

# Plat of Survey

Situated in the City of Chardon, County of Geauga and State of Ohio, and known as being part of Original Munson Township Section No. 1 in the East Division of Tract No. 1 within said Original Munson Township and now in the Incorporated Limits of the City of Chardon and also part of Original Chardon Village Lot No.s 138 and 146 and now within the Incorporated Limits of the City of Chardon, being part of lands conveyed to The Burlington Group, Inc. by deed recorded in Volume 795, Page 557 of the Geauga County Deed Records.

SURVEY PLAT & LEGAL DESCRIPTION  
 APPROVED PER R.C. 315.251  
*R.S.* 10/28/02  
 OFFICE OF THE  
 GEauga COUNTY ENGINEER

I certify to The Chardon Lakes Golf Course, Inc. that I have prepared this Plat and that it is based on a Survey made by me in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code governing land surveys in the State of Ohio.

The bearings shown on this Plat are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

Distances are expressed in U.S. Survey Feet and decimal parts thereof.

The above certification is intended only to those parties named herein, and is valid only when accompanied by an ORIGINAL SIGNATURE below.

Lawrence Wilson assumes no liability for the use of unauthorized copies of the Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of the Survey.

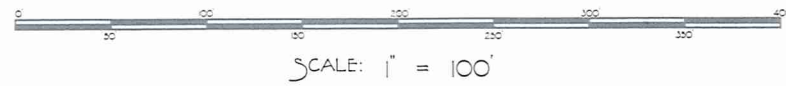
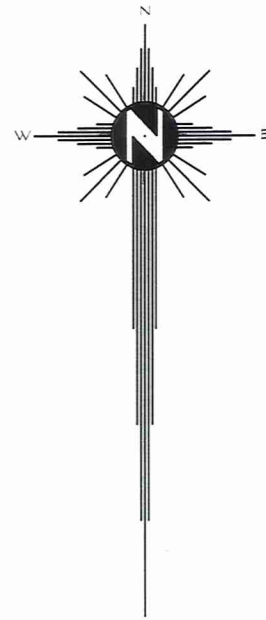


Lawrence Gordon Wilson  
 Ohio Professional Surveyor No. 5807

Date: October 22, 2002



This survey is LIMITED IN SCOPE to surveying the boundaries of part of land as conveyed to The Burlington Group, Inc. by deed recorded in Volume 795, Page 557 of the Geauga County Deed Records and is based ONLY on the documents shown on this plat. Lawrence Wilson and Associates has not been provided a Title Examination and NO LIABILITY is assumed for the existence of any other documents that may affect the surveyed premises that would be disclosed by a Title Examination.  
 NO Liability is assumed for the existence, location, condition, type or size of ANY structure, either aboveground or underground NOT SHOWN ON THIS PLAT.



Curve Data Chart

NUMBER	Delta	Chord Bearing	Tan'	Radius'	Arc'	Chord'
C1	08°48'32"	N 37°52'53" E	132.25	1717.00	263.98	263.72
C2	04°32'26"	N 27°55'52" E	57.38	1447.39	114.70	114.67
C3	15°29'45"	N 17°54'46" E	196.93	1447.39	391.45	390.26
C4	15°31'12"	N 17°56'59" E	197.24	1447.39	392.06	390.86
C5	04°31'32"	N 27°58'21" E	57.19	1447.39	114.33	114.30
C6	09°31'19"	N 38°10'52" E	145.08	1742.00	289.50	289.17

Beechnut Lane

BEECHNUT SUBDIVISION  
VOLUME 22 PAGE 60-61

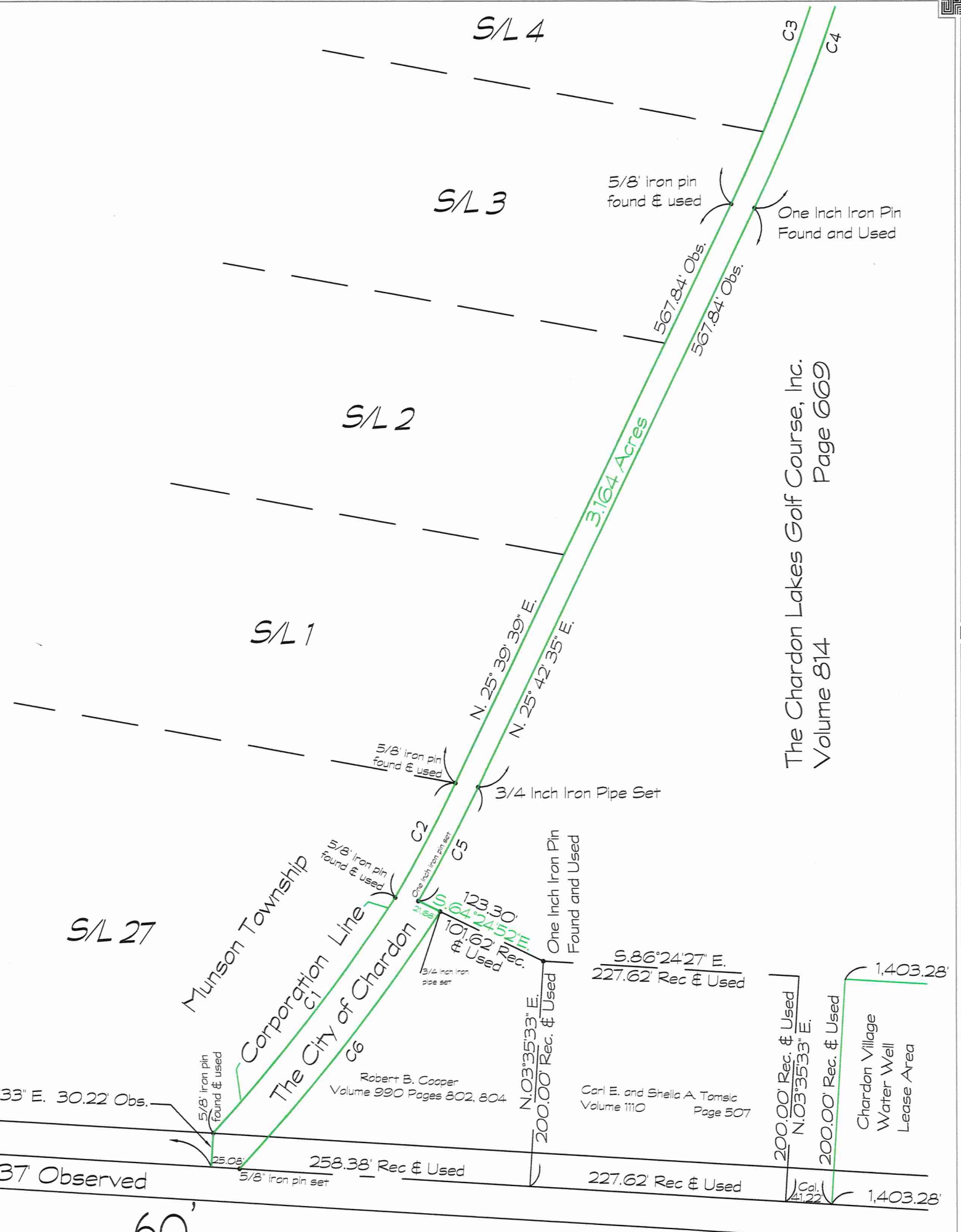
1 inch iron pin  
in monument box  
found & used

WOODIEBROOK

ROAD

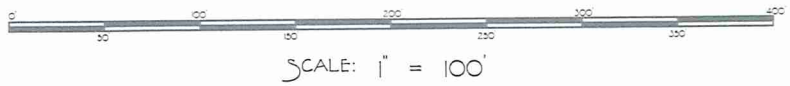
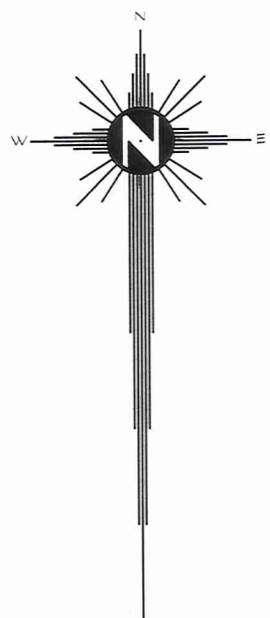
60'

Sheet 2 of 6



The Chardon Lakes Golf Course, Inc.  
Volume 814  
Page 669

Chardon Village  
Water Well  
Lease Area

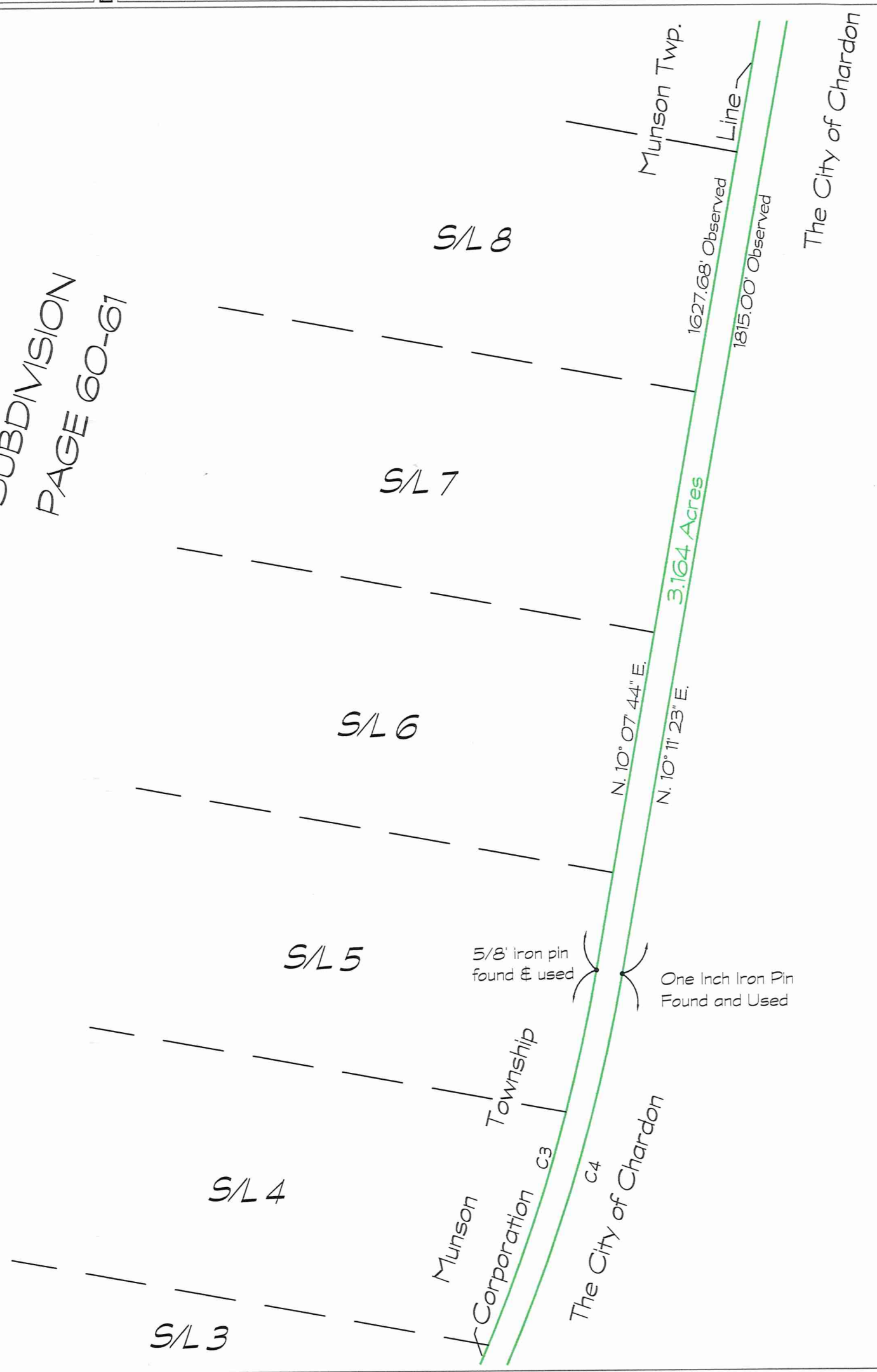


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C4	15°31'12"	N 17°56'59" E	197.24	1447.39	392.06	390.86
C5	04°31'32"	N 27°58'21" E	57.19	1447.39	114.33	114.30
C6	09°31'19"	N 38°10'52" E	145.08	1742.00	289.50	289.17

SUBMISSION  
PAGE 60-61

BEECHNUT  
VOLUME 22

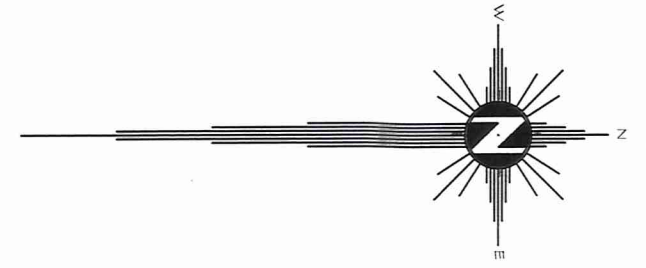


The Chardon Lakes Golf Course, Inc.  
Page 669  
Volume 814

BEECHNUT  
VOLUME 22

SUBDIVISION  
PAGE 60-61

Land Remaining in the Name of:  
The Burlington Group, Inc.  
Volume 795  
Page 557



S/L 8

S/L 9

S/L 10

S/L 11

S/L 12

MUNSON TOWNSHIP

THE CITY OF CHARDON

N. 10° 07' 44" E.

N. 10° 11' 23" E.

MUNSON TOWNSHIP

Corporation

1627.68' Observed

THE CITY OF CHARDON

1815.00' Observed

3.164 Acres

Line

Corporation

Line

5/8" iron pin found and used

187.02'  
N. 10° 21' 14" E.

5/8" iron pin set

N. 14° 51' 36" E.

301.74' Obs.

5/8" iron pin set

One Inch Iron Pin Found and Used

N. 14° 57' 15" E.

301.74' Obs.

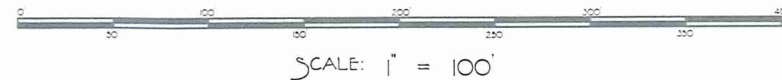
One Inch Iron Pin Found and Used

237.94' Obs.  
N. 24° 48' 17" E.

N. 24° 55' 20" E.  
237.96' Obs.

The Chardon Lakes Golf Course, Inc.  
Volume 814 Page 669

LAWRENCE WILSON AND ASSOCIATES  
Real Estate Development Planning and Surveying  
401 South Street  
Chardon, Ohio 44024  
Phone: 440-286-2855  
Fax: 440-283-3161



SCALE: 1" = 100'

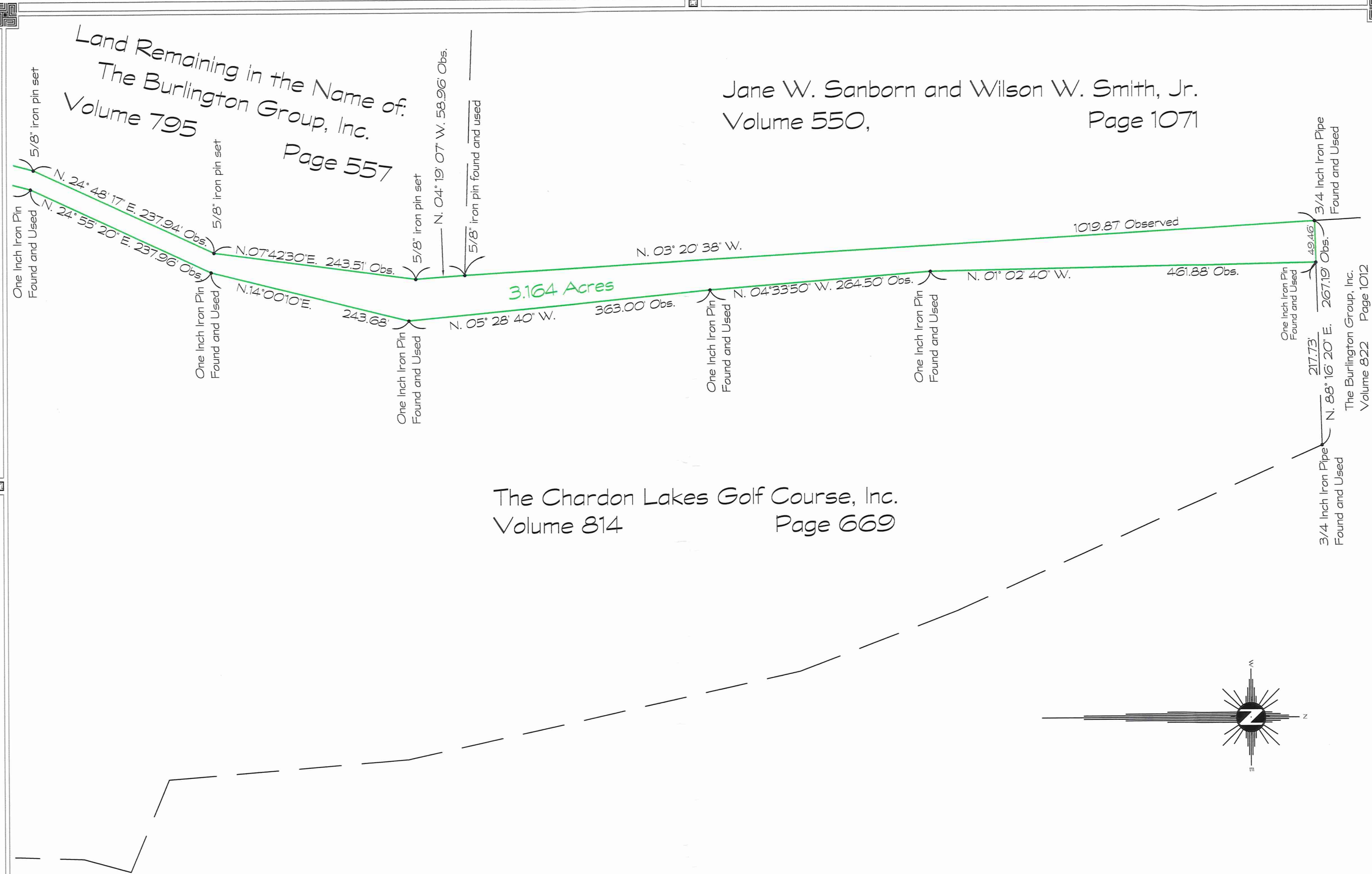
Land Remaining in the Name of:  
The Burlington Group, Inc.  
Volume 795  
Page 557

Jane W. Sanborn and Wilson W. Smith, Jr.  
Volume 550,  
Page 1071

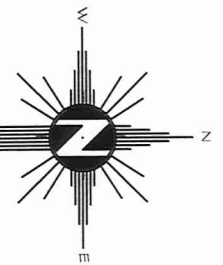
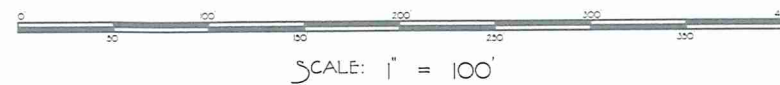
The Chardon Lakes Golf Course, Inc.  
Volume 814  
Page 669

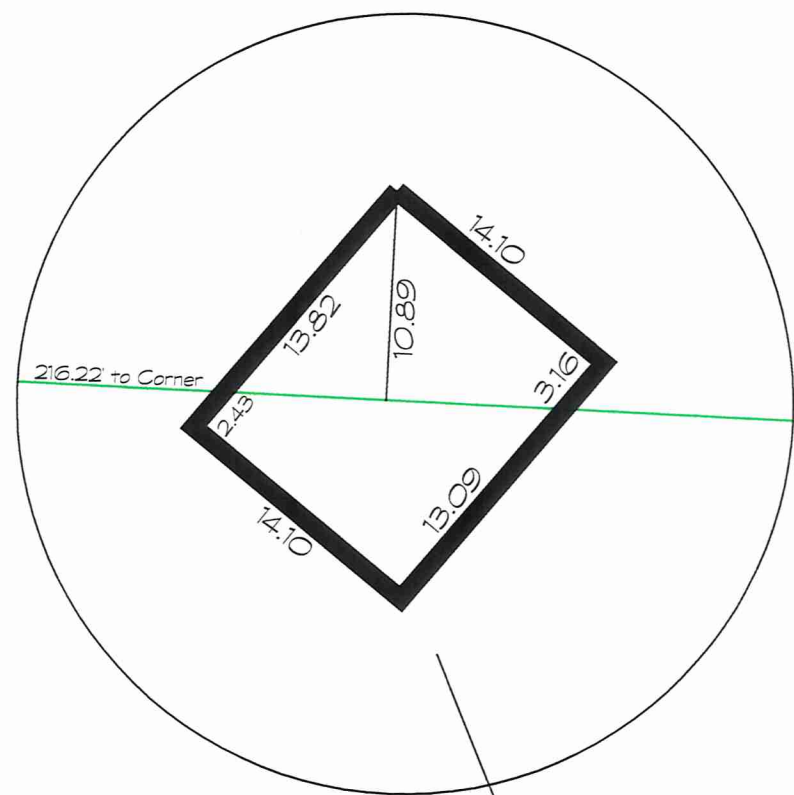
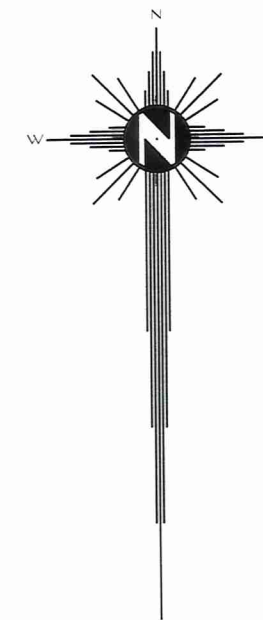
The Burlington Group, Inc.  
Volume 822  
Page 1012

3.164 Acres



LAWRENCE WILSON AND ASSOCIATES  
Real Estate Development Planning and Surveying  
401 South Street  
Chardon, Ohio 44024  
Phone: 440-286-2855  
Fax: 440-285-3161





The Chardon Lakes Golf Course, Inc.  
Volume 814 Page 669

S. 86° 24' 27" E.  
227.62  
Carl E. and Shella A. Tomasic  
Volume 1110 Page 507  
200.00' Rec. & Used

N. 03° 35' 33" E.  
200.00' Rec. & Used  
3/4" inch iron pipe set

S. 86° 24' 27" E. 1,403.28' Record & Used

12.2 X 10.2 Frame Well Building

Chardon Village Water Well Lease Area  
Volume 29 Page 305  
6.443 Acres Record & Observed

10.2 X 10.2 Frame Well Building  
Boss Lake 7  
Well Casing

16.2 X 12.2 Frame Well Building

12.1 X 10.2 Frame Well Building

12.2 X 10.2 Frame Well Building  
Boss Lake 1

14.2 X 20.2 Frame Well Building  
Well 15

14.2 X 20.2 Frame Well Building

N. 03° 35' 33" E.  
200.00' Rec. & Used  
3/4" inch iron pipe set

John J. Sinclair & Joan C. Wagner  
Volume 12444, Page 10663

227.62  
Cosh 41-22  
3/4" inch iron pipe set

S. 86° 24' 27" E. 1,403.28' Record & Used

WOODIEBROOK

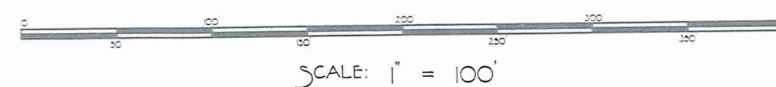
ROAD

3,177.37 Observed

60'

3/4" inch iron pipe found and used

LAWRENCE WILSON AND ASSOCIATES  
Real Estate Development Planning and Surveying  
401 South Street  
Chardon, Ohio 44024  
Phone: 440-286-2855  
Fax: 440-285-3161



SCALE: 1" = 100'

Situated in The City of Chardon, County of Geauga and the State of Ohio, and known as part of Original Munson Township Section No. 1 in the East Division of Tract No. 1 within said Original Munson Township and now in the Incorporated Limits of The City of Chardon, and further described as follows:

Beginning in the center line of Woodiebrook Road at the southwesterly corner of land conveyed to John J. Sinclair and Joan C. Wagner by deed recorded in volume 1244, Page 1063 of the Geauga County Deed Records, said place of beginning also being N. 86 deg. 24' 27" W. along said center line 800.00 feet from the intersection of said center line with the center Line of Ravenna Road (S. R. 44) prior to its re-location in 1967;

Thence N. 86 deg. 24' 27" W. along said Woodiebrook Road center line 1,403.28 feet;

Thence N. 03 deg. 35' 33" E., through a 3/4 inch iron pipe set at 30.00 feet, a total distance of 200.00 feet to a 3/4 inch iron pipe set;

Thence S. 86 deg. 24' 27" E. parallel with the said Woodiebrook Road center line 1,403.28 feet to a 3/4 inch iron pipe set at the northwesterly corner of said Sinclair and Wagner;

Thence S. 03 deg. 35' 33" W. along the westerly line of said Sinclair and Wagner, through a 3/4 inch iron pipe set at 170.00 feet, a total distance of 200.00 feet to the place of beginning, containing 6.443 acres as surveyed in October 2002 by Lawrence Wilson, Ohio Professional Surveyor No. 5807.

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

This survey is of part of lands conveyed to The Chardon Lakes Golf Course, Inc. by deed recorded in volume 814, page 669 of the Geauga County Deed Records and is intended to describe more accurately that land described in a Water Lease as recorded in volume 29, page 305 of the Geauga County Lease Records dated April 19, 1962.

Lawrence Gordon Wilson  
Ohio Professional Surveyor No. 5807

OCTOBER 22, 2002  
Date



Good closure & average

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

R.S. 10 28/02  
OFFICE OF THE  
GEAUGA COUNTY ENGINEER

Burlington  
picked up 10/28/2002  
16-009500  
Vol. 1565 Pg. 272

Situated in the The City of Chardon, County of Geauga and the State of Ohio, and known as part of Original Munson Township Section No. 1 in the East Division of Tract No. 1 within said Original Munson Township and now in the Incorporated Limits of The City of Chardon and also part of Original Chardon Village Lot No. 138 and 146 and now in the Incorporated Limits of The City of Chardon, and further described as follows:

Beginning in the center line of Woodiebrook Road at the point that is S. 86 deg. 24' 27" E. along said center line 922.87 feet from a one inch iron pin found in a monument box at the intersection of said center line with the center line of Beechnut Lane as shown by the plat of the Beechnut Subdivision as recorded in volume 22, pages 60 and 61 of the Geauga County Plat Records;

Thence N. 03 deg. 35' 33" E. 30.22 feet to a 5/8 inch iron pin found and used at the southeasterly corner of Sublot No. 27 of the said Beechnut Subdivision;

Thence northerly along the easterly boundary of said Subdivision by the following courses:

Northeasterly along a curve deflecting to the left by a radius of 1717.00 feet, an arc distance of 263.98 feet to a 5/8 inch iron pin found and used, the chord of said curve being N. 37 deg. 52' 53" E. 263.72 feet,

Northeasterly along a curve deflecting to the left by a radius of 1447.39 feet, an arc distance of 114.70 feet to a 5/8 inch iron pin found and used, the chord of said curve being N. 27 deg. 55' 52" E. 114.67 feet,

N. 25 deg. 39' 39" E. 567.84 feet to a 5/8 inch iron pin found and used,

Northeasterly along a curve deflecting to the left by a radius of 1447.39 feet, an arc distance of 391.45 feet to a 5/8 inch iron pin found and used, the chord of said curve being N. 17 deg. 54' 46" E. 390.26 feet,

and N. 10 deg. 07' 44" E. 1627.68 feet to a 5/8 inch iron pin found and used at the Northeasterly corner of said Subdivision;

Thence N. 10 deg. 21' 14" E. 187.02 feet to a 5/8 inch iron pin set;

Thence N. 14 deg. 51' 36" E. 301.74 feet to a 5/8 inch iron pin set;

Thence N. 24 deg. 48' 17" E. 237.94 feet to a 5/8 inch iron pin set;

Thence N. 07 deg. 42' 30" E. 243.51 feet to a 5/8 inch iron pin set;

Thence N. 04 deg. 19' 07" W. 58.96 feet to a 5/8 inch iron pin found and used at the southeasterly corner of a 15.173 acre parcel of land conveyed to Jane W. Sanborn and Wilson W. Smith, Jr. by deed recorded in volume 550, page 1071 of the Geauga County Deed Records;

Thence N. 03 deg. 20' 38" W. along the easterly boundary of said Smith 1019.87 feet to a 3/4 inch iron pipe found and used at the southwesterly corner of land conveyed to the Burlington Group, Inc. by deed recorded in volume 822, page 1012 of the aforesaid deed records;

Thence N. 88 deg. 16' 20" E. along the southerly line of said Burlington Group, Inc. 49.46 feet to a one inch iron pin found and used at the most northwesterly corner of land conveyed to the Chardon Lakes Golf Course, Inc. by deed recorded in volume 814, page 669 of the aforesaid deed records;

Thence southerly along the westerly line of said Chardon Lakes Golf Course, Inc. by the following courses:

S. 01 deg. 02' 40" E. 461.88 feet to a one inch iron pin found and used,

S. 04 deg. 33' 50" E. 264.50 feet to a one inch iron pin found and used,

S. 05 deg. 28' 40" E. 363.00 feet to a one inch iron pin found and used,

S. 14 deg. 00' 10" W. 243.68 feet to a one inch iron pin found and used,

S. 24 deg. 55' 20" W. 237.96 feet to a one inch iron pin found and used,

S. 14 deg. 57' 15" W. 301.74 feet to a one inch iron pin found and used,

S. 10 deg. 11' 23" W. 1815.00 feet to a one inch iron pin found and used,

Southwesterly along a curve deflecting to the right by a radius of 1447.39 feet, an arc distance of 392.06 feet to a one inch iron pin found and used, the chord of said curve being S. 17 deg. 56' 59" W. 390.86 feet,

S. 25 deg. 42' 35" W. 567.84 feet to a 3/4 inch iron pipe set,

Southwesterly along a curve deflecting to the right by a radius of 1447.39 feet, an arc distance of 114.33 feet to a one inch iron pin set, the chord of said curve being S. 27 deg. 58' 21" W. 114.30 feet,

and S. 64 deg. 24' 52" E. along the northwesterly prolongation of the northerly line of land conveyed to Robert B. Cooper by deed recorded in volume 990, page 804 of the aforesaid deed records 21.68 feet to a 3/4 inch iron pipe set at the northwesterly corner of said Cooper;

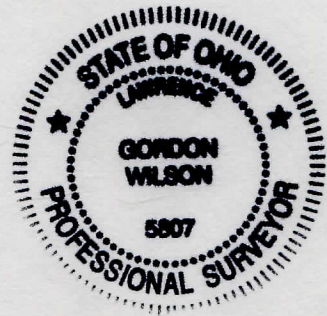
Thence along the westerly line of said Cooper along a curve deflecting to the right by a radius of 1742.00 feet, an arc distance of 289.50 feet, the chord of said curve being S. 38 deg. 10' 52" W., 289.17 feet to a 5/8" iron pin set in the center line of Woodiebrook Road;

Thence N. 86 deg. 24' 27" W. along said center line 25.08 feet to the place of beginning, containing 3.164 acres as surveyed in November, 1997 by Lawrence Wilson, Ohio Professional Surveyor No. 5807.

The bearings in this description are oriented to an arbitrary meridian and are intended to indicate angular relationships only.

This survey is of part of lands conveyed to The Burlington Group, Inc. by deed recorded in volume 795, page 557 of the Geauga County Deed Records.

Lawrence Gordon Wilson  
Ohio Professional Surveyor No. 5807



SEPTEMBER 25, 2002  
Date

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

R.S. 10/28/02

OFFICE OF THE  
GEAUGA COUNTY ENGINEER

*Good  
.009  
3.164AC*

RECEIVED  
OCT 8 2002

RECEIVED  
OCT 5 2002