

BURLINGTON of GEAUGA CONDOMINIUM PHASE NO. 24

IN
SECTION NO 2 - EAST DIVISION - TRACT NO 1

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



SCALE: 1" = 50'

AUGUST 18, 1995

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 HEREINAFTER 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 24 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.
Howard R. Selee
REGISTERED SURVEYOR
August 21, 1995
DATE

ENGINEER'S CERTIFICATION:
I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY, ALL PARTICULARS OF THE BUILDINGS OF BURLINGTON OF GEAUGA CONDOMINIUM, PHASE 24 INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND OUT DIMENSIONS OF EACH FAMILY UNIT AND COMMON AREAS AND BUILDINGS AS CONSTRUCTED.
M. A. Peacock, P.E.
REGISTERED ENGINEER
August 28, 1995
DATE

OWNER'S CONSENT

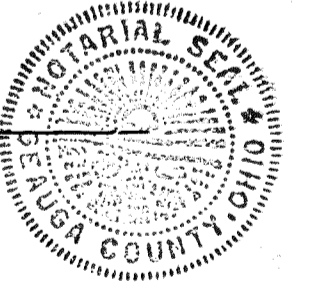
THE UNDERSIGNED OWNER OF THE PREMISES SHOWN ON THIS PLAT, DO HEREBY CONSENT TO THE RECORDING OF SAME. BURLINGTON DEVELOPMENT COMPANY, AN OHIO GENERAL PARTNERSHIP.

Jerry Petersen
BY: JERRY PETERSEN
MANAGING GENERAL PARTNER

Bonita M. Swontek
WITNESS
Kimberly Hollard
WITNESS

COUNTY OF GEAUGA, STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ~~JERRY~~ 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 25th DAY OF August, 1995.

Bonita M. Swontek
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
BONITA M. SWONTEK, Notary Public
State of Ohio, Geauga County
My commission expires August 20, 1998



RECEIVED FOR TRANSFER, BY THE GEAUGA COUNTY AUDITOR
THIS 7th DAY OF September, 1995.

Richard J. Mahonick
GEAUGA COUNTY AUDITOR

473530

RECEIVED FOR RECORDING PURPOSES BY THE GEAUGA COUNTY RECORDER THIS 7 DAY OF September, 1995.
RECORDED THIS 7 DAY OF September, 1995, AT 3:10 P.M.
IN PLAT BOOK NO. 22 PAGE NO. 117

Catherine Herdson
GEAUGA COUNTY RECORDER

REVIEWED AND APPROVED: VILLAGE OF CHARDON, PLANNING & ZONING DEPT.
John J. Sheehan 9-1-95
JOHN J. SHEEHAN, PLANNING & ZONING ADMINISTRATOR

B. & O.

RAILROAD

R/W

100'

IRON PIPE FOUND BENT & REPLACED BY 1" IRON PIN

ROBERT H. & ISABELLE GARDNER VOL. 706

S. 43° 26' 15" E.

706.98' obs.

IRON PIPE FOUND & USED AT NELY. CORNER OF MUNSON TOWNSHIP

124.95' N. 29° 22' 36" E.

S. 86° 40' 55" E.

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

IRON PIPE FOUND & USED IN E RAVENNA ROAD

N. 09° 44' 18" E.

499.93'

A. 70.58'

1095.92' RADIUS

G.

N. 89° 09' 46" E.

534.52'

S. 87° 02' 40" E.

120.00'

73.00'

47.00'

10' 10'

10' 10'

10' 10'

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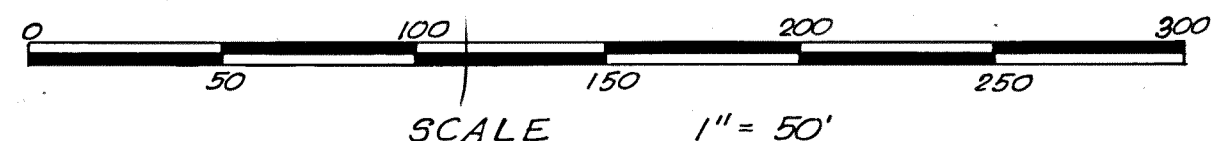
10' 10'

10' 10'

PHASE NO. 24

UNITS NOS. 21 V.S.R., 30 V.S.R., 32 V.S.R. AND 33 V.S.R.

CURVE	BEARING	CHORD	ARC	TAN.	RADIUS	DELTA
A	N. 15° 00' 55" E.	477.54	705.34	2959.92	240.00	168° 23' 10"
B	N. 88° 57' 08" W.	162.39	165.66	86.28	240.00	39° 39' 51"
C	N. 68° 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	70.59	35.30	1195.92	03° 22' 53"
H	S. 85° 08' 06" E.	311.15	338.30	204.90	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

THE BURLINGTON GROUP VOL. 99

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED BY NUMBER 07548
 POSITION BOX OF IRVINE ON THE LINE
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