

# BRIDGEWATER VILLAGE CONDOMINIUMS PHASE 6 - Parcels A & B

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  
EXHIBIT "A" TO THE FIFTH AMENDMENT  
TO DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR THE BRIDGEWATER VILLAGE CONDOMINIUM

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 GEauga 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, 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.

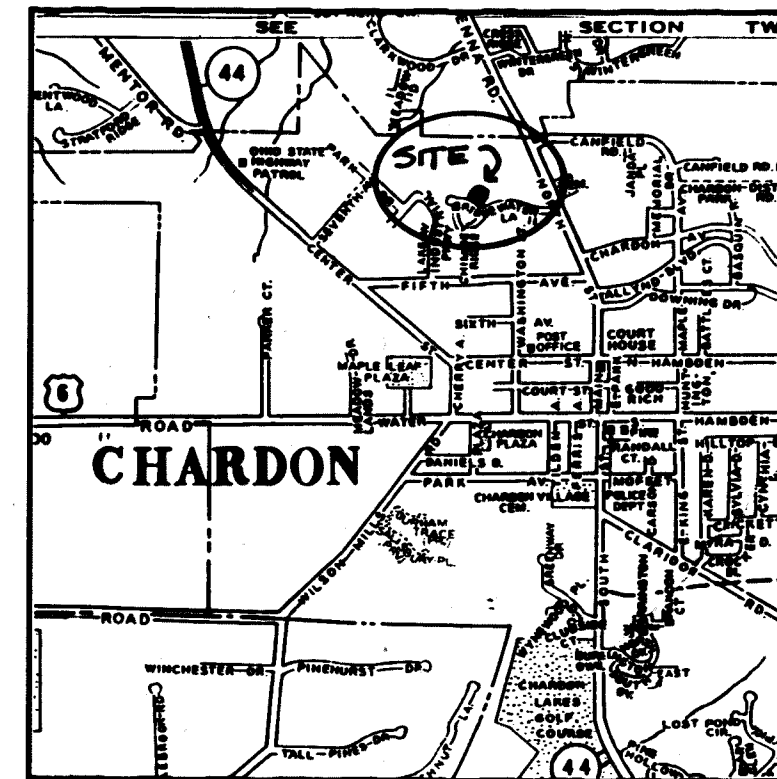
NO OVERHEAD WIRES SHALL BE PERMITTED. LOCATION OF PEDESTALS AND TRANSFORMERS SHALL BE BY MUTUAL CONSENT OF DECLARANT AND UTILITY.

DECLARANT HEREBY GRANTS UNTO THE VILLAGE OF CHARDON, GEauga COUNTY, OHIO, THE FULL OWNERSHIP OF ALL WATER MAINS, FIRE HYDRANTS, SANITARY SEWER MAINS, MANHOLES, SANITARY PUMP STATION AND STANDBY GENERATOR NOW OR HEREAFTER 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.

THE CONDOMINIUM OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, RESTORATION AND/OR REPLACEMENT OF ANY LANDSCAPING, DRIVEWAY PAVEMENTS OR OTHER IMPROVEMENTS WHICH MAY BE APPROVED, BY PERMIT ISSUED BY THE VILLAGE OF CHARDON, TO BE PLACED IN OR UPON ANY PUBLIC EASEMENT AND WHICH IMPROVEMENTS MAY BE DISTURBED AS A RESULT OF ANY WORK DONE BY THE VILLAGE OF CHARDON WITHIN THE SCOPE AND PURPOSE FOR WHICH THE EASEMENT IS GRANTED.



LOCATION MAP  
(N.T.S.)

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.

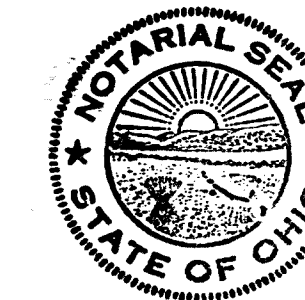
BY: William J. Johnson  
WILLIAM J. JOHNSON, PRESIDENT

Joseph [Signature]  
WITNESS  
Carl [Signature]  
WITNESS

COUNTY OF LAKE }  
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 MENTOR, OHIO THIS 3<sup>RD</sup> DAY OF SEPTEMBER, 1997.

Frank J. Chorba  
NOTARY PUBLIC  
Notary Public, STATE OF OHIO  
My Commission Expires 10-01-01  
Recorded In Geauga County



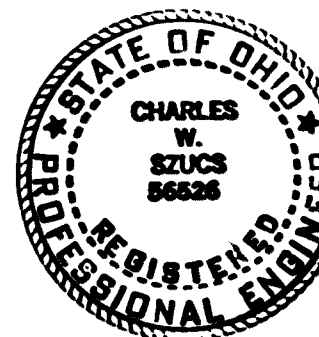
MY COMMISSION EXPIRES: \_\_\_\_\_



SURVEYOR'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF BRIDGEWATER VILLAGE CONDOMINIUMS PHASE 6 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.

Richard A. Thompson Jr. 9-3-97  
Richard A. Thompson Jr. P.S. 7388 DATE



ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE BUILDINGS OF BRIDGEWATER VILLAGE CONDOMINIUMS PHASE 6 INCLUDING THE LAYOUT, LOCATION, DESIGNATION, OUTSIDE DIMENSIONS, AND FLOOR ELEVATIONS OF EACH FAMILY UNIT AND COMMON AREAS AND BUILDINGS AS CONSTRUCTED.

Charles W. Szucs 9-3-97  
CHARLES W. SZUCS, P.E. NO. 58828 DATE

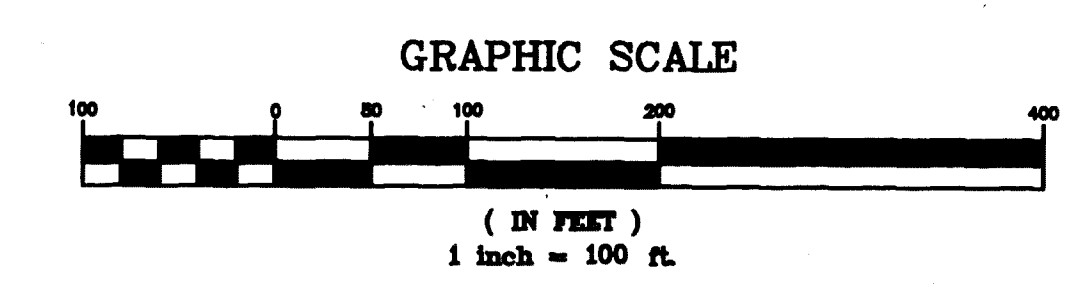
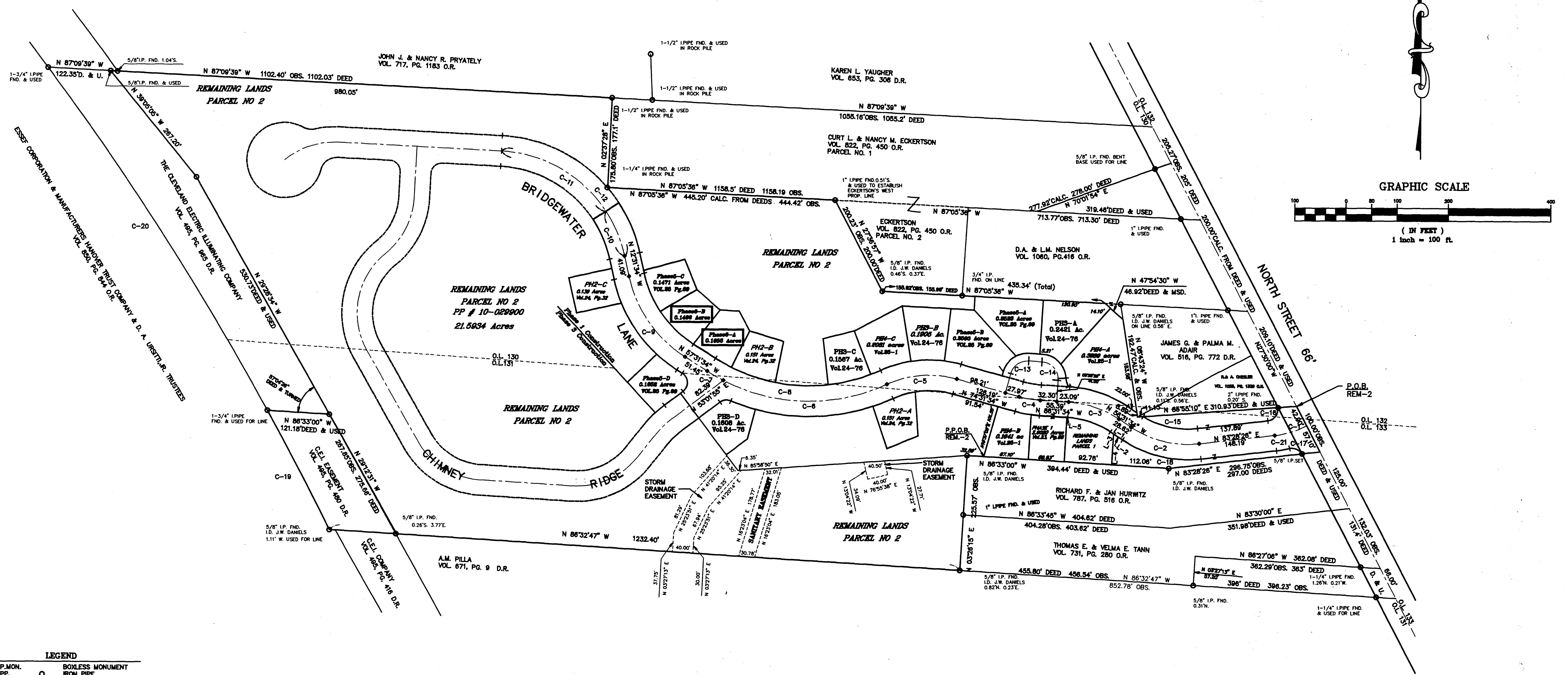
RECEIVED FOR TRANSFER BY THE GEauga COUNTY AUDITOR THIS 19<sup>TH</sup> DAY OF September, 1997.

Janey A. Johnson by D. Sweet  
GEauga COUNTY AUDITOR

513591  
RECEIVED FOR RECORDING PURPOSES BY THE GEauga COUNTY RECORDER THIS 19 DAY OF September, 1997.

RECORDED THIS 19 DAY OF September, 1997 AT 11:36 A.M. IN PLAT BOOK NO. \_\_\_\_\_, PAGE NO. \_\_\_\_\_.

Catherine H. Heiden  
GEauga COUNTY RECORDER



**LEGEND**

I.P. MON.	BOXLESS MONUMENT
I.P.P.	IRON PIPE
I.P./I.PIN	IRON PIN
MON.	MONUMENT BOX
F./FND.	FOUND
D.	DEED
R./REC.	RECORD
M./MSD.	MEASURED
C./OBS.	OBSERVED
C./CALC.	CALCULATED
U.	USED
D.R.	DEED RECORD
O.R.	OFFICIAL RECORD
P.R.	PLAT RECORD
C.L./C	CENTERLINE
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
P.I.	POINT OF INTERSECTION
P.T.	POINT OF TANGENCY
∠ PT.	ANGLE POINT
ADJ.	ADJACENT/ADJOINER(S)
P.R.	PROBATED
R./W	RIGHT OF WAY
TND.	TURNUED
—	PROPERTY LINE

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	178.28	85.28	33.00	84.90	N 72°59'15" E	20°58'28"
C-2	200.00	139.83	72.79	138.81	N 71°31'34" W	40°00'00"
C-3	200.00	104.72	53.59	103.83	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	139.83	72.79	138.81	N 88°28'28" E	40°00'00"
C-6	368.35	338.22	171.13	318.27	N 86°50'40" W	57°14'50"
C-7	368.35	368.45	200.00	351.83	N 86°01'34" W	57°00'00"
C-8	250.00	198.35	103.35	191.34	N 35°01'34" W	45°00'00"
C-9	250.00	54.72	47.89	54.30	N 22°51'48" W	20°00'00"
C-10	280.00	243.98	131.79	235.11	N 60°18'48" W	33°24'28"
C-11	280.00	338.68	198.19	318.24	N 48°50'36" W	74°38'08"
C-12	34.00	48.29	27.53	42.79	N 54°28'28" E	78°00'00"
C-13	34.00	33.41	34.00	48.08	N 61°31'34" W	90°00'00"
C-14	170.00	110.50	57.28	108.57	N 71°21'17" W	37°14'50"
C-15	21.50	35.74	23.57	31.77	N 35°50'45" E	98°18'22"
C-16	21.50	28.01	16.39	28.07	N 66°20'08" W	74°37'52"
C-17	250.00	160.37	83.71	157.35	N 78°31'34" W	40°00'00"
C-18	5784.83	283.10	131.87	283.07	N 77°33'08" W	02°39'54"
C-19	5789.85	795.70	388.48	795.07	N 32°48'48" W	07°54'08"
C-20	208.28	25.90	12.97	25.88	N 79°54'41" E	07°07'30"
C-21						

**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	7.21
L-4	N 03°27'00" E	60.53
L-5	N 86°31'34" W	1.51

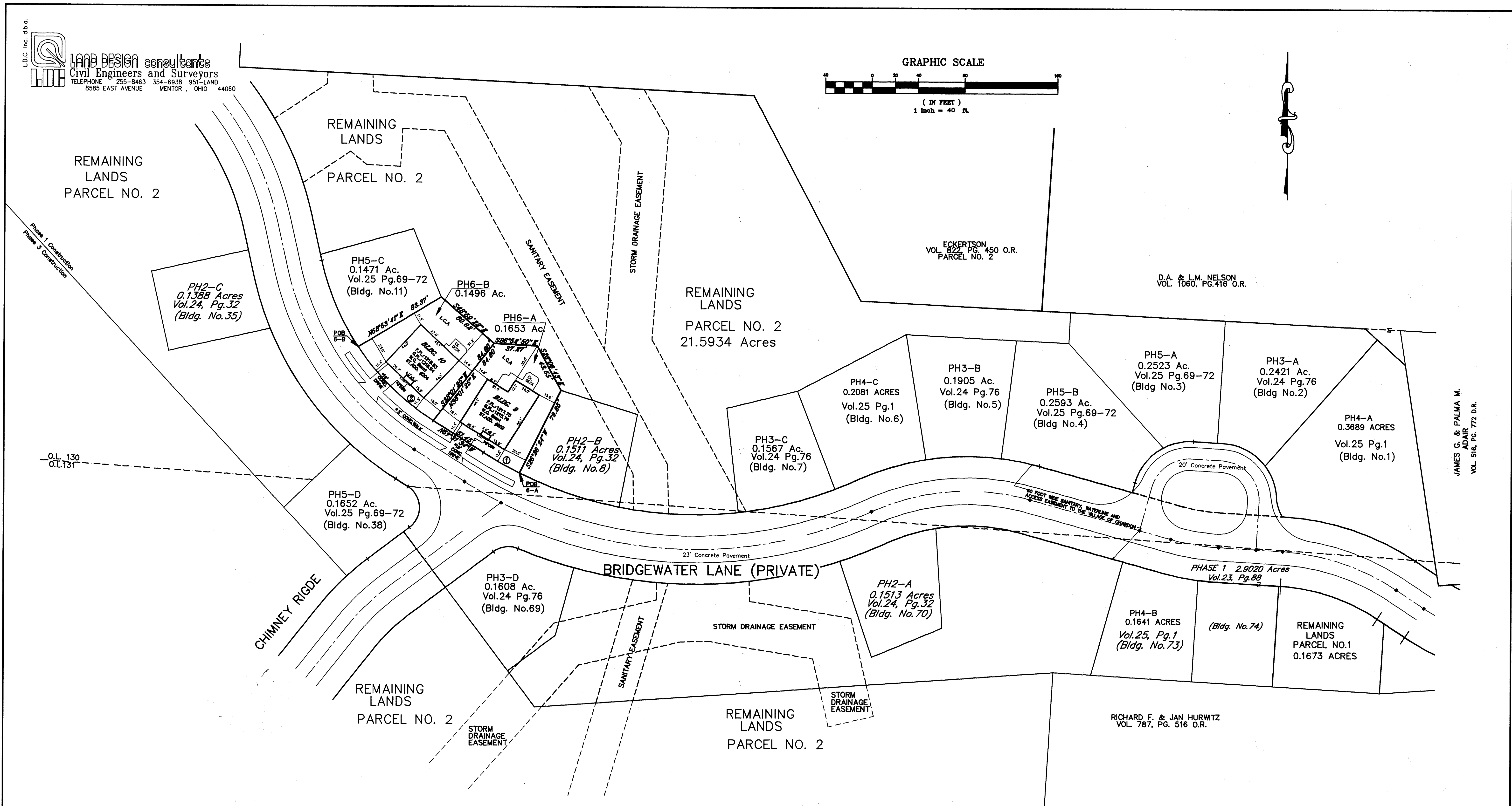
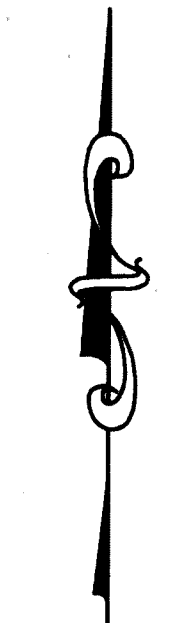
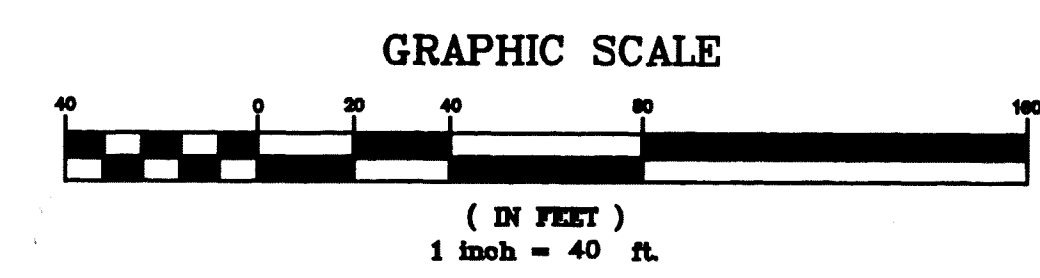
PHASE 1----- 2.9020 ACRES  
 PHASE 2----- 0.4412 ACRES  
 PHASE 3----- 0.7601 ACRES  
 PHASE 4----- 0.7411 ACRES  
 PHASE 5----- 0.6829 ACRES  
 PHASE 6----- 0.3149 ACRES  
 REMAINING LANDS AFTER PHASE 6  
 PARCEL 1----- 0.1873 ACRES  
 PARCEL 2----- 21.5834 ACRES  
 TOTAL ACRES----- 27.7838

**BRIDGEWATER VILLAGE CONDOMINIUMS**  
**Phase 6 - Parcels A & B**  
 SITUATED IN THE VILLAGE OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING  
 A PART OF ORIGINAL TOWNSHIP LOTS NO. 130 AND 131.

**LAND DESIGN consultants**  
 Civil Engineers and Surveyors  
 6885 EAST AVENUE • NORTH, OHIO 44060  
 TELEPHONE 255-8483 354-8636 891-1400

25-101





CURVE TABLE

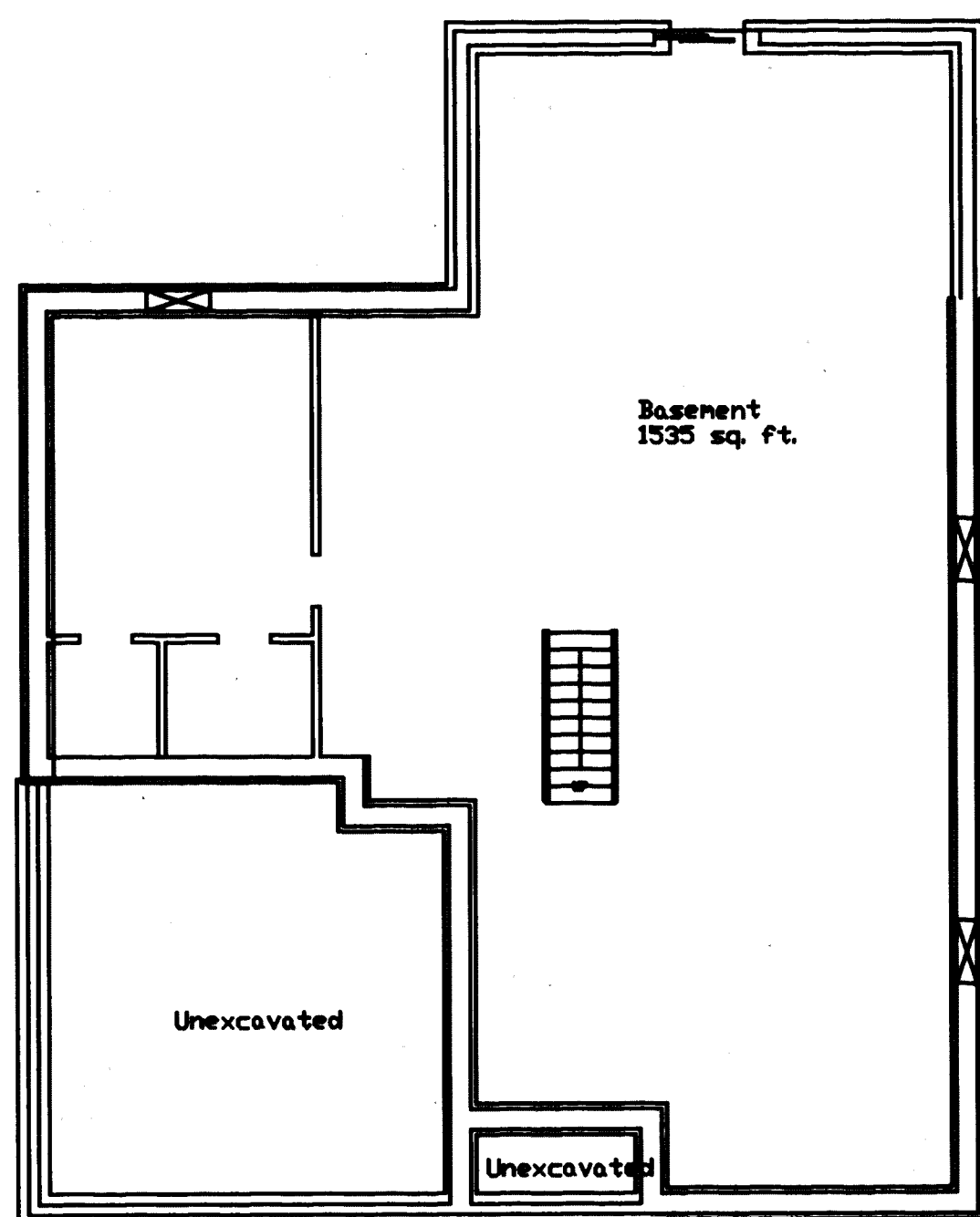
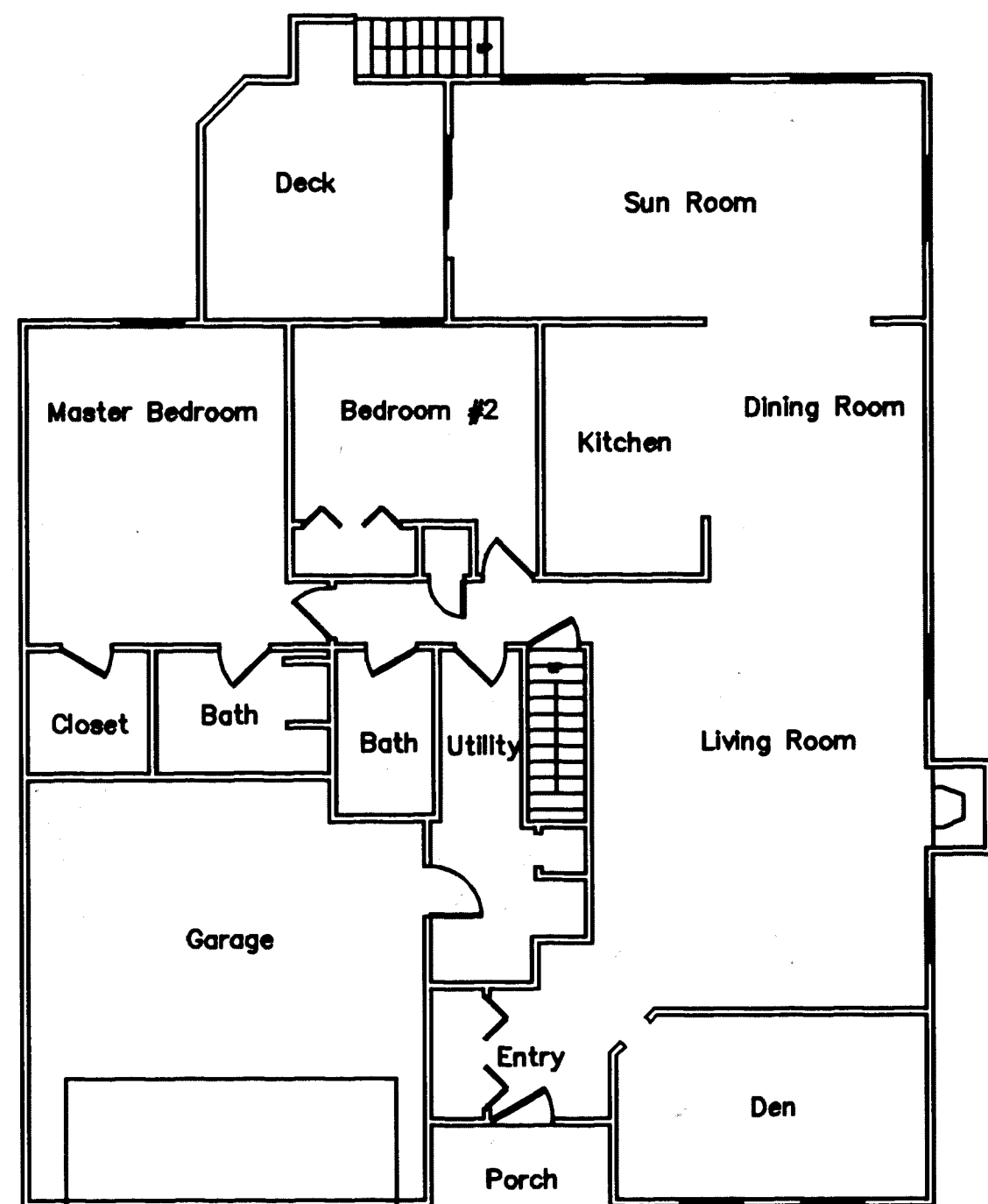
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
1	338.35'	35.64'	35.62'	N80°32'36"W	06°02'04"
2	220.00'	91.45'	90.79'	N45°37'03"W	23°49'02"
3	220.00'	81.34'	80.87'	S23°07'03"E	21°11'03"
4	230.00'	23.07'	23.06'	S50°09'31"W	05°44'49"
5	21.50'	41.49'	35.34'	S02°14'49"E	110°33'29"
6	280.00'	49.46'	49.40'	S52°27'54"E	10°07'20"
7	230.00'	33.54'	33.51'	N78°42'14"W	08°21'21"
8	49.00'	40.01'	38.91'	S38°51'52"W	46°46'52"
9	49.00'	26.70'	26.37'	N77°51'52"E	31°13'08"

PHASE 1----- 2.9020 ACRES  
 PHASE 2----- 0.4412 ACRES  
 PHASE 3----- 0.7501 ACRES  
 PHASE 4----- 0.7411 ACRES  
 PHASE 5----- 0.8239 ACRES  
 PHASE 6----- 0.3149 ACRES  
 REMAINING LANDS AFTER PHASE 6  
 PARCEL 1----- 0.1673 ACRES  
 PARCEL 2----- 21.5934 ACRES  
 TOTAL ACREAGE-----27.7339

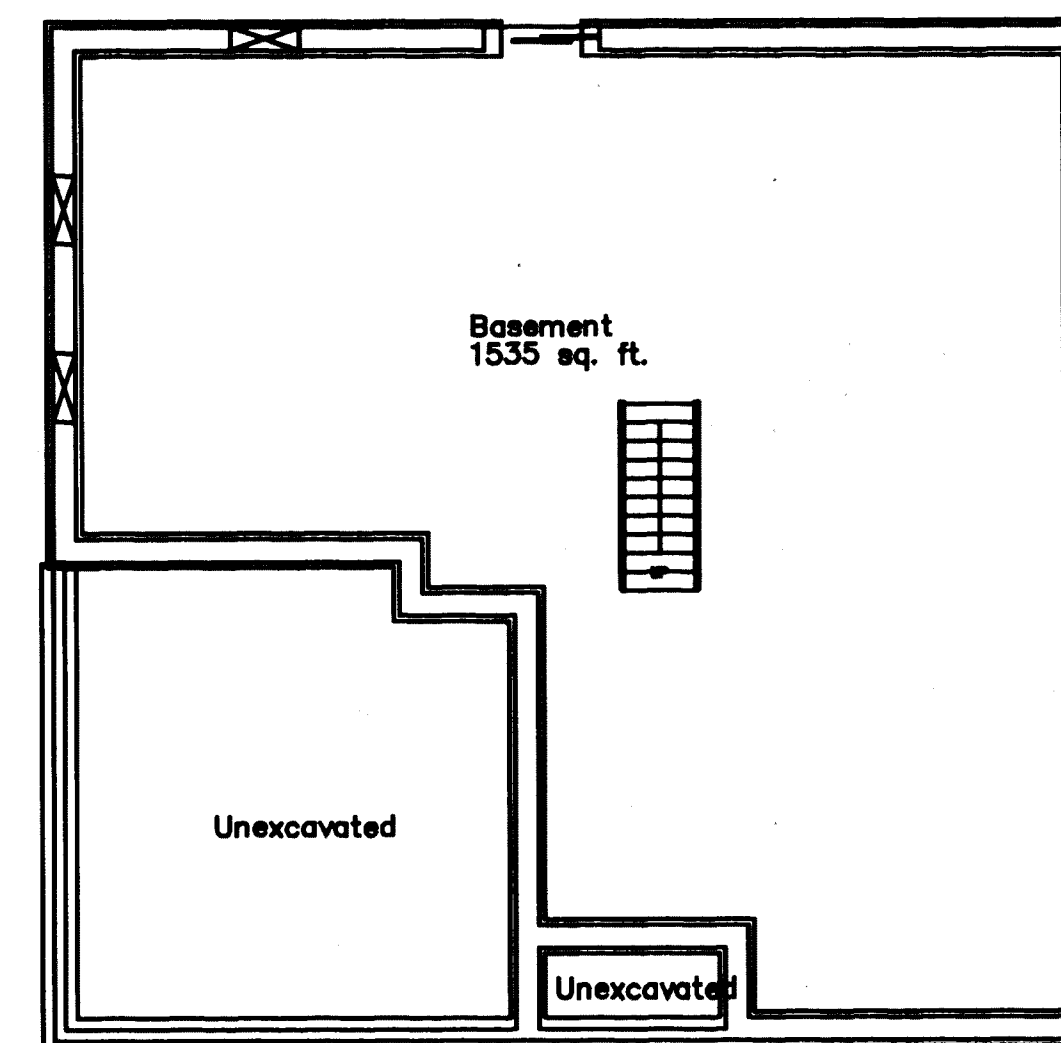
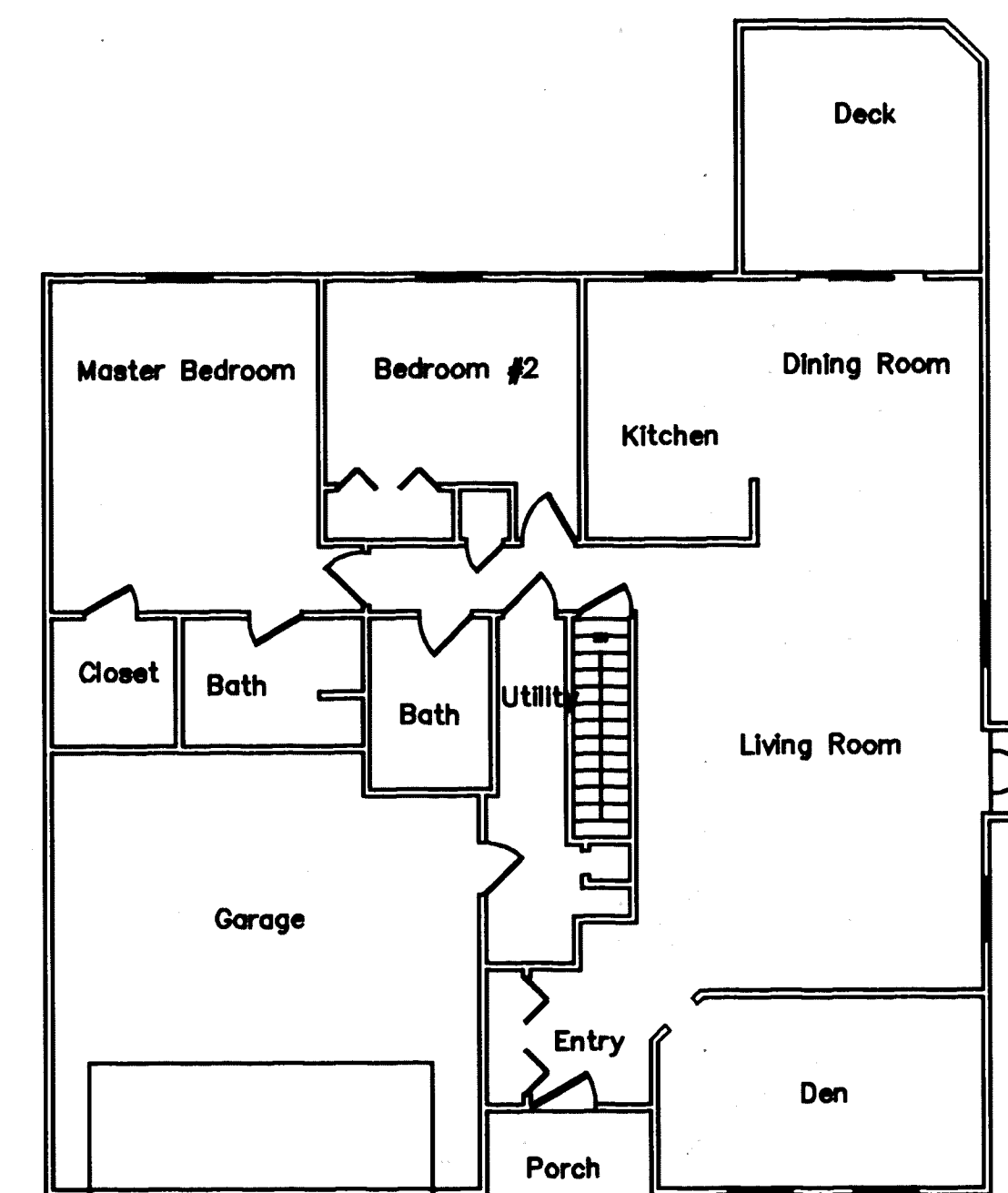
\* = Indicates not yet complete  
 Sizes of decks & patios were provided to LDC by the developer.  
 L.C.A. = Indicates Limited Common Area

**BRIDGEWATER VILLAGE CONDOMINIUMS PHASE 6**  
 SITUATED IN THE VILLAGE OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL TOWNSHIP LOT NO. 130.

UNIT #9  
**"VILLAGER"**  
 Living Area = 1825 sq. ft.  
 Garage = 413 sq. ft.  
 Basement = 1825 sq. ft.



UNIT #10  
**"VILLAGER"**  
 Living Area = 1535 sq. ft.  
 Garage = 413 sq. ft.  
 Basement = 1535 sq. ft.



PREPARED BY:  
**LAND DESIGN consultants**  
 Civil Engineers and Surveyors  
 8585 EAST AVENUE • MENTOR, OHIO 44060  
 TELEPHONE 255-8463 354-6938 951-LAND

DRAWN BY: CWS	DATE: August 28, 1997
CHECKED BY:	DRAWING NO.: CWS/cpl16-04
JOB NO.: BRIDD1-9301	SHEET 4 OF 4

25-103

PLAN/NO. CORPORATION • RINE CALIFORNIA  
 BRIDGES  
 PLAN/NO. CORPORATION • RINE CALIFORNIA  
 BRIDGES  
 PLAN/NO. CORPORATION • RINE CALIFORNIA  
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