

# BRIDGEWATER VILLAGE CONDOMINIUMS PHASE I

SITUATED IN THE VILLAGE OF CHARDON, COUNTY OF GEauga, STATE OF OHIO  
AND BEING KNOWN AS PART OF ORIGINAL CHARDON TOWNSHIP LOTS NO. 130 AND 131

BRIDGEWATER DEVELOPMENT INC., AN OHIO CORPORATION, HEREBY GRANTS A PERPETUAL EASEMENT TO THE VILLAGE OF CHARDON, THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, WESTERN RESERVE TELEPHONE COMPANY, AND CABLEVISION OF GEAGA COUNTY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO ENTER UPON THE COMMON AREA DESIGNATED AS SUCH UPON THE ATTACHED CONDOMINIUM PLAT AS AMENDED FROM TIME TO TIME FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING AND REPLACING SUCH OF THEIR RESPECTIVE LINES, TRANSFORMERS, CABLES, PIPES, SANITARY SEWER MAINS, WATER MAINS, AND FIRE HYDRANTS AS ARE LOCATED THEREON NOW AND AS A RESULT OF FUTURE AMENDMENTS OF SAID CONDOMINIUM PLAT OR PLATS.

NO OVERHEAD WIRES SHALL BE PERMITTED. LOCATION OF PEDESTALS AND TRANSFORMERS SHALL BE BY MUTUAL CONSENT OF DECLARANT AND UTILITY.

DECLARANT HEREBY GRANTS UNTO THE VILLAGE OF CHARDON, GEAGA COUNTY, OHIO, THE FULL OWNERSHIP OF ALL WATER MAINS, FIRE HYDRANTS, SANITARY SEWER MAINS, MANHOLES, SANITARY PUMP STATION AND STANDBY GENERATOR NOW OR HERINAFTER INSTALLED UPON AND UNDER THE AREAS OF THE CONDOMINIUM PLAT OR PLATS AS AMENDED FROM TIME TO TIME DESIGNATED AS THE COMMON AREAS, AND FURTHER DEDICATES SUCH ITEMS TO THE OWNERSHIP, CARE, USE AND CONTROL OF SAID VILLAGE.

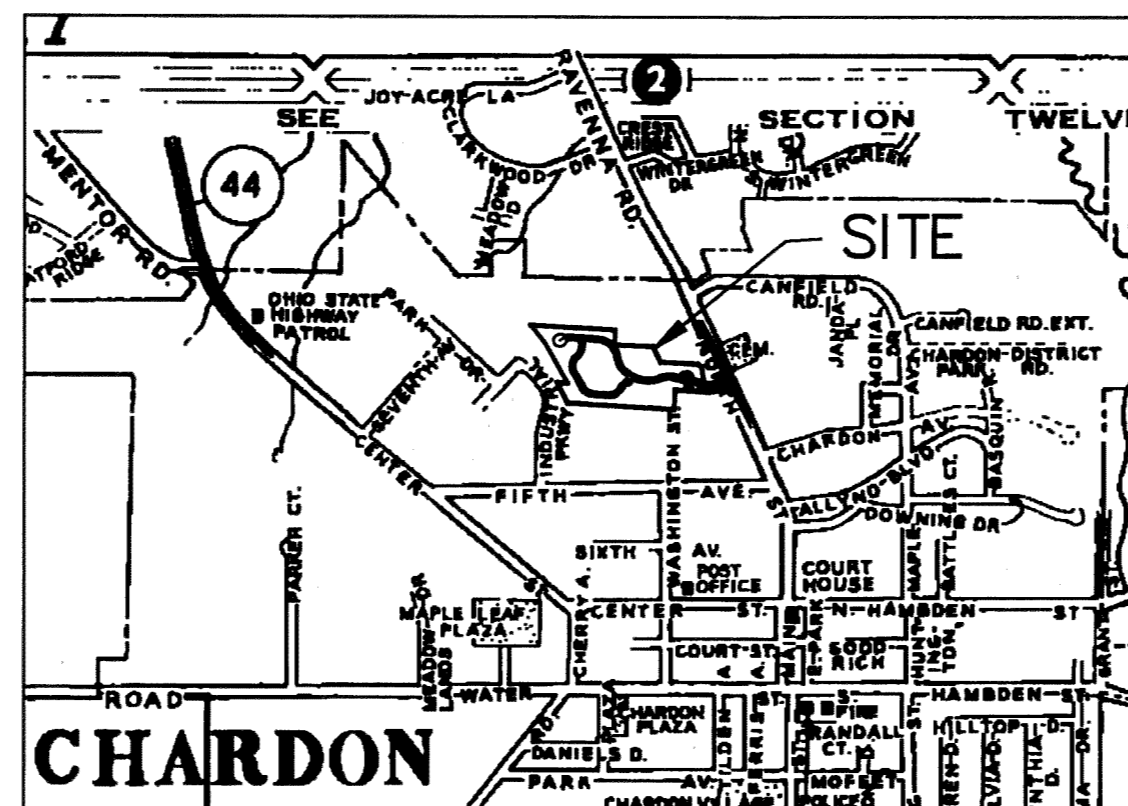
THE DRAWINGS ARE SUBJECT TO FUTURE MODIFICATIONS AND TO EASEMENTS AS SPECIFIED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP FILED HEREWITH.

MAINTENANCE OF STORM SEWERS, PIPES, MANHOLES, HEADWALLS, PAVEMENT, DRIVEWAYS, AND OTHER RELATED APPURTENANCES ON OR UNDER EASEMENTS GRANTED TO THE VILLAGE OF CHARDON SHALL BE THE FULL RESPONSIBILITY OF THE BRIDGEWATER VILLAGE CONDOMINIUM ASSOCIATION, INC.

THIS PLAT OF BRIDGEWATER VILLAGE CONDOMINIUMS HAS BEEN APPROVED BY THE PLANNING COMMISSION AND COUNCIL OF THE MUNICIPALITY OF CHARDON, OHIO.

*Ulf*  
VICE CHAIRMAN, PLANNING COMMISSION  
*Donna M. Abbott*  
SECRETARY, PLANNING COMMISSION

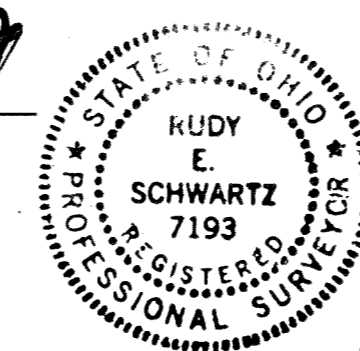
*John D. Reid*  
PRESIDENT OF COUNCIL  
*John D. Reid*  
CLERK OF COUNCIL



### SURVEYOR'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF BRIDGEWATER VILLAGE CONDOMINIUMS PHASE 1 ARE GRAPHICALLY LOCATED AS SHOWN ON THIS DRAWING AS CONSTRUCTED. I HEREBY CERTIFY THAT THERE WERE NO ENCROACHMENTS OF OR ON THE PROPERTY AT THE TIME OF THE SURVEY.

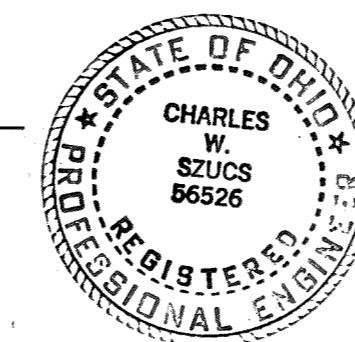
*Rudy E. Schwartz*  
RUDY E. SCHWARTZ, P.S. NO. 7193 DATE



### ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE BUILDINGS OF BRIDGEWATER VILLAGE CONDOMINIUMS PHASE 1 INCLUDING THE LAYOUT, LOCATION, DESIGNATION, OUTSIDE DIMENSIONS, AND FLOOR ELEVATIONS OF EACH FAMILY UNIT AND COMMON AREAS AND BUILDINGS AS CONSTRUCTED.

*Charles W. Szucs*  
CHARLES W. SZUCS, P.E. NO. 56526 DATE



I, THE UNDERSIGNED WILLIAM J. JOHNSON, PRESIDENT OF BRIDGEWATER DEVELOPMENT INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS BRIDGEWATER VILLAGE CONDOMINIUMS, DO HEREBY ASSENT TO AND ADOPT THIS PLAT OF THE SAME, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST AND DO HEREBY DEDICATE TO PUBLIC USE THE EASEMENTS, SANITARY SEWERS, SANITARY PUMPING STATION, STANDBY GENERATOR, WATER MAINS AND RELATED APPURTENANCES DESIGNATED IN GRAPHIC SYMBOLS ON THIS PLAT.

BRIDGEWATER DEVELOPMENT INC.

BY: *William J. Johnson*  
WILLIAM J. JOHNSON, PRESIDENT

*Joseph R. Znidarsic*  
WITNESS  
*James R. Resorato*  
WITNESS

*Joseph R. Znidarsic*  
PRINT NAME

*James R. Resorato*  
PRINT NAME

COUNTY OF Geauga }  
STATE OF OHIO } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM J. JOHNSON, PRESIDENT OF BRIDGEWATER DEVELOPMENT INC., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THE VOLUNTARY ACT OF SAID CORPORATION. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO THIS 16 DAY OF June, 1996.

*Joseph R. Znidarsic*  
NOTARY PUBLIC



JOSEPH R. ZNIDARSIC, Attorney  
Notary Public - State of Ohio  
My commission runs no expiration date  
Sec 147.03 R.C.

MY COMMISSION EXPIRES:

RECEIVED FOR TRANSFER BY THE GEAGA COUNTY AUDITOR THIS 2nd DAY OF July, 1996.

*Troy A. Johnson*  
GEAGA COUNTY AUDITOR

488535

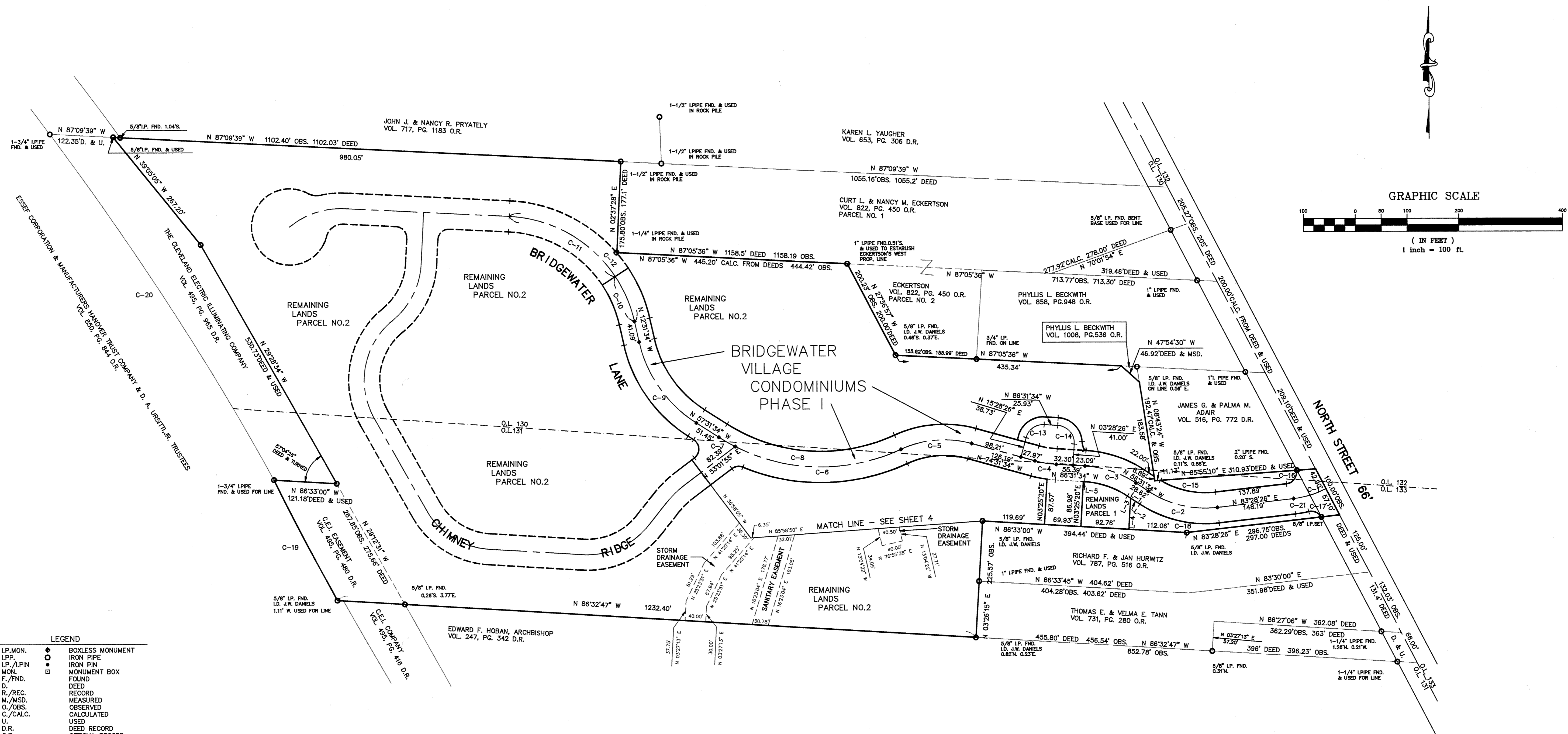
RECEIVED FOR RECORDING PURPOSES BY THE GEAGA COUNTY RECORDER THIS 2nd DAY OF July, 1996.

RECORDED THIS 2 DAY OF July, 1996 AT 2:15 P.M.  
IN PLAT BOOK NO. 23, PAGE NO. 88.

*Catherine S. Harder*  
GEAGA COUNTY RECORDER

# BRIDGEWATER VILLAGE CONDOMINIUMS PHASE I

SITUATED IN THE VILLAGE OF CHARDON, COUNTY OF GEALGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL TOWNSHIP LOTS NO. 130 AND 131.



**LEGEND**

●	BOXLESS MONUMENT
○	IRON PIPE
○	IRON PIN
□	MONUMENT BOX
○	FOUND
○	DEED
○	RECORD
○	MEASURED
○	OBSERVED
○	CALCULATED
○	USED
○	DEED RECORD
○	OFFICIAL RECORD
○	PLAT RECORD
○	CENTERLINE
○	POINT OF CURVATURE
○	POINT OF COMPOUND CURVATURE
○	POINT OF REVERSE CURVATURE
○	POINT OF INTERSECTION
○	POINT OF TANGENCY
○	ANGLE POINT
○	ADJ. ADJOINER(S)
○	PRORATED
○	RIGHT OF WAY
○	TURND
○	PROPERTY LINE

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	178.28	65.28	33.00	64.90	N 72°59'13" E	20°58'26"
C-2	200.00	139.63	72.79	136.81	N 76°31'34" W	40°00'00"
C-3	200.00	104.72	63.59	103.53	N 71°31'34" W	30°00'00"
C-4	200.00	41.89	21.02	41.81	N 80°31'34" W	12°00'00"
C-5	200.00	139.63	72.79	136.81	N 85°28'26" E	40°00'00"
C-6	368.35	330.22	177.13	319.27	N 88°50'40" W	51°21'49"
C-7	368.35	36.24	18.13	36.22	N 80°20'40" W	05°38'11"
C-8	368.35	368.45	200.00	351.53	N 86°01'34" W	57°00'00"
C-9	250.00	196.35	103.55	191.34	N 35°01'34" W	45°00'00"
C-10	260.00	94.72	47.89	94.20	N 22°57'48" W	20°52'25"
C-11	260.00	243.98	131.79	235.11	N 60°16'49" W	53°45'40"
C-12	260.00	335.88	198.19	315.24	N 49°50'36" W	74°38'05"
C-13	34.00	48.29	27.53	42.79	N 54°28'26" E	78°00'00"
C-14	34.00	53.41	34.00	48.08	N 41°31'34" W	90°00'00"
C-15	170.00	110.50	57.28	108.57	N 77°54'17" W	37°14'54"
C-16	21.50	35.74	23.57	31.77	N 35°50'45" E	95°15'24"
C-17	21.50	28.01	16.39	28.07	N 66°20'08" W	74°37'52"
C-18	230.00	160.57	83.71	157.33	N 76°31'34" W	40°00'00"
C-19	5764.65	263.10	131.57	263.07	N 27°33'06" W	02°36'54"
C-20	5769.65	295.70	148.48	295.07	N 32°48'48" W	07°54'08"
C-21	208.28	25.80	12.97	25.86	N 79°54'41" E	07°07'30"

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L-1	N 56°31'34" W	28.62'
L-2	N 56°31'34" W	21.34'
L-3	N 56°31'34" W	7.27'
L-4	N 03°27'00" E	60.53'
L-5	N 86°31'34" W	1.51'

PHASE I ----- 2.9020 ACRES  
 REMAINING LANDS:  
 PARCEL 1 ----- 0.1673 ACRES  
 PARCEL 2 ----- 24.6646 ACRES  
 TOTAL AREA ----- 27.7339 ACRES

**LAND DESIGN consultants**  
 Civil Engineers and Surveyors  
 8563 EAST AVENUE • MENTOR OHIO 44060  
 TELEPHONE 255-6463 354-6638 951-1400  
 WLM/BRD013A/CPLAT1-2  
 REV. 6-27-96 WLM

23-89

CURT L. & NANCY M. ECKERTSON  
 VOL. 822, PG. 450 O.R.  
 PARCEL NO. 2

FREDERICK W. & MAUREN R. PAVLICK  
 VOL. 806, PG. 1066 O.R.

PHYLLIS L. BECKWITH  
 VOL. 858, PG. 948 O.R.

PHYLLIS L. BECKWITH  
 VOL. 1008, PG. 538 O.R.

RESERVED FOR FUTURE DEVELOPMENT:  
 LANDS REMAINING IN THE NAME OF  
 BRIDGEWATER DEVELOPMENT INCORPORATED  
 VOL. 1008, PG. 538 O.R.

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REMAINING LANDS  
 PARCEL NO. 2  
 24.6646 ACRES

REMAINING LANDS  
 PARCEL NO. 2  
 24.6646 ACRES

JAMES G. & PALMA M. ADAIR  
 VOL. 516, PG. 772 D.R.

PHASE I  
 2.9020 ACRES

BRIDGEWATER LANE

(PRIVATE)

NORTH STREET 66'  
 o.k.a. CHARDON-PAINESVILLE ROAD

RESERVED FOR FUTURE DEVELOPMENT:  
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 BRIDGEWATER DEVELOPMENT INCORPORATED  
 VOL. 1008, PG. 538 O.R.

REMAINING LANDS  
 PARCEL NO. 2  
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REMAINING LANDS  
 PARCEL NO. 1  
 0.1673 ACRES

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 TOTAL AREA ----- 27.7339 ACRES

RICHARD F. & JAN HURWITZ  
 VOL. 787, PG. 516 O.R.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	170.00'	89.01'	45.55'	88.00'	N 71°31'34" W	30°00'00"
C-2	230.00'	32.11'	16.08'	32.08'	N 78°31'30" W	07°59'52"
C-3	170.00'	118.68'	61.87'	116.29'	S 85°28'28" W	40°00'00"
C-12	230.00'	160.57'	83.71'	157.33'	N 85°28'28" E	40°00'00"
C-13	49.00'	59.23'	33.64'	55.69'	N 58°50'48" E	69°15'19"
C-14	49.00'	71.63'	43.93'	65.43'	S 44°38'19" E	83°46'29"
C-15	35.00'	17.62'	9.00'	17.43'	S 17°10'20" E	28°50'31"
C-16	230.00'	120.43'	61.63'	119.06'	S 71°31'34" E	30°00'00"

GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.

23-90

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-3	170.00'	118.68'	61.87'	116.29'	S 85°28'26" W	40°00'00"
C-4	398.35'	326.07'	172.79'	317.04'	S 88°55'23" W	46°53'54"
C-5	21.50'	22.27'	12.25'	21.29'	S 82°42'08" W	59°20'25"
C-6	21.50'	41.49'	31.03'	35.34'	N 02°14'49" W	110°33'39"
C-7	280.00'	219.91'	115.98'	214.30'	N 35°01'34" W	45°00'00"
C-8	230.00'	83.79'	42.37'	83.33'	N 22°57'48" W	20°52'25"
C-9	290.00'	105.65'	53.42'	105.07'	S 22°57'48" E	20°52'25"
C-10	230.00'	172.79'	91.13'	166.36'	S 35°01'34" E	45°00'00"
C-11	338.35'	338.61'	183.71'	322.80'	S 86°01'54" E	57°00'00"
C-12	230.00'	160.57'	83.71'	157.33'	N 85°28'26" E	40°00'00"

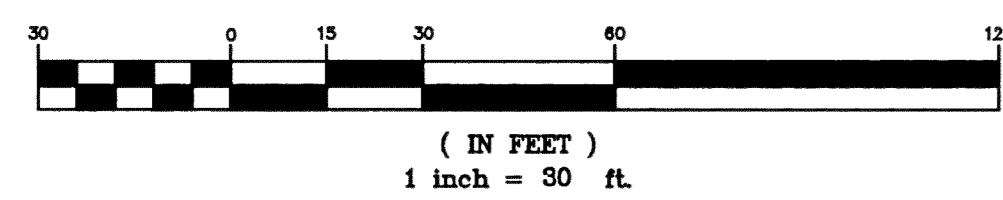
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REMAINING LANDS  
PARCEL NO. 2  
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GRAPHIC SCALE



**LAND DESIGN consultants**  
Civil Engineers and Surveyors  
8585 EAST AVENUE • MENTOR, OHIO 44080  
TELEPHONE 255-8463 354-6938 951-LAND

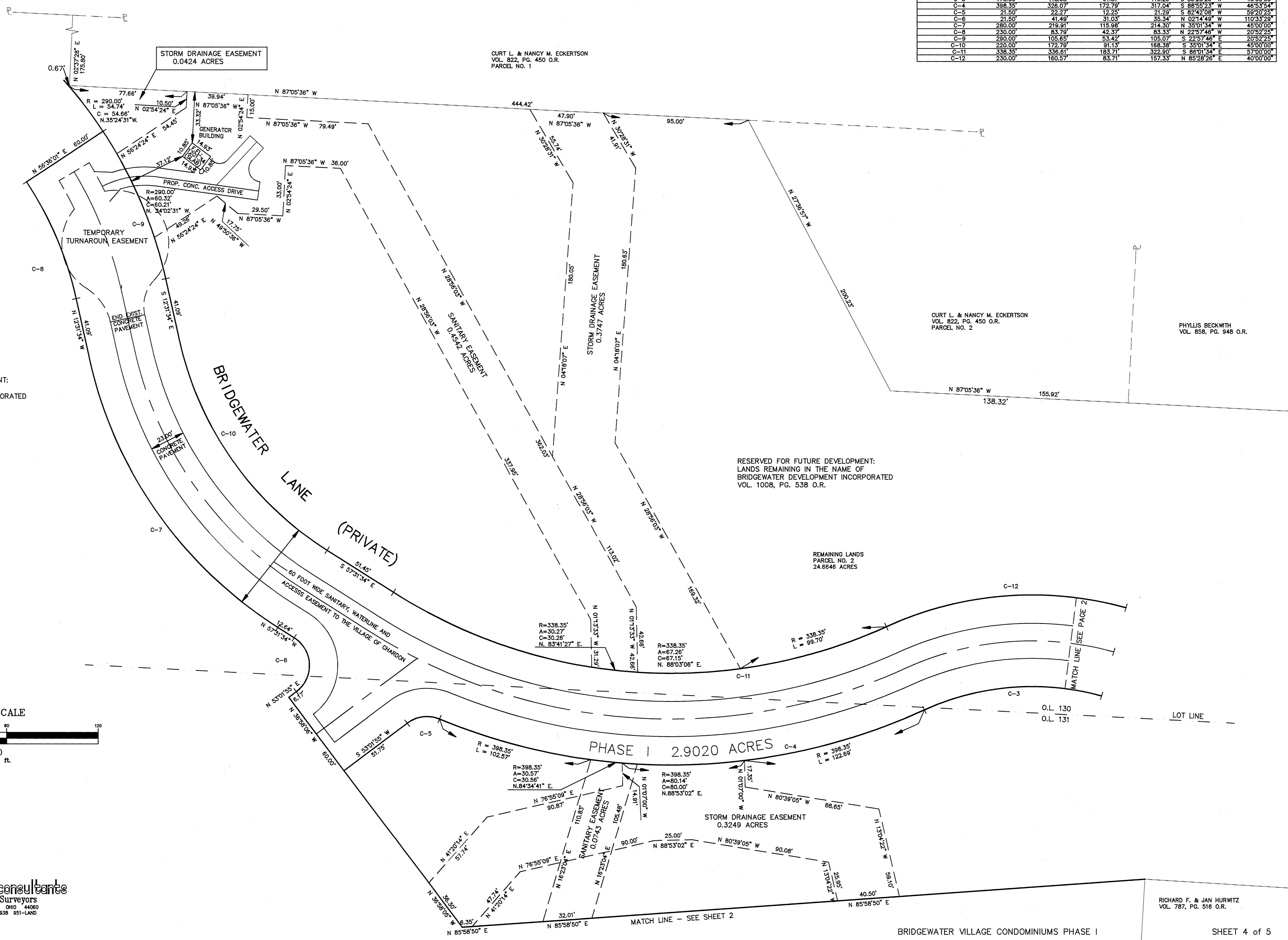
WM/BRID013A/PLAT1-4  
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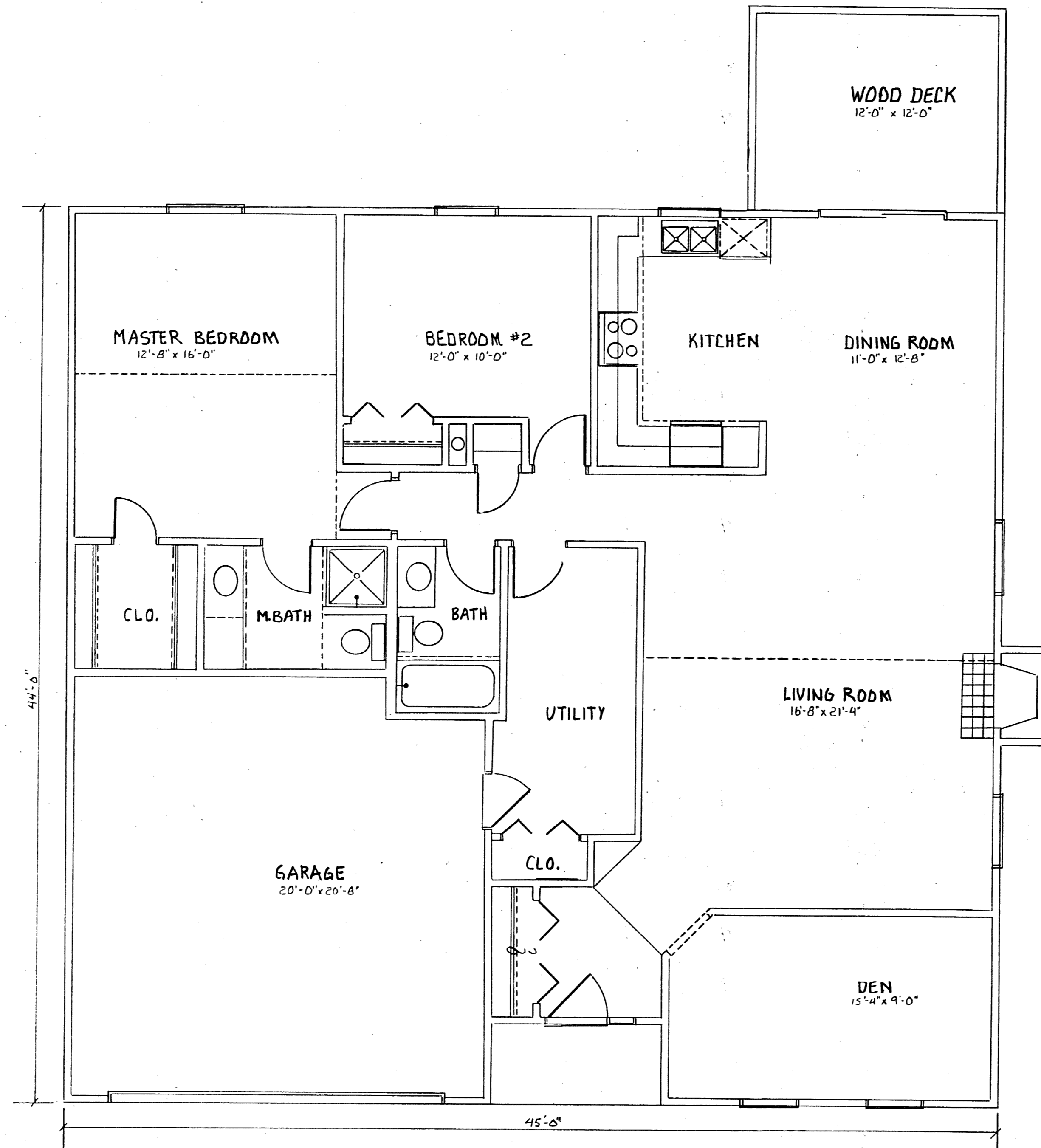
BRIDGEWATER VILLAGE CONDOMINIUMS PHASE I

SHEET 4 of 5

23-91



RAIN HOLD CORPORATION • IRVINE, CALIFORNIA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 RAIN HOLD CORPORATION • IRVINE, CALIFORNIA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 RAIN HOLD CORPORATION • IRVINE, CALIFORNIA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 RAIN HOLD CORPORATION • IRVINE, CALIFORNIA  
 REGISTERED PROFESSIONAL LAND SURVEYOR



23-92