

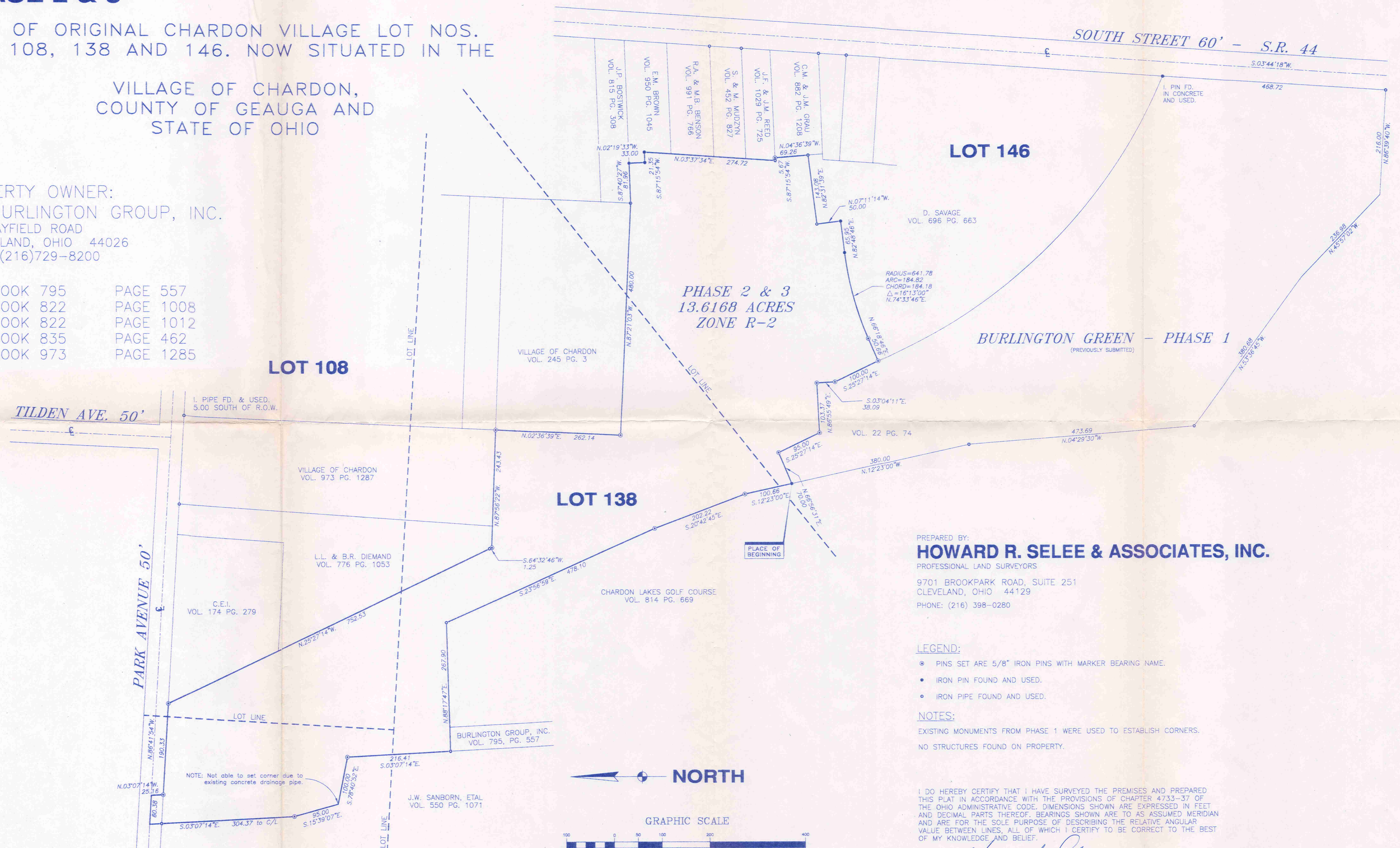
# PLAT OF SURVEY BURLINGTON GREEN PHASE 2 & 3

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

VILLAGE 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

DEED BOOK 795	PAGE 557
DEED BOOK 822	PAGE 1008
DEED BOOK 822	PAGE 1012
DEED BOOK 835	PAGE 462
DEED BOOK 973	PAGE 1285



PHASE 2 & 3  
13.6168 ACRES  
ZONE R-2

LOT 146

LOT 108

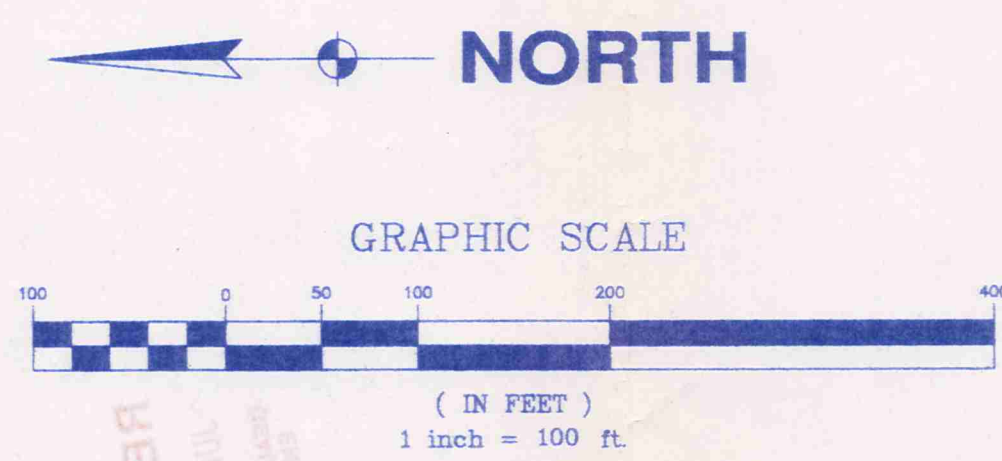
LOT 138

LOT 107

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

- LEGEND:**
- PINS SET ARE 5/8" IRON PINS WITH MARKER BEARING NAME.
  - IRON PIN FOUND AND USED.
  - IRON PIPE FOUND AND USED.

**NOTES:**  
EXISTING MONUMENTS FROM PHASE 1 WERE USED TO ESTABLISH CORNERS.  
NO STRUCTURES FOUND ON PROPERTY.



**JUNE 11, 1996**  
REVISED: JUNE 24, 1996

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



SURVEY PLAT AND LEGAL DESCRIPTION APPROVED  
PER R.C. 315.251  
*R.S.* 6/26/1996  
GEAUGA COUNTY ENGINEER

June 7, 1996  
Revised: June 24, 1996  
File No. 89200

LEGAL DESCRIPTION  
***BURLINGTON GREEN - PHASE TWO & THREE***

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

Beginning at an iron pin found at the northwest corner of Burlington Green Condominium, as shown by the recorded plat in Volume 22, Page 74 of Geauga County Plat Records;

thence North  $66^{\circ}56'31''$  East, along a north line of said Burlington Green Condominium, a distance of 70.00 feet to an iron pin set at a corner thereof;

thence South  $25^{\circ}27'14''$  East, along a east line of said Burlington Green Condominium, a distance of 95.00 feet to an iron pin set at a corner thereof;

thence North  $86^{\circ}55'49''$  East, along a north line of said Burlington Green Condominium, a distance of 103.37 feet to an iron pin set at a corner thereof;;

thence South  $03^{\circ}04'11''$  East, along an east line of said Burlington Green Condominium, a distance of 38.09 feet to an iron pin set at a corner thereof;

thence South  $25^{\circ}27'14''$  East, along an east line of said Burlington Green Condominium a distance of 100.00 feet to an iron pin set at the northwest corner of land conveyed to D. Savage by deed recorded in Volume 696, Page 663 of Geauga County Deed Records;

thence North  $66^{\circ}18'46''$  East, along a north line of land so conveyed to D. Savage a distance of 50.66 feet to an iron pin set at a point of curvature therein;

thence easterly continuing along the said north line of land conveyed to D. Savage by a curve to the right an arc distance of 184.82 feet to an iron pin found at a point of tangency therein, said curve having a radius of 641.78 feet and a chord which bears North  $74^{\circ}33'46''$  East, a distance of 184.18 feet;

thence North  $82^{\circ}48'46''$  East, continuing along the said north line of land conveyed to D. Savage, a distance of 65.95 feet to an iron pin found at a corner thereof;

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thence North 07° 11' 14" West, along a west line of land so conveyed to D. Savage, a distance of 50.00 feet to an iron pipe found at a corner thereof;

thence North 82° 31' 39" East, along a north line of said land conveyed to D. Savage, a distance of 143.08 feet to an iron pipe found at the northeast corner thereof and the west line of land conveyed to C. M. and J. M. Grau by deed recorded in Volume 882, Page 1208 of Geauga County Deed Records;

thence North 04° 36' 39" West, along the said west line of land so conveyed to C. M. and J. M. Grau, a distance of 69.26 feet to an iron pin set in the south line of land conveyed to J. F. and J. M. Reed, by deed recorded in Volume 1029, Page 725 of Geauga County Deed Records;

thence South 87° 15' 54" West, along the south line of land so conveyed to J. F. and J. M. Reed, a distance of 5.67 feet to an iron pipe found at a corner thereof;

thence North 03° 37' 34" East, along the west line of land so conveyed to J. F. and J. M. Reed and the west line of land conveyed to S. and M. Mudzyn, by deed recorded in Volume 452, Page 827 of Geauga County Deed Records and to R.A. and M.B. Benson, by deed recorded in Volume 991, Page 766 of Geauga County Deed Records, a distance of 274.72 feet to an iron pin found at a corner of land conveyed to E. M. Brown by deed recorded in Volume 950, Page 1045 of Geauga County Deed Records;

thence South 87° 15' 54" West, along a south line of land so conveyed to E. M. Brown, a distance of 21.35 feet to an iron pin found at a corner thereof ;

thence North 02° 19' 33" West, along a west line of land so conveyed to E. M. Brown, a distance of 33.00 feet to an iron pin found at the northwest corner thereof and the south line of land conveyed to J. P. Bostwick by deed recorded in Volume 815, Page 308 of Geauga County Deed Records;

thence South 87° 40' 27" West, along the said south line of land conveyed to J. P. Bostwick, a distance of 81.96 feet to an iron pipe found at the southeast corner of land conveyed to Village of Chardon by deed recorded Volume 245, Page 3 of Geauga County Deed Records;

thence North 87° 21' 03" West, along the south line of land so conveyed to Village of Chardon, a distance of 480.00 feet to an iron pin set at the southwest corner thereof;

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thence North 02° 36' 39" East, along the west line of land so conveyed to Village of Chardon, a distance of 262.14 feet to an iron pin set at the southeast corner of land conveyed to the Village of Chardon by deed recorded in Volume 973, Page 1287 of Geauga County Deed Records;

thence North 87° 56' 22" West, along the south line of land so conveyed to the Village of Chardon and its easterly prolongation thereof a distance of 243.43 feet to an iron pin set at an angle point in the south line of land conveyed to L. L. and B. R. Diemand by deed recorded in Volume 776, Page 1053 of Geauga County Deed Records;

thence South 64° 32' 46" West, continuing along the said south line of land so conveyed to L. L. and B. R. Diemand, a distance of 1.25 feet to an iron pipe found at the southwesterly corner thereof;

thence North 25° 27' 14" West, along the west line of land so conveyed to L. L. and B. R. Diemand and the west line of land conveyed to Cleveland Electric Illuminating Company by deed recorded in Volume 174, Page 279 of Geauga County Deed Records, a distance of 752.53 feet to an iron pin set in the south line of Park Avenue, 50.00 feet wide;

thence North 86° 41' 54" West, along the said south line of Park Avenue, a distance of 190.33 feet to an iron pin set;

thence North 03° 07' 14" West, a distance of 25.16 feet to 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 northeast corner of land conveyed to J. W. Sanborn by deed recorded in Volume 550, Page 1071 of Geauga County Deed Records;

thence South 03° 07' 14" East, along the east line of land so conveyed to J. W. Sanborn, passing thru an iron pipe found at a distance of 24.45 feet, a total distance of 304.37 feet to an iron pin set at an angle point therein;

thence South 15° 39' 07" East, continuing along the said east line of land so conveyed to J. W. Sanborn, a distance of 95.00 feet to a corner thereof and on an existing concrete drainage pipe;

thence South 78° 40' 52" East, along a north line of land so conveyed to J. W. Sanborn, a distance of 100.00 feet to an iron pin set at a corner thereof;

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thence South 03° 07' 14" East, along an easterly line of land so conveyed to J. W. Sanborn, a distance of 216.41 feet to an iron pipe found at the northwest corner of land conveyed to The Burlington Group, Inc. by deed recorded in Volume 795, Page 557 of Geauga County Deed Records;

thence North 88° 17' 47" East, along the north line of land so conveyed to The Burlington Group, Inc., and its easterly prolongation thereof, a distance of 267.90 feet to an iron pipe found at a northeast corner of land conveyed to Chardon Lakes Golf Course, by deed recorded in Volume 814, Page 669 of Geauga County Deed Records;

thence South 23° 56' 59" East, along a east line of land so conveyed to Chardon Lakes Golf Course, Inc., a distance of 478.10 feet to an iron pin set at an angle point therein;

thence South 20° 42' 45" East, continuing along said east line of land so conveyed to Chardon Lakes Golf Course, Inc., a distance of 202.22 feet to an iron pin set at an angle point therein;

thence South 12° 23' 00" East, continuing along said east line of land so conveyed to Chardon Lakes Golf Course, Inc., a distance of 100.66 feet to the place of beginning and containing 13.6168 acres of land as surveyed by HOWARD R. SELEE Registered Surveyor No. 5471, be the same more or less, but subject to all legal highways. The bearings in this description are oriented to an arbitrary meridian and indicate angular relationships only.

Deeds of Record: 822-1008, 1012  
835-462  
973-1285

ENGINEERS  
DEVELOP CONSULT  
704 S. 2. 1882  
RECEIVED

**SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251**

R.S. 6 / 26 / 1996  
**GEAUGA COUNTY ENGINEER**