

LAKE VIEW SUBDIVISION

SITUATED IN THE TOWNSHIP OF MUNSON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING A PART OF LOT NOS. 7 AND 10, TRACT NO. 2 OF SAID TOWNSHIP AND CONTAINING 71.4671 ACRES OF LAND BEING ALL THE LAND CONVEYED TO THE BURLINGTON GROUP, INC., IN THE DEED RECORDED IN VOLUME 1086, PAGE 849. OF THE GEAGA COUNTY DEED RECORDS.

UTILITY EASEMENT:

WE, 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 PIPES, 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 THEIR HAND THIS 10th DAY OF January, 1997.

THE BURLINGTON GROUP, INC.

Robert M. Zella
 Robert M. Zella Sec.
 Witness: *Howard R. Selee*
 Howard R. Selee
 Witness: *Robert D. Selee*
 Robert D. Selee
 Witness: *Steve Peterson*
 Steve Peterson V.P.
 Witness: *Bonita M. Swontek*
 Bonita M. Swontek
 Witness: *Howard R. Selee*
 Howard R. Selee

STATE OF OHIO
 COUNTY OF Geauga

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED Robert M. Zella AND Steve Peterson THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR 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 10th DAY OF Jan, 1997.

Notary Public: *Bonita M. Swontek*
 Notary Public: BONITA M. SWONTEK
 My Commission Expires August 20, 1998

UTILITY EASEMENT ACCEPTED BY THE FOLLOWING:

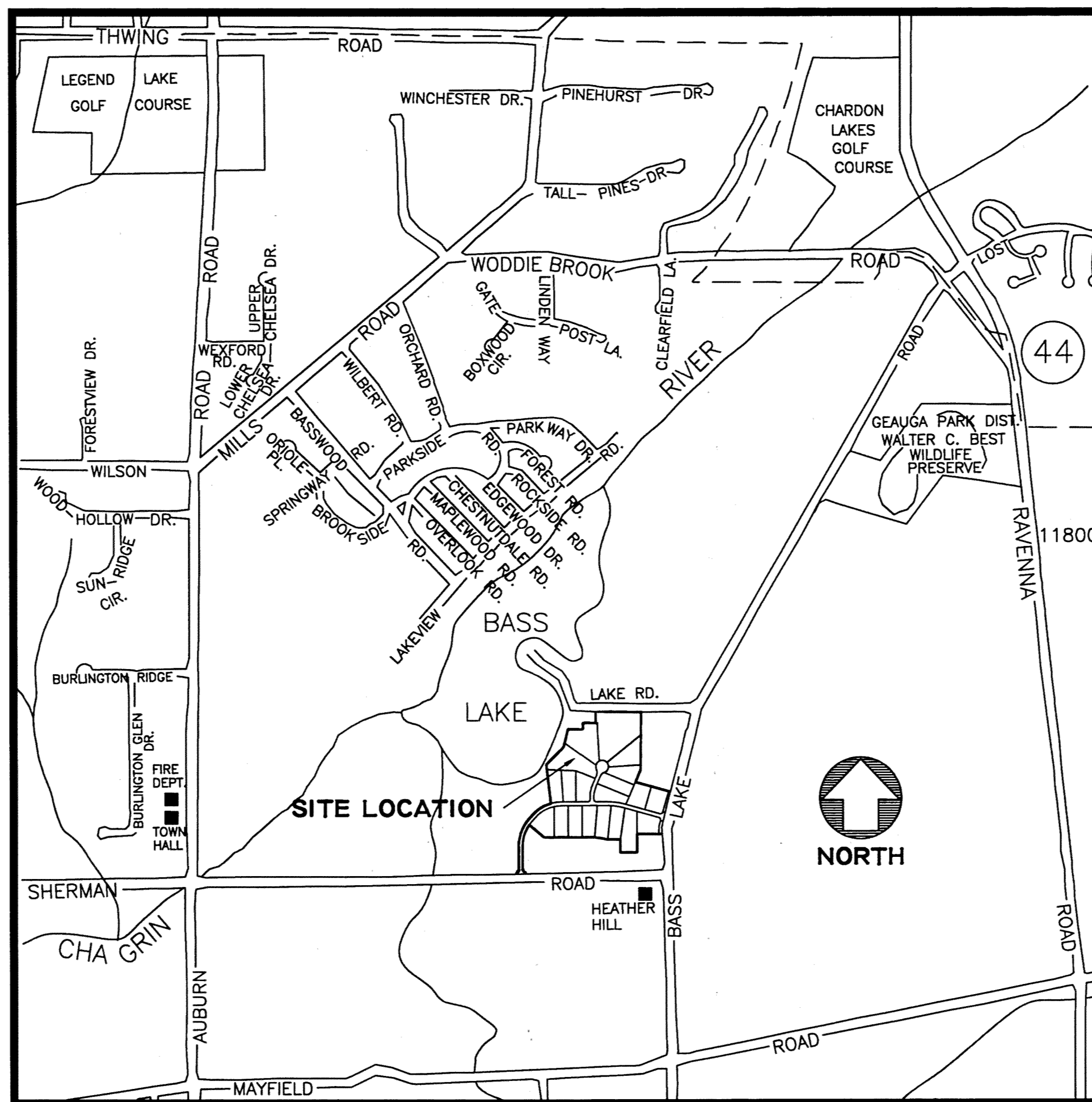
William E. Kabrak 2-4-97
 THE ILLUMINATING CO. WILLIAM E. KABRAK DATE
Jon Hobby 9/4/97
 ALLTEL JON HOBBY DATE
Steve Peterson 2-2-97
 ORWELL NATURAL GAS CO. STEVE PETERSON DATE
Dennis Thomson 9/3/97
 CABLEVISION OF GEAGA COUNTY DENNIS THOMPSON DATE

ACCEPTANCE AND DEDICATION CERTIFICATION:

WE, THE UNDERSIGNED THE BURLINGTON GROUP, INC., OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS LAKE VIEW SUBDIVISION - CONTAINING SUBLOTS 1 THROUGH 20 BOTH INCLUSIVE, DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE THE AREA DESIGNATED AS BLUE HERON TRAIL, 60 FEET WIDE, AND PHEASANT COURT, 60 FEET WIDE. THE UNDERSIGNED FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE MADE IN ACCORDANCE WITH ALL EXISTING VALID ZONING, PLATING, 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. IN WITNESS WHEREOF THE UNDERSIGNED HERETO SET THEIR HAND THIS 10th DAY OF January, 1997.

THE BURLINGTON GROUP, INC.

Steve Peterson
 Steve Peterson V.P.
 Witness: *Tom Peterson*
 Tom Peterson
 Witness: *Joanne White-Plunk*
 Joanne White-Plunk
 Witness: *Bonita M. Swontek*
 Bonita M. Swontek
 Witness: *Howard R. Selee*
 Howard R. Selee



VICINITY MAP
 (NO SCALE)

APPROVALS:

COUNTY PROSECUTOR
 APPROVED AS TO LEGAL FORM THIS 10th DAY OF November, 1997.

Lois A. Sass
 Asst. Geauga County Prosecutor LOIS A. SASS

COUNTY PLANNING COMMISSION
 APPROVED THIS 14th DAY OF JANUARY, 1997.

Cynthia C. Casto
 Chairperson, THE GEAGA COUNTY PLANNING COMMISSION
 CYNTHIA C. CASTO

COUNTY ENGINEER

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 REQUIREMENTS. THIS PLAT COMPLIES WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THIS 24th DAY OF NOVEMBER, 1997.

Robert J. Phillips
 Geauga County Engineer

COUNTY COMMISSIONERS

APPROVED THIS 11th DAY OF December, 1997, CONSTITUTING AN ACCEPTANCE OF THE DEDICATION OF ANY RIGHT-OF-WAYS SHOWN HEREON FOR PUBLIC USE AND BENEFIT.

Jan J. Voth
 Geauga County Commissioner

W. H. H. H.
 Geauga County Commissioner

Tim H. H. H.
 Geauga County Commissioner

MUNSON TOWNSHIP

THIS PLAT COMPLIES WITH THE APPLICABLE REGULATIONS REGARDING LOT SIZE, FRONTAGE AND WIDTH CONTAINED IN THE MUNSON TOWNSHIP ZONING RESOLUTION.

THIS 10 DAY OF JANUARY, 1997.

Donald Zambora
 Munson Township Zoning Inspector
 DONALD ZAMBORA

COUNTY AUDITOR

TRANSFERRED THIS 16th DAY OF Dec, 1997.

Traen A. Seniors
 Geauga County Auditor

518434

COUNTY RECORDER

FILED FOR RECORD THIS 16 DAY OF Dec, 1997.
 AT 4:13 P.M.

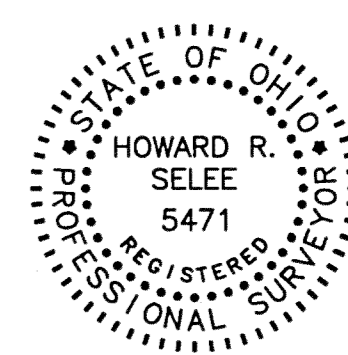
RECORDED THIS 16 DAY OF Dec, 1997, IN
 PLAT BOOK VOLUME 26, PAGE 9.

Catherine H. Heiden
 Geauga County Recorder

SURVEYOR 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. 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 1-08-97
 HOWARD R. SELEE, REGIS. SURVEYOR NO. 5471 DATE



SUBDIVISION DATA:

TOTAL NUMBER OF SUBLOTS 20
 TOTAL LENGTH OF NEW ROADS 3752.43 FT.
 TOTAL AREA OF SUBLOTS 65.631 ACRES
 TOTAL AREA WITHIN RIGHT-OF-WAY 5.954 ACRES
 EXISTING RIGHT-OF-WAY 0.1929 ACRES
 NEW RIGHT-OF-WAY 5.6612 ACRES
 TOTAL AREA IN SUBDIVISION 71.4671 ACRES

DECLARATION OF COVENANTS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAKE VIEW SUBDIVISION ARE RECORDED IN VOLUME 1129, PAGE 1169 OF THE GEAGA COUNTY DEED RECORDS.

John B. Beckford
 9-18-03
Nancy Margaret McBride
E. J. J. J.

26-9

HOWARD R. SELEE & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 9701 BROOKPARK ROAD • SUITE 251 • CLEVELAND, OH 44129 • (216)398-0280
 FILE NO. 96913-1

CURVE DATA FOR SUBLOTS:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	40.00	62.83	40.00	56.57	N41°37'28"W	90°00'00"
C-2	570.00	350.00	180.71	344.53	N20°57'59"E	35°10'54"
C-3	570.00	63.39	31.73	63.36	N41°44'36"E	6°22'21"
C-4	570.00	357.84	185.04	351.99	N62°54'37"E	35°58'12"
C-5	570.00	124.16	62.33	123.91	N87°08'08"E	12°28'50"
C-6	970.00	53.55	26.78	53.54	N85°02'34"W	3°09'47"
C-7	970.00	212.22	106.54	211.80	N77°11'37"W	12°32'08"
C-8	40.00	62.83	40.00	56.57	N25°55'33"W	90°00'00"
C-9	40.00	62.83	40.00	56.57	N64°04'23"E	90°00'00"
C-10	1030.00	282.21	141.99	281.33	N78°46'30"W	15°41'55"
C-11	40.00	62.83	40.00	56.57	N41°37'28"W	90°00'00"
C-12	470.00	186.48	94.48	185.26	N14°44'31"E	22°43'58"
C-13	530.00	210.28	106.54	208.91	N14°44'31"E	22°43'58"
C-14	40.00	62.83	40.00	56.57	N48°22'32"E	90°00'00"
C-15	630.00	177.49	89.34	176.90	N85°18'18"E	16°08'31"
C-16	630.00	355.25	182.49	350.56	N61°04'47"E	32°18'31"
C-17	630.00	456.91	239.03	446.96	N24°09'10"E	41°33'14"
C-18	40.00	62.83	40.00	56.57	N48°22'33"E	90°00'00"

CURVE DATA FOR CENTERLINE:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL-1	600.00	435.15	227.64	425.68	N24°09'10"E	41°33'14"
CL-2	600.00	507.37	269.97	492.39	N69°09'02"E	48°27'01"
CL-3	1000.00	273.99	137.86	273.13	N78°46'30"W	15°41'55"
CL-4	500.00	198.34	100.51	197.08	N14°44'31"E	22°43'58"

SEE SHEET NO. 3 FOR SUBLOT NOS. 12-17.

SEE SHEET NO. 3 FOR SUBLOT NOS. 12-17.

W.A. & S.C. WOLLPERT
812/708

BASS LAKE
100-YEAR BASE
FLOOD PLAIN ELEVATION
1145.6

BASS LAKE
PROPERTIES, LIMITED
1073/443

BASS LAKE PROPERTIES, LIMITED
(NOT PART OF THIS SUBDIVISION)
1068/694

BASS LAKE PROPERTIES, LIMITED
(NOT PART OF THIS SUBDIVISION)
1068/694

AUBURN ROAD 60'

BLUE HERON TRAIL 60'

PHEASANT COURT 60'

BASS LAKE ROAD 60'

SHERMAN ROAD 60'

SHERMAN ROAD ESTATES
VOL. 24, PG. 93

G.W. & D.J.
VALENTE
803/577

J. GIGLIOTTO
858/856

K.C. & P.S.
HAPP
885/1302

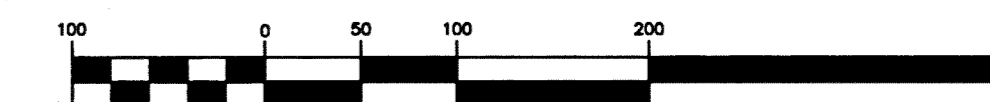
26-10

LEGEND

- IRON PIN MONUMENT SET
- ⊙ 5/8" CAPPED IRON PIN SET
- 5/8" CAPPED IRON PIN FOUND



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

JANUARY 8, 1997

LAKE VIEW SUBDIVISION
HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD • SUITE 251 • CLEVELAND, OH 44129 • (216) 398-0280
FILE NO. 96913-RZ

2
3

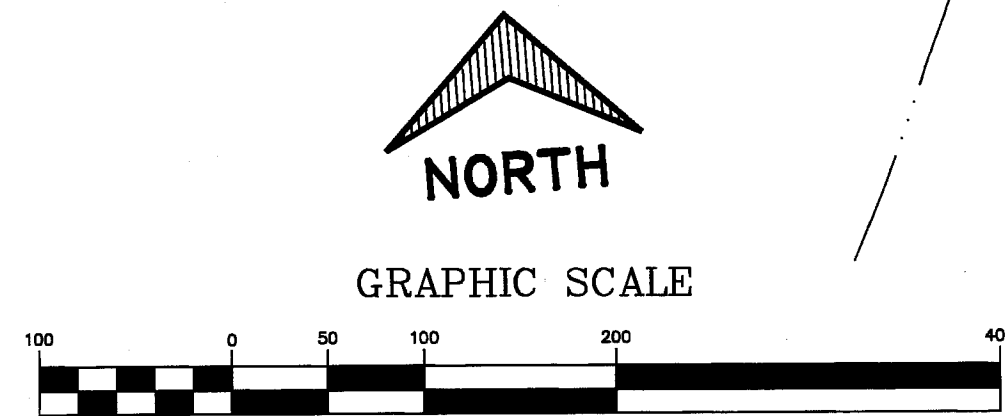
CURVE DATA FOR SUBLOTS:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-19	100.00	86.32	46.06	83.67	N50°50'15"E	49°27'30"
C-20	100.00	117.62	66.68	110.96	N41°52'16"E	67°23'28"
C-21	100.00	76.88	40.45	75.00	N13°50'55"W	44°02'55"
C-22	100.00	136.11	80.96	125.84	N74°51'58"W	77°59'10"
C-23	100.00	85.00	45.26	82.46	N41°47'25"E	48°42'05"
C-24	100.00	71.19	37.18	69.70	N02°57'19"W	40°47'22"
C-25	100.00	86.32	46.06	83.67	N01°22'45"E	49°27'30"

CURVE DATA FOR CENTERLINE:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CL-3	1000.00	273.99	137.66	273.13	N78°46'30"W	15°41'55"
CL-4	500.00	198.34	100.51	197.08	N14°44'31"E	22°43'58"

LAKE ROAD 30'



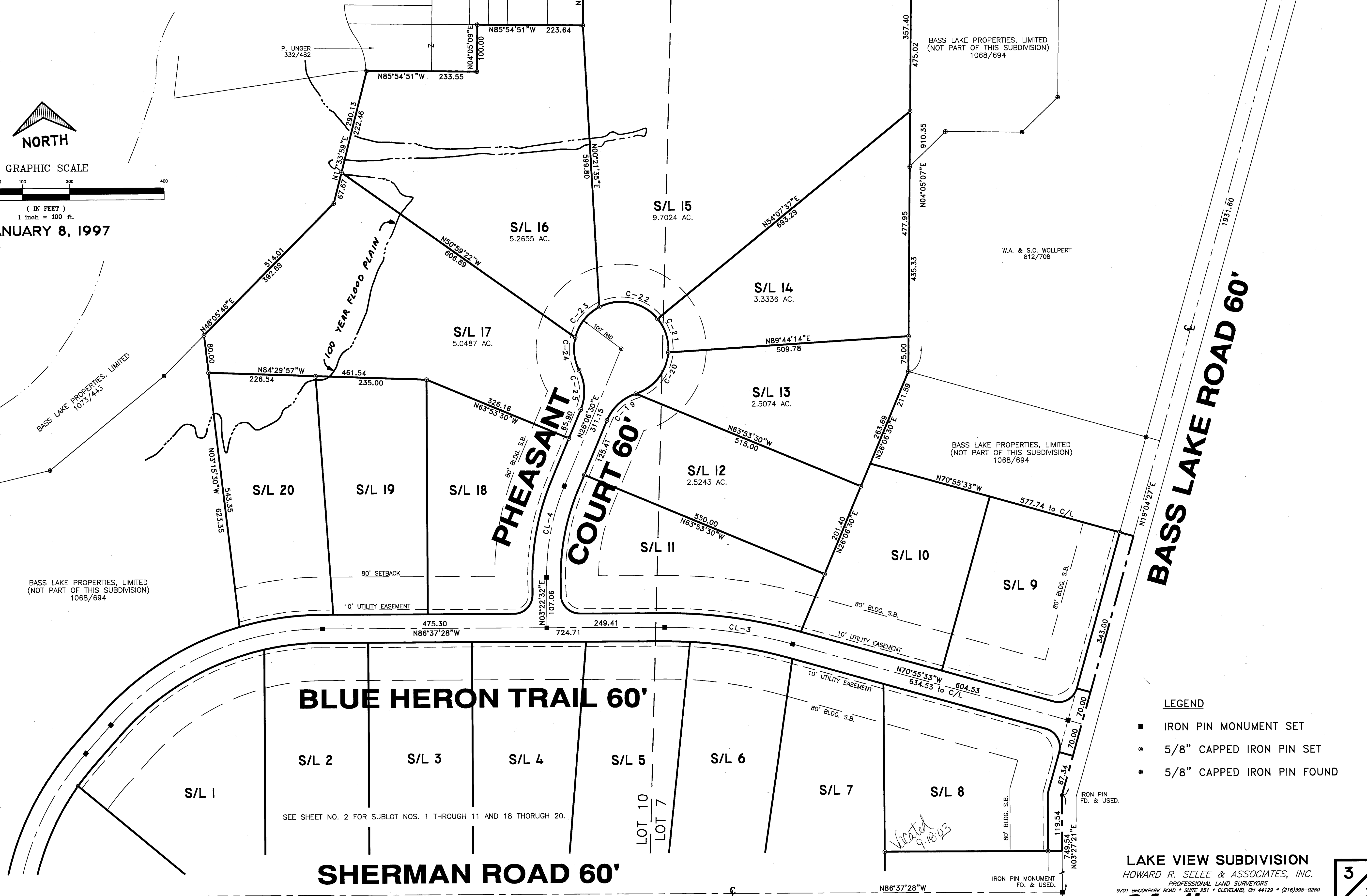
JANUARY 8, 1997

BASS LAKE
100-YEAR BASE
FLOOD PLAIN ELEVATION
1145.6

BASS LAKE PROPERTIES, LIMITED
1073/443

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(NOT PART OF THIS SUBDIVISION)
1068/694

TRACT 1
TRACT 2



- LEGEND**
- IRON PIN MONUMENT SET
 - 5/8" CAPPED IRON PIN SET
 - 5/8" CAPPED IRON PIN FOUND

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FILE NO. 96913-R3

26-11

Visited 9/18/03

SEE SHEET NO. 2 FOR SUBLT NOS. 1 THROUGH 11 AND 18 THURGH 20.