J. Sheehan
MUNSON TOWNSHIP ZONING INSPECTOR

SUBDIVISION TABULATION

AREA IN SUBLOTS	77.6296 ACRES
AREA IN EXISTING WOODIEBROOK ROAD	0.8749 ACRES
AREA IN DEDICATED ROAD R.O.W.	4.4066 ACRES
TOTAL AREA IN SUBDIVISION	82.9111 ACRES
LENGTH OF ROADS	2,955.17 LINEAL FEET
NUMBER OF SUBLOTS	27

DECLARATION OF COVENANTS AND RESTRICTIONS

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR BEECHNUT SUBDIVISION IS RECORDED IN VOLUME 999, PAGE 377 OF THE GEAGA COUNTY DEED RECORDS.



LEGEND:
 ○ IRON PIN FOUND
 ● IRON PIN SET
 ■ MONUMENT SET
 ✕ IRON PIN FOUND OR SET IN CONCRETE

CURVE	ARC	CHORD	BEARING	RADIUS	TANGENT	DELTA
1	192.15	188.40	N. 29° 24' 42" E.	280.00	100.03	39° 19' 07"
2	18.00	17.99	N. 12° 05' 46" E.	220.00	9.00	04° 41' 16"
3	20.40	20.39	N. 17° 05' 46" E.	220.00	10.21	05° 18' 44"
4	64.89	64.89	N. 23° 57' 03" E.	1447.39	34.95	02° 40' 00"
5	202.36	202.19	N. 18° 33' 44" E.	1447.39	101.34	08° 00' 37"
6	108.91	108.60	N. 13° 15' 00" E.	400.00	54.09	13° 00' 00"
7	119.20	119.17	N. 12° 11' 52" E.	1447.39	59.63	04° 43' 07"
8	87.46	87.80	N. 12° 45' 08" E.	420.00	44.14	12° 00' 00"
9	175.66	173.59	N. 03° 30' 11" E.	330.00	89.96	30° 29' 53"
10	25.15	25.14	N. 13° 55' 45" W.	330.00	12.58	04° 22' 00"
11	20.50	20.36	N. 04° 21' 57" W.	50.00	10.40	23° 29' 37"
12	70.25	67.70	N. 19° 27' 03" W.	75.00	37.44	53° 39' 50"

CURVE	ARC	CHORD	BEARING	RADIUS	TANGENT	DELTA
13	98.82	91.51	N. 83° 52' 35" W.	75.00	57.74	75° 11' 13"
14	111.63	101.61	N. 15° 53' 29" E.	75.00	69.06	85° 16' 41"
15	70.07	67.55	N. 53° 30' 41" W.	75.00	37.83	53° 31' 37"
16	70.44	64.75	N. 39° 55' 04" W.	50.00	42.44	86° 42' 49"
17	86.30	85.93	N. 09° 35' 45" E.	270.00	43.52	18° 18' 47"
18	100.53	100.35	N. 12° 45' 08" E.	400.00	50.45	12° 00' 00"
19	95.29	95.09	N. 13° 15' 08" E.	420.00	47.85	13° 00' 00"
20	48.87	48.81	N. 14° 45' 08" E.	280.00	24.50	10° 00' 00"
21	57.60	57.43	N. 17° 15' 08" E.	220.00	28.96	15° 00' 00"
22	227.98	267.86	N. 62° 15' 08" E.	220.00	168.91	75° 00' 00"
23	471.34	417.74	N. 51° 30' 08" E.	280.00	313.71	96° 30' 00"
24	62.83	56.57	N. 45° 15' 08" E.	40.00	40.00	90° 00' 00"

CURVE	ARC	CHORD	BEARING	RADIUS	TANGENT	DELTA
25	62.83	56.57	N. 41° 44' 52" W.	40.00	40.00	90° 00' 00"
26	370.53	328.27	N. 51° 30' 08" E.	220.00	246.44	96° 30' 00"
27	35.81	35.70	N. 83° 54' 41" W.	280.00	17.93	07° 19' 37"
28	211.87	206.85	N. 70° 44' 53" E.	280.00	111.30	43° 21' 15"
29	263.98	263.72	N. 37° 33' 21" E.	1717.00	132.25	08° 48' 32"
30	114.70	114.67	N. 27° 36' 16" E.	1447.39	57.38	04° 32' 26"
31	421.06	373.03	N. 51° 30' 08" E.	250.00	280.10	96° 30' 00"
32	392.70	353.55	N. 54° 45' 08" E.	250.00	250.00	90° 00' 00"
33	43.63	43.58	N. 14° 45' 08" E.	250.00	21.87	10° 00' 00"
34	102.11	101.88	N. 13° 15' 08" E.	450.00	51.27	13° 00' 00"
35	44.25	44.08	N. 12° 45' 08" E.	450.00	47.30	12° 00' 00"
36	238.24	232.03	N. 03° 39' 52" W.	300.00	125.80	45° 30' 00"

PREPARED BY:
HOWARD R. SELEE AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
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 CLEVELAND, OHIO 44129
 PHONE: (216) 348-0280

BEECHNUT SUBDIVISION

NUMBER
 DRAWING NUMBER
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 Vol. 22 Pg. 61
 DRAWING
 PLANNED CORPORATION - IRVINE, CALIFORNIA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 PLANNED CORPORATION - IRVINE, CALIFORNIA
 REGISTERED PROFESSIONAL LAND SURVEYOR