

THE RESERVE AT BASS LAKE

ACCEPTANCE CERTIFICATION AND DEDICATION:

I, THE UNDERSIGNED OWNER THE BURLINGTON GROUP, INC. OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS MY THE RESERVE AT BASS LAKE SUBDIVISION CONTAINING SUBLOTS 1 THROUGH 24 BOTH INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREAS DESIGNATED AS RIVER ROAD AND EPPING TRAIL. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR 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 HIMSELF 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. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET HIS HAND THIS 5th DAY OF Sept, 1996 THE BURLINGTON GROUP, INC.

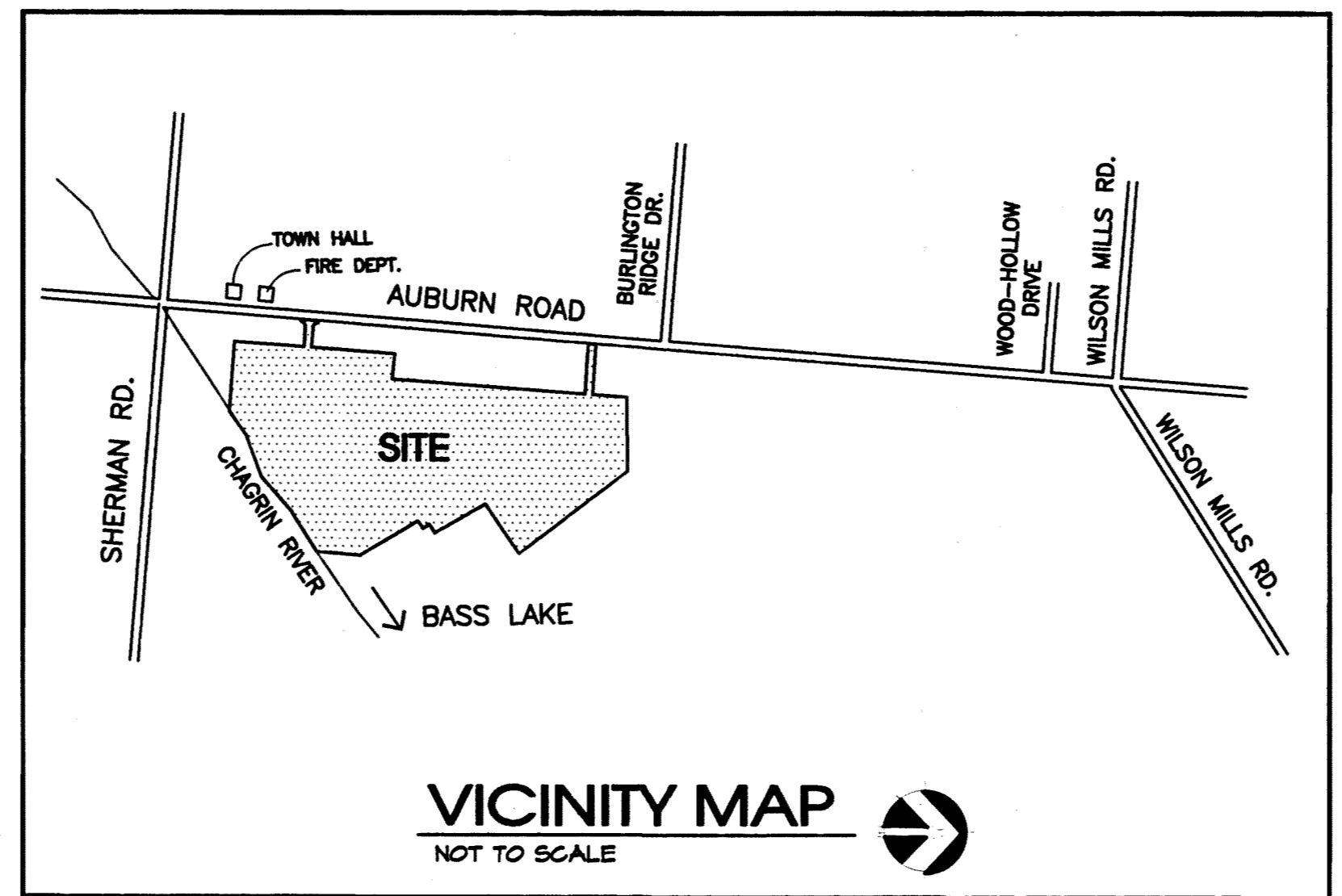
Robert M. Zella SEC
OWNER (SECRETARY)
George L. Badovick U.P.
WITNESS AS TO ROBERT M. ZELLA
DALE BURRIER
George L. Badovick
WITNESS AS TO ROBERT M. ZELLA
GEORGE L. BADOVICK

STATE OF OHIO, COUNTY OF Geauga
* Robert M. Zella, Secretary of Burlington Group Inc.
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED Bob Zella WHO ACKNOWLEDGED 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon OHIO THIS 5th DAY OF September, 1996.

BEFORE ME PERSONALLY APPEARED Jerry Peterson, U.P. WHO ACKNOWLEDGE HE DID SIGN INSTRUMENT + SAME IS HIS FREE ACT + DEED. IN WITNESS WHEREOF I HAVE SET MY HAND + OFFICIAL SEAL AT Chardon, OHIO THIS 5th DAY OF September, 1996.
PATRICIA A. MAAR
NOTARY PUBLIC, STATE OF OHIO
Recorded in Cuyahoga County
My Comm. Expires Jan. 12, 2001



SITUATED IN THE TOWNSHIP OF MUNSON, COUNTY OF GEauga, STATE OF OHIO AND KNOWN AS BEING PART OF LOT NOS. 7 AND 8, HATHAWAY TRACT, TRACT NO. 1 AND PART OF LOT NO. 14 OF TRACT NO. 2 AND CONTAINING 92.082 ACRES BEING PART OF THE LAND AS CONVEYED TO THE BURLINGTON GROUP, INC. IN THE DEED RECORDED IN VOLUME 795 PAGE 558 OF THE GEauga DEEDS RECORDS.



SURVEYOR'S CERTIFICATIONS:
I DO HEREBY CERTIFY THAT I HAVE PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THE DIMENSIONS OF THE LOTS AND ROAD 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 GEauga COUNTY ENGINEER.



Karin S. Braun 8-21-96
SIGNATURE OF REGISTERED SURVEYOR NO. 7082
8-21-96
DATE

I DO HEREBY CERTIFY THAT I HAVE PREPARED AND PERFORMED THE BOUNDARY SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AS SHOWN ON THE ATTACHED PLAT. POINTS WERE FOUND OR SET AS INDICATED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Howard R. Selee 5471
SIGNATURE OF REGISTERED SURVEYOR NO.
8-21-96
DATE



MORTGAGE RELEASE
THE UNDERSIGNED MORTGAGEE OF THE LAND INDICATED IN THIS PLAT AND SUBDIVISION DOES HEREBY JOIN WITH THE OWNER OF THIS SUBDIVISION IN THE DEDICATION TO PUBLIC USE OF THE AREAS DESIGNATED AS RIVER ROAD AND EPPING TRAIL AND HEREBY RELEASES FROM LIEN OF OUR MORTGAGE AND WAIVES ANY RIGHT WHICH WE MIGHT OTHERWISE HAVE IN SAID ROAD. THIS 5th DAY OF September, 1996.

SECURITY FEDERAL SAVINGS + LOAN
BY: Anthony R. Wolfe Asst. U.P.
BANK SAVINGS + LOAN OFFICIAL
Anthony R. Wolfe, ASST. U.P.
WITNESS Dale Burrier
George L. Badovick
WITNESS GEORGE L. BADOVICK

STATE OF OHIO, COUNTY OF Cuyahoga
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED Anthony R. Wolfe Asst. U.P. OF Security Federal Savings WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND THE FREE CORPORATE ACT AND DEED OF Security Federal FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chagrin Falls, OHIO THIS 5th DAY OF September, 1996.

Patricia A. Maar
NOTARY PUBLIC, STATE OF OHIO
Recorded in Cuyahoga County
My Comm. Expires Jan. 12, 2001



APPROVALS:

APPROVED AS TO LEGAL FORM THIS 23rd DAY OF MAY, 1997.
Debbie A. Soss
ASST. GEauga COUNTY PROSECUTOR
APPROVED THIS 10th DAY OF SEPTEMBER, 1996.
Mark J. Harrett
CHAIRMAN, GEauga COUNTY PLANNING COMMISSION.

PURSUANT TO OHIO REVISED CODE SECTION 711.091, I HAVE CHECKED THE SPECIFICATIONS, CONSTRUCTION AND THE CONDITION OF THE ROADS 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 PLAT COMPLIES WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THIS 23rd DAY OF MAY, 1997.

Robert L. Pletyja
GEauga COUNTY ENGINEER

APPROVED THIS 27 DAY OF May, 1997, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY RIGHT-OF-WAYS SHOWN HEREON FOR PUBLIC USE AND BENEFIT AND THE ACCEPTANCE FOR MAINTENANCE OF SUCH IMPROVEMENTS CONTAINED WITHIN THE RIGHT-OF-WAYS.

Jan Nulak GEauga COUNTY COMMISSIONER
Mark J. Harrett GEauga COUNTY COMMISSIONER

TRANSFERRED THIS 3rd DAY OF JUNE, 1997.
Tracy A. Jemason ASST. CLERK
6-12-97
507573
FILED FOR RECORD THIS 3rd DAY OF JUNE, 1997 AT 11:54 A.M.

RECORDED THIS 3rd DAY OF JUNE, 1997 IN PLAT BOOK VOLUME 25 PAGE 61.
Christine H. Heider
GEauga COUNTY RECORDER

THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE MUNSON TOWNSHIP ZONING RESOLUTION. SIGNED THIS 4 DAY OF September, 1996.

Mark J. Harrett
MUNSON TOWNSHIP ZONING INSPECTOR

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE RESERVE AT BASS LAKE SUBDIVISION IS RECORDED IN VOLUME 1074, PAGE 192 OF THE GEauga COUNTY DEED RECORDS.

SUBDIVISION DATA:

AREA WITHIN SUBLOTS:	87.103 AC.
AREA WITHIN EXISTING RIGHT-OF-WAY:	0.096 AC.
AREA WITHIN NEW RIGHT-OF-WAY:	4.883 AC.
TOTAL AREA WITHIN SUBDIVISION:	92.082 AC.
LENGTH OF RIVER ROAD: (MEASURED ALONG THE PROPOSED CENTERLINE)	2059.34'
LENGTH OF EPPING TRAIL: (MEASURED ALONG THE PROPOSED CENTERLINE)	1071.84'
TOTAL NUMBER OF SUBLOTS:	24

508102 Re-recorded
Filed for Record this 12th day of
June 1997 at 8:55 AM.
Recorded this 12th day of June
1997 in Plat Book Volume 25
Page 64.
Christine H. Heider
Geauga Co. Recorder

25-61 SHEET 1 OF 3
25-64

EASEMENT
I, THE BURLINGTON GROUP, INC., THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, ALLTEL, ORNELL NATURAL GAS CO., CABLEVISION OF GEauga 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 HERETO SET HIS HAND THIS 5th DAY OF September, 1996.

THE BURLINGTON GROUP, INC.
Robert M. Zella SEC
OWNER (SECRETARY)
Jerry Peterson VP
WITNESS AS TO ROBERT M. ZELLA
DALE BURRIER
George L. Badovick
WITNESS AS TO ROBERT M. ZELLA
GEORGE L. BADOVICK

STATE OF OHIO, COUNTY OF Geauga
* Robert M. Zella, Secretary of Burlington Group Inc.
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PATRICIA A. MAAR
NOTARY PUBLIC, STATE OF OHIO
Recorded in Cuyahoga County
My Comm. Expires Jan. 12, 2001

Patricia A. Maar
NOTARY PUBLIC, STATE OF OHIO
Recorded in Cuyahoga County
My Comm. Expires Jan. 12, 2001

EASEMENT ACCEPTED BY THE FOLLOWING:
William E. Kulach 9-17-96
THE ILLUMINATING CO. DATE
Jan Holly 9/18/96
ALLTEL DATE
Heiter 11-6-96
ORNELL NATURAL GAS CO. DATE
Vipign 9-16-96
CABLEVISION OF GEauga COUNTY DATE

MY COMMISSION EXPIRES

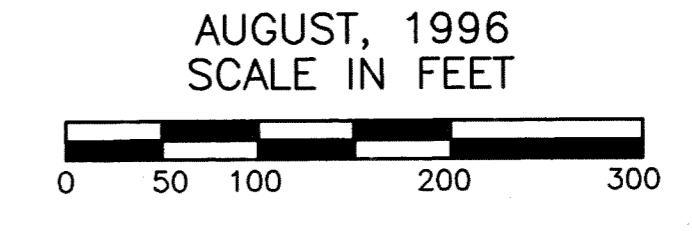
AUBURN ROAD -60' R.O.W.

THE RESERVE AT BASS LAKE

TOWNSHIP OF MUNSON, COUNTY OF GEauga, STATE OF OHIO.

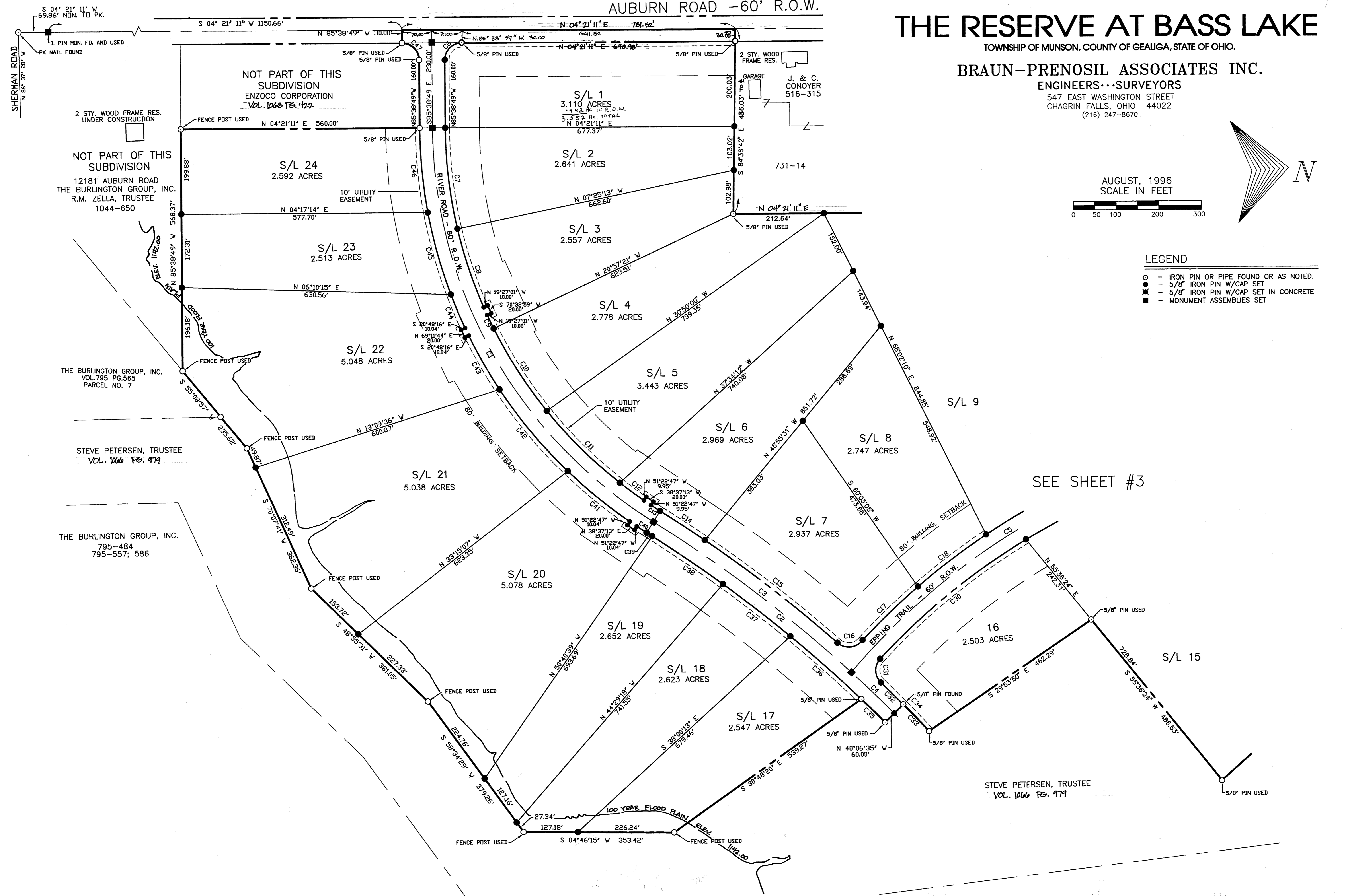
BRAUN-PRENOSIL ASSOCIATES INC.

ENGINEERS...SURVEYORS
547 EAST WASHINGTON STREET
CHAGRIN FALLS, OHIO 44022
(216) 247-8670



LEGEND

- - IRON PIN OR PIPE FOUND OR AS NOTED.
- - 5/8" IRON PIN W/CAP SET
- - 5/8" IRON PIN W/CAP SET IN CONCRETE
- - MONUMENT ASSEMBLIES SET



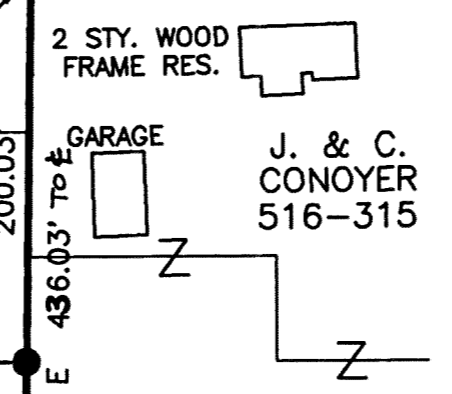
NOT PART OF THIS SUBDIVISION
ENZOCO CORPORATION
VOL. 1066 PG. 412

NOT PART OF THIS SUBDIVISION
12181 AUBURN ROAD
THE BURLINGTON GROUP, INC.
R.M. ZELLA, TRUSTEE
1044-650

THE BURLINGTON GROUP, INC.
VOL. 795 PG. 565
PARCEL NO. 7

STEVE PETERSEN, TRUSTEE
VOL. 1066 PG. 479

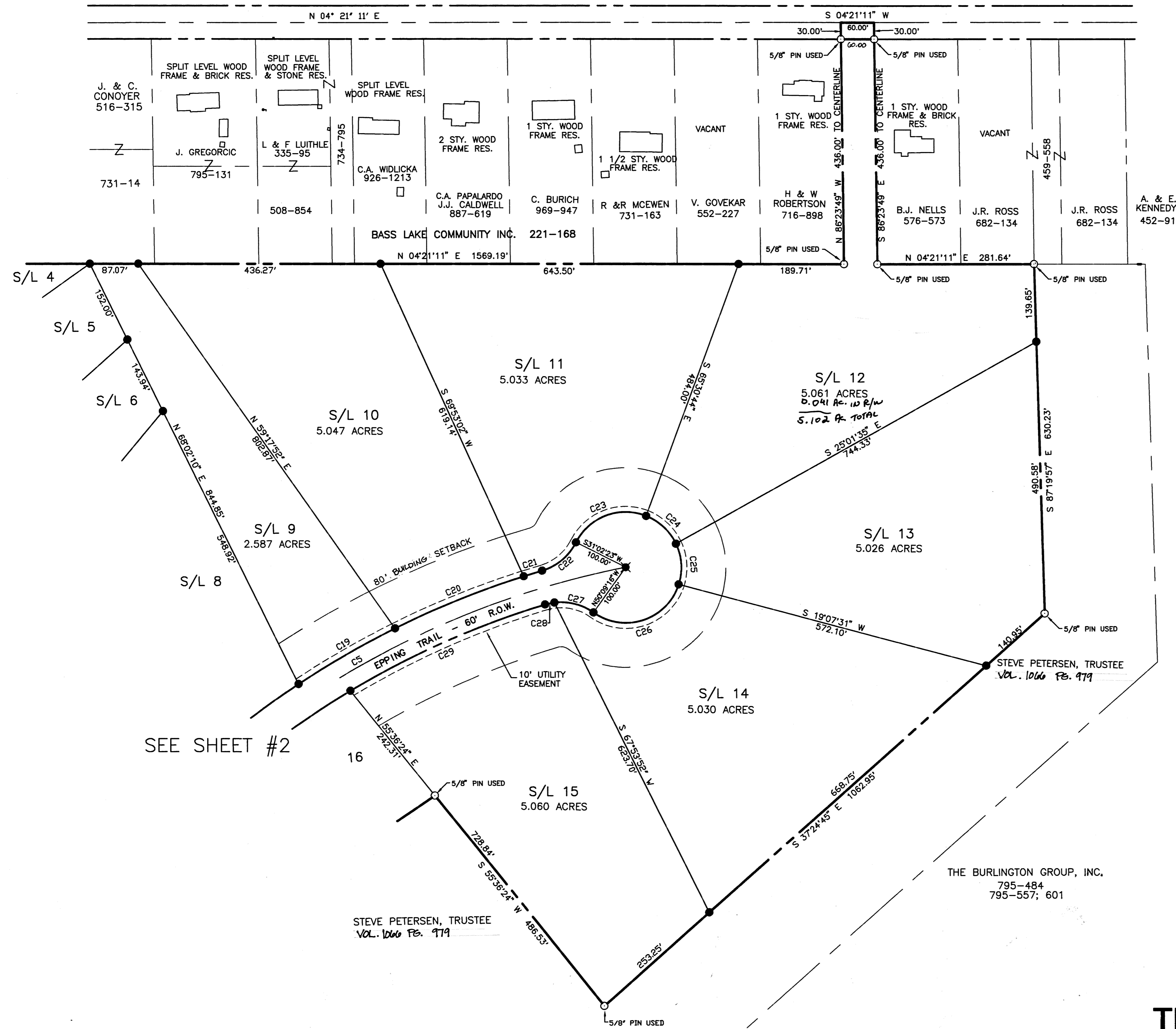
THE BURLINGTON GROUP, INC.
795-484
795-557; 586



SEE SHEET #3

STEVE PETERSEN, TRUSTEE
VOL. 1066 PG. 479

AUBURN ROAD -60' R.O.W.

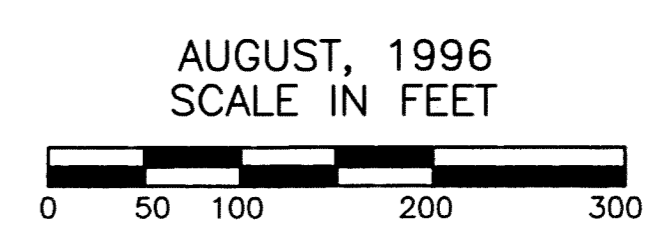


CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1100.00'	1106.16'	1060.14'	N 65°32'41" E	57°37'00"	604.94'
C2	3150.00'	723.18'	721.59'	N 43°18'48" E	13°09'14"	363.19'
C3	3150.00'	583.58'	582.74'	N 42°02'37" E	10°36'53"	292.63'
C4	3150.00'	139.60'	139.59'	N 48°37'14" E	02°32'21"	69.81'
C5	1600.00'	1071.84'	1051.91'	N 26°01'26" W	38°22'56"	556.90'
C6	40.00'	62.83'	56.57'	N 40°38'49" W	90°00'00"	40.00'
C7	1070.00'	240.21'	239.71'	N 87°55'18" E	12°51'46"	120.61'
C8	1070.00'	194.32'	194.05'	N 76°17'16" E	10°24'18"	97.43'
C9	1070.00'	34.87'	34.87'	N 69°04'50" E	01°52'02"	17.44'
C10	1070.00'	230.21'	229.77'	N 61°59'00" E	12°19'38"	115.55'
C11	1070.00'	241.02'	240.51'	S 49°22'01" W	12°54'21"	121.02'
C12	1070.00'	70.17'	70.17'	S 41°02'06" W	03°45'30"	35.11'
C13	1070.00'	25.18'	25.18'	S 37°24'38" W	01°20'55"	12.59'
C14	3180.00'	124.82'	124.81'	N 37°51'39" E	02°14'56"	62.42'
C15	3180.00'	393.60'	393.34'	N 42°31'52" E	07°05'30"	197.05'
C16	40.00'	62.00'	55.98'	N 01°40'20" W	88°48'33"	39.18'
C17	1630.00'	185.58'	185.48'	N 39°28'15" W	06°31'24"	92.89'
C18	1630.00'	201.65'	201.52'	N 32°39'55" W	07°05'17"	100.95'
C19	1630.00'	200.55'	200.42'	N 25°35'47" W	07°02'58"	100.40'
C20	1630.00'	250.06'	249.81'	N 17°40'37" W	08°47'23"	125.27'
C21	1630.00'	34.52'	34.52'	N 12°40'31" W	01°12'48"	17.26'
C22	100.00'	81.84'	79.58'	S 35°30'52" E	46°53'30"	43.37'
C23	100.00'	148.42'	135.17'	N 16°26'25" W	85°02'24"	91.70'
C24	100.00'	75.18'	73.43'	N 47°37'06" E	43°04'39"	39.47'
C25	100.00'	75.12'	73.37'	S 89°19'17" E	43°02'35"	39.43'
C26	100.00'	187.88'	161.44'	S 13°58'38" E	107°38'43"	136.75'
C27	100.00'	74.13'	72.45'	N 18°36'27" E	42°28'34"	38.86'
C28	100.00'	17.25'	17.23'	N 07°34'19" W	09°52'58"	8.65'
C29	1570.00'	384.09'	383.13'	N 19°31'18" W	14°01'01"	193.01'
C30	1570.00'	444.10'	442.63'	N 34°38'02" W	16°12'26"	223.55'
C31	40.00'	61.92'	55.92'	S 87°05'05" E	88°41'40"	39.10'
C32	3180.00'	73.38'	73.38'	N 49°13'45" E	01°19'20"	36.69'
C33	3180.00'	87.14'	87.14'	N 50°40'31" E	01°34'12"	43.57'
C34	3180.00'	160.56'	160.54'	N 50°00'53" E	02°53'34"	80.30'
C35	3120.00'	78.19'	78.19'	N 49°10'20" E	01°26'09"	39.10'
C36	3120.00'	222.32'	222.27'	N 46°24'47" E	04°04'58"	111.21'
C37	3120.00'	200.03'	200.00'	N 42°32'06" E	03°40'24"	100.05'
C38	3120.00'	200.03'	200.00'	N 38°51'42" E	03°40'24"	100.05'
C39	3120.00'	15.72'	15.72'	N 36°52'50" E	00°17'19"	7.86'
C40	1130.00'	27.16'	27.16'	S 37°25'29" W	01°22'37"	13.58'
C41	1130.00'	187.62'	187.41'	S 43°53'03" W	09°30'48"	94.03'
C42	1130.00'	250.51'	250.00'	S 54°59'30" W	12°42'07"	125.77'
C43	1130.00'	144.87'	144.77'	N 65°00'56" E	07°20'44"	72.54'
C44	1130.00'	85.64'	85.62'	N 71°52'25" E	04°20'32"	42.84'
C45	1130.00'	200.26'	200.00'	N 79°07'19" E	10°09'15"	100.39'
C46	1130.00'	200.26'	200.00'	N 89°16'34" E	10°09'15"	100.39'
C47	40.00'	62.83'	56.57'	N 49°21'11" E	90°00'00"	40.00'

SEE SHEET #2

THE BURLINGTON GROUP, INC.
795-484
795-557; 601

STEVE PETERSEN, TRUSTEE
VOL. 1066 PG. 979



- LEGEND**
- - IRON PIN OR PIPE FOUND OR AS NOTED.
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25-63 SHEET 3 OF 3
25-66