

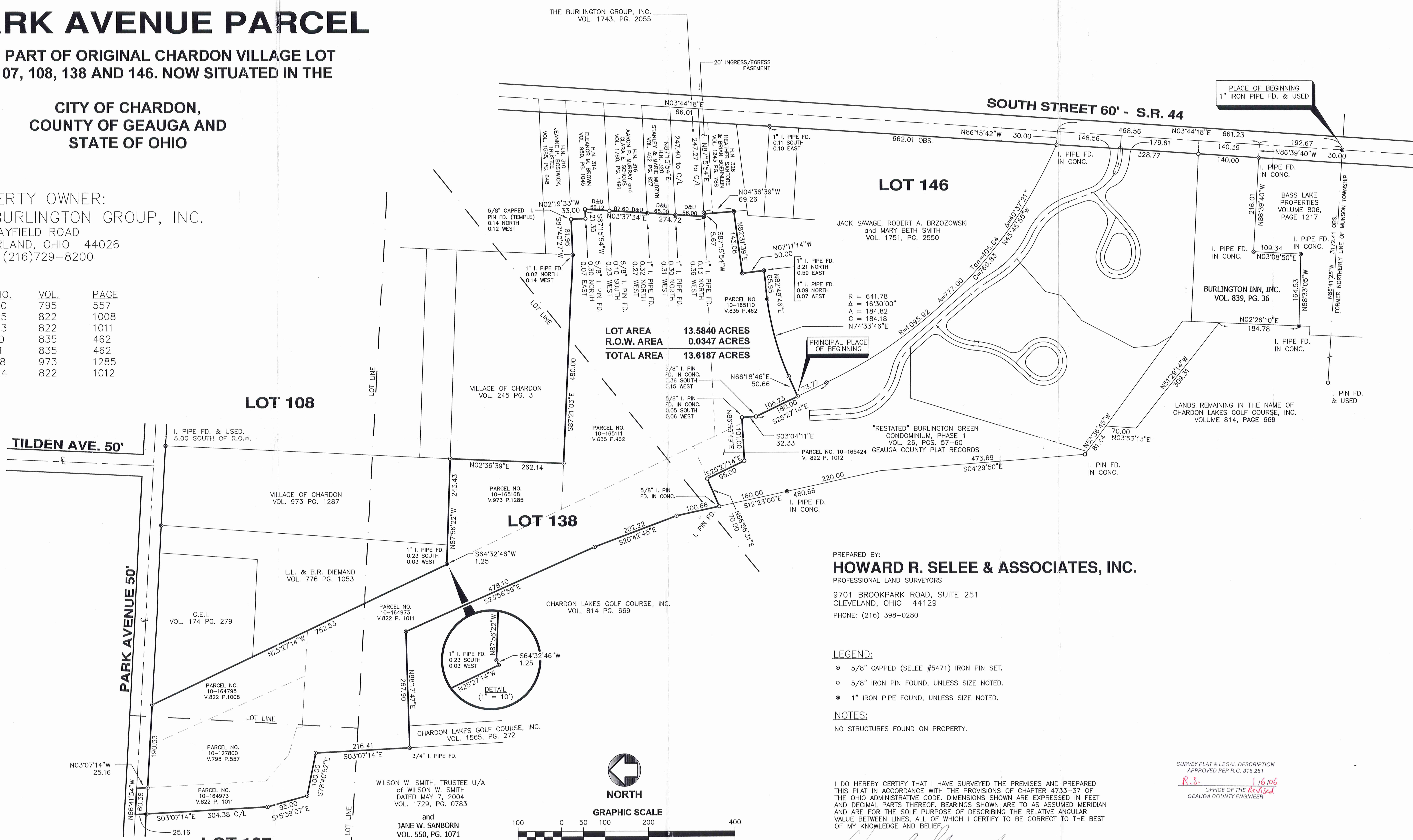
PLAT OF SURVEY PARK AVENUE PARCEL

BEING PART OF ORIGINAL CHARDON VILLAGE LOT NOS. 107, 108, 138 AND 146. NOW SITUATED IN THE

CITY OF CHARDON,
COUNTY OF GEauga AND
STATE OF OHIO

PROPERTY OWNER:
THE BURLINGTON GROUP, INC.
8228 MAYFIELD ROAD
CHESTERLAND, OHIO 44026
PHONE: (216)729-8200

PARCEL NO.	VOL.	PAGE
10-127800	795	557
10-164795	822	1008
10-164973	822	1011
10-165110	835	462
10-165111	835	462
10-165168	973	1285
10-165424	822	1012



LOT AREA 13.5840 ACRES
R.O.W. AREA 0.0347 ACRES
TOTAL AREA 13.6187 ACRES

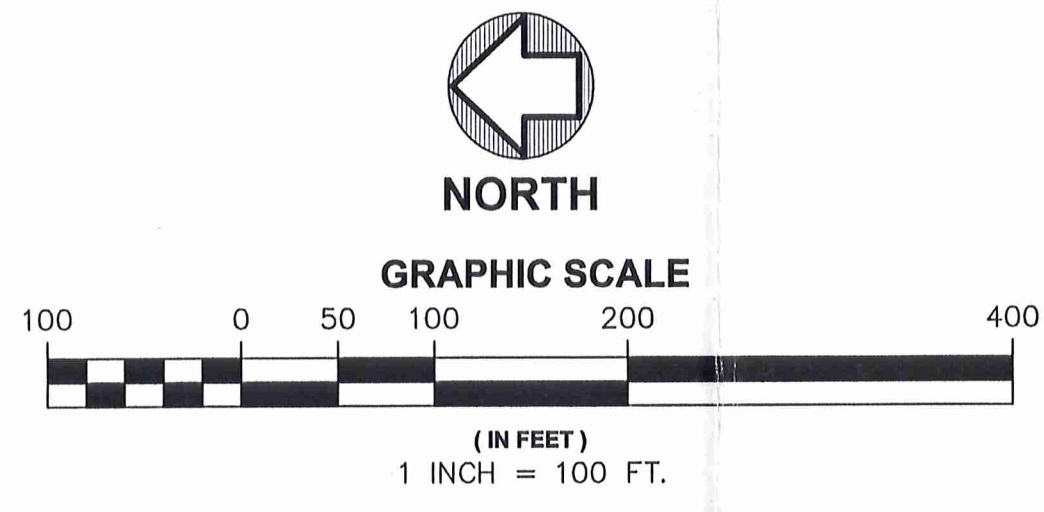
PREPARED BY:
HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD, SUITE 251
CLEVELAND, OHIO 44129
PHONE: (216) 398-0280

- LEGEND:**
- ⊙ 5/8" CAPPED (SELEE #5471) IRON PIN SET.
 - 5/8" IRON PIN FOUND, UNLESS SIZE NOTED.
 - 1" IRON PIPE FOUND, UNLESS SIZE NOTED.

NOTES:
NO STRUCTURES FOUND ON PROPERTY.

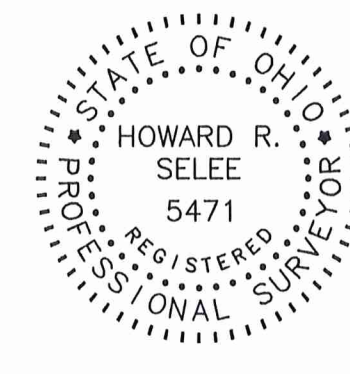
I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AS ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Howard R. Selee
HOWARD R. SELEE, REGISTERED SURVEYOR #5471



JUNE 6, 2005
REVISED January 5, 2006

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 116106
OFFICE OF THE REVISOR
GEAUGA COUNTY ENGINEER



HOWARD R. SELEE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BROOKPARK ROAD, SUITE 251 • CLEVELAND, OH 44129
(216) 398-0280 SCALE: 1" = 100' FILE NO. 89200-BS3

CHC-00007

Burlington Group
picked up 1-9-06

HOWARD R. SELEE & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

9701 BROOKPARK RD. • #231 • CLEVELAND, OHIO 44129

TELEPHONE (216) 398-0280

FAX (216) 351-0920

Revised January 5, 2006

10 - 127800

Vol. 1785 - Pg. 657

LEGAL DESCRIPTION PARK AVENUE PARCEL

Situated in the City of Chardon, County of Geauga and the State of Ohio and known as part of Original Chardon Village Lot Nos. 107, 108, 138 and 146 and further described as follows:

Starting at a 1 inch iron pipe found in the centerline of South Street 60.00 feet wide, aka State Route No. 44, at its intersection with the former northerly line of Munson Township;

Thence North 03° 44' 18" East, along the centerline of South Street, a distance of 661.23 feet;

Thence North 86° 15' 42" West, a distance of 30.00 feet to a 1 inch iron pipe in concrete found on the westerly right-of-way line of said South Street and in the southwesterly curved line of land conveyed to Jack Savage, Robert A. Brzozowski and Mary Beth Smith by deed recorded in Volume 1751, Page 2550 of Geauga County Deed Records;

Thence northwesterly along the said southwesterly line of land so conveyed to Jack Savage, Robert A. Brzozowski and Mary Beth Smith, by a curve to the right an arc distance of 777.00 feet to a 1 inch iron pipe found at a point of tangency in said southwesterly line of land so conveyed to Jack Savage, Robert A. Brzozowski and Mary Beth Smith, said curve having a radius of 1095.92 feet, a central angle of 40° 37' 21" and a chord which bears North 45° 45' 55" West, a distance of 760.83 feet;

Thence North 25° 27' 14" West, continuing along the said southwesterly line of land so conveyed to Jack Savage, Robert A. Brzozowski and Mary Beth Smith, a distance of 73.77 feet to a 5/8 inch capped (Selee # 5471) iron pin set at the northwesterly corner thereof and the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described;

Thence North 66° 18' 46" East, along the northerly line of land so conveyed to Jack Savage, Robert A. Brzozowski and Mary Beth Smith, a distance of 50.66 feet to a 5/8 inch capped (Selee # 5471) iron pin set at a point of curvature therein;

Thence easterly continuing along the said northerly line of land so conveyed to Jack Savage, Robert A. Brzozowski and Mary Beth Smith, by a curve to the right an arc distance of 641.78 feet to a 1 inch iron pipe found at a point of tangency therein, said curve having a radius of 641.78 feet, a central angle of 16° 30' 00" and a chord which bears North 74° 33' 46" East, a distance of 184.18 feet;

Thence North 82° 48' 46" East, continuing along the said northerly line of land so conveyed to Jack Savage, Robert A. Brzozowski and Mary Beth Smith, a distance of 65.95 feet to an inner corner thereof, said corner being referenced by a 1" iron pipe found 0.09 feet north and 0.07 feet west and a 1" iron pipe found 3.21 feet north and 0.59 feet east;

Thence North 07° 11' 14" West, along a westerly line of land so conveyed to Jack Savage, Robert A. Brzozowski and Mary Beth Smith, a distance of 50.00 feet to a 1 inch iron pipe found;

Thence North 82° 31' 39" East, along a northerly line of land so conveyed to Jack Savage, Robert A. Brzozowski and Mary Beth Smith, a distance of 143.08 feet to a 1 inch iron pipe found at a northeasterly corner thereof and in the westerly line of land conveyed to Heather Santore and Brian Boehnlein by deed recorded in Volume 1243, Page 788 of Geauga County Deed Records;

Thence North 04° 36' 39" West, along the said westerly line of land so conveyed to Heather Santore and Brian Boehnlein, a distance of 69.26 feet to a 5/8 inch capped (Selee # 5471) iron pin set at the northwesterly corner thereof and in the southerly line of land conveyed to The Burlington Group, Inc., by deed recorded in Volume 1743, Page 2055 of Geauga County Deed Records;

Thence South 87° 15' 54" West, along the said southerly line of land so conveyed to The Burlington Group, Inc., a distance of 5.67 feet to the southwest corner thereof, said corner being reference by a 1 inch iron pipe found 0.13 feet north and 0.36 feet west;

Thence North 03° 37' 34" East, along the westerly line of land so conveyed to The Burlington Group, Inc., to Stanley Mudzyn and Marie Mudzyn by deed recorded in Volume 452, Page 827 of Geauga County Deed Records, to Aaron P. Murray and Clara E. Schous by deed recorded in Volume 1780, Page 1491 of Geauga County Deed Records and to Eleanor M. Brown by deed recorded in Volume 950, Page 1045 of Geauga County Deed Records, a distance of 274.72 feet to a 5/8 inch iron pin found at an inner corner of land so conveyed to Eleanor M. Brown;

Thence South 87° 15' 54" West, along a southerly line of land so conveyed to Eleanor M. Brown, a distance of 21.35 feet to a southwesterly corner thereof, said corner being referenced by a 5/8 inch iron pin found, 0.30 north and 0.07 feet east;

Thence North 02° 19' 33" West, along a westerly line of land so conveyed to Eleanor M. Brown, a distance of 33.00 feet to the northwesterly corner thereof and in the southerly line of land conveyed to Jeanne P. Bostwick, Trustee, by deed recorded in Volume 1585, Page 648 of Geauga County Deed Records, said corner being reference by a 5/8 inch capped (Temple 4761) iron pin found, 0.14 feet north and 0.12 feet west;

Thence South 87° 40' 27" West, along the said southerly line of land so conveyed to Jeanne P. Bostwick, Trustee, a distance of 81.96 feet to the southwesterly corner thereof and the southeasterly corner of land conveyed to the Village of Chardon, by deed recorded in Volume 245, Page 3 of Geauga County Deed Records, said corner being referenced by a 1 inch iron pipe found, 0.02 feet north and 0.14 feet west;

Thence North 87° 21' 03" West, along the southerly line of land so conveyed to the Village of Chardon, a distance of 480.00 feet to a 5/8 inch capped (Selee # 5471) iron pin set at the southwesterly corner thereof;

Thence North 02° 36' 39" East, along the westerly line of land so conveyed to The Village of Chardon, a distance of 262.14 feet to a 5/8 inch capped (Selee # 5471) iron pin set at the northwesterly corner thereof, said corner being also the southeasterly corner of another parcel of land conveyed to the Village of Chardon, (presently City of Chardon) by deed recorded in Volume 973, Page 1287 of Geauga County Deed Records;

Thence North 87° 56' 22" West, along the southerly line of land so conveyed to the Village of Chardon and the southerly line of land conveyed to L. L. Diemand and B. R. Diemand, by deed recorded in Volume 776, Page 1053 of Geauga County Deed Records, a distance of 243.43 feet to an angle point in the southerly line of land so conveyed to L. L. Diemand and B. R. Diemand, said point being referenced by a 1 inch iron pipe found, 0.23 feet south and 0.03 feet west;

Thence South 64° 32' 46" West, continuing along the said southerly line of land so conveyed to L. L. Diemand and B. R. Diemand, a distance of 1.25 feet to a 5/8 inch capped (Selee # 5471) iron pin set at the southwesterly corner thereof;

Thence North 25° 27' 14" West, along the westerly line of land so conveyed to L. L. Diemand and B. R. Diemand and the westerly line of land conveyed to The Cleveland Electric Illuminating Company, by deed recorded in Volume 174, Page 279 of Geauga County Deed Records, a distance of 752.53 feet to a 5/8 inch capped (Selee # 5471) iron pin set in the southerly right-of-way of Park Avenue, 50.00 feet wide and at the northwesterly corner of land so conveyed to The Cleveland Electric Illumination Company;

Thence North 86° 41' 54" West, along the said southerly right-of-way line of Park Avenue, a distance of 190.33 feet to a 5/8 inch capped (Selee # 5471) iron pin set;

Thence North 03° 07' 14" West, a distance of 25.16 feet to a point in the centerline of said Park Avenue;

Thence North 86° 41' 54" West, along the said centerline of Park Avenue, a distance of 60.38 feet to the northeasterly corner of land conveyed to Jane W. Sanborn by deed recorded in Volume 550, Page 1071 of Geauga County Deed Records and Wilson W. Smith, Trustee U/A of Wilson W. Smith, dated May 7, 2004 and recorded in Volume 1729, Page 0783 of Geauga County Deed Records;

Thence South 03° 07' 14" East, along a easterly line of land so conveyed to Jane W. Sanborn and Wilson W. Smith, Trustee U/A of Wilson W. Smith, passing thru a 1 inch iron pipe found in the southerly right-of-way line of said Park Avenue, at a distance of 25.16 feet, a total distance of 304.38 feet to a 5/8 inch capped (Selee # 5471) iron pin set at an angle point therein;

Thence South 15° 39' 07" East, continuing along the said easterly line of land so conveyed to Wilson W. Smith, Trustee U/A of Wilson W. Smith, a distance of 95.00 feet to a 5/8 inch capped (Selee # 5471) iron pin set at a corner thereof;

Thence South 78° 40' 52" East, along a northerly line of land so conveyed to Wilson W. Smith, Trustee U/A of Wilson W. Smith, a distance of 100.00 feet to a 5/8 inch capped (Selee # 5471) iron pin set at a northeasterly corner thereof;

Thence South 03° 07' 14" East, along a easterly line of land so conveyed to Wilson W. Smith, Trustee U/A of Wilson W. Smith, a distance of 216.41 feet to a 3/4 inch iron pipe found at a northwesterly corner of land conveyed to the Chardon Lakes Golf Course, Inc., by deed recorded in Volume 1565, Page 272 of Geauga County Deed Records;

Thence North 88° 17' 47" East, along the northerly line of land so conveyed to the Chardon Lakes Golf Course, Inc. and the northerly line of another parcel of land conveyed to the Chardon Lakes Golf Course, Inc., by deed recorded in Volume 814, Page 669 of Geauga County Deed Records, a distance of 267.90 feet to a 1 inch iron pipe found at a northeasterly corner thereof;

Thence South 23° 56' 59" East, along the easterly line of land so conveyed to the Chardon Lakes Golf Course, Inc., a distance of 478.10 feet to a 5/8 inch capped (Selee # 5471) iron pin set at an angle point therein;

Thence South 20° 42' 45" East, continuing along the said easterly line of land so conveyed to the Chardon Lakes Golf Course, Inc., a distance of 202.22 feet to a 5/8 inch capped (Selee # 5471) iron pin set at an angle point therein;

Thence South 12° 23' 00" East, continuing along the said easterly line of land so conveyed to the Chardon Lakes Golf Course, Inc., a distance of 100.66 feet to a 5/8 inch iron pin in concrete found at the northwesterly corner of "Restated" Burlington Green Condominium, Phase 1, as shown by the recorded Volume 26, Pages 57, 58, 59 and 60 of Geauga County Plat Records;

Thence North 66° 56' 31" East, along the northerly line of said "Restated" Burlington Green Condominium, Phase 1, a distance of 70.00 feet to a 5/8 inch iron pin found at a northeasterly corner thereof;

Thence South 25° 27' 14" East, along an easterly line of said "Restated" Burlington Green Condominium, Phase 1, a distance of 95.00 feet to a 5/8 inch iron pin found;

Thence North 86° 55' 49" East, along a northerly line of said "Restated" Burlington Green Condominium, Phase 1, a distance of 101.00 feet to a northeasterly corner thereof, said corner being referenced by a 5/8 inch iron pin in concrete, found 0.05 feet south and 0.06 feet west;

Thence South 03° 04' 11" East, along an easterly line of said "Restated" Burlington Green Condominium, Phase 1, a distance of 32.33 feet to an angle point in said easterly line, said point being referenced by a 5/8 inch iron pin in concrete, found 0.36 feet south and 0.15 feet west;

Thence South 25° 27' 14" East, along an easterly line of said "Restated" Burlington Green Condominium, Phase 1, a distance of 106.23 feet to the PRINCIPAL PLACE of BEGINNING of the premises herein intended to be described and containing within said bounds a total of 13.6187 acres of land, more or less, there being 0.0347 acres inside and 13.5840 acres outside road right-of-way and subject to all legal highways as surveyed in June, 2005 by Howard R. Selee, Registered Ohio Surveyor No. 5471.

DEED REFERENCES:

- Parcel No. 10-127800 Vol. 795, Page 557
- Parcel No. 10-164795 Vol. 822, Page 1008
- Parcel No. 10-164973 Vol. 822, Page 1011
- Parcel No. 10-165110 Vol. 835, Page 462
- Parcel No. 10-165111 Vol. 835, Page 462
- Parcel No. 10-165168 Vol. 973, Page 1285
- Parcel No. 10-165424 Vol. 822, Page 1012

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



Howard R. Selee

Howard R. Selee
Ohio Professional Surveyor No. 5471



January 5, 2006
Date

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

R.S. *1/6/06*
OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER