

# BRIDGEWATER VILLAGE CONDOMINIUMS

## PHASE 9 - Parcels A,B,C & OPEN SPACE B

### 2.9776 ACRES

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 EIGHTH AMENDMENT  
TO DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR THE BRIDGEWATER VILLAGE CONDOMINIUM

INCORPORATED  
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.

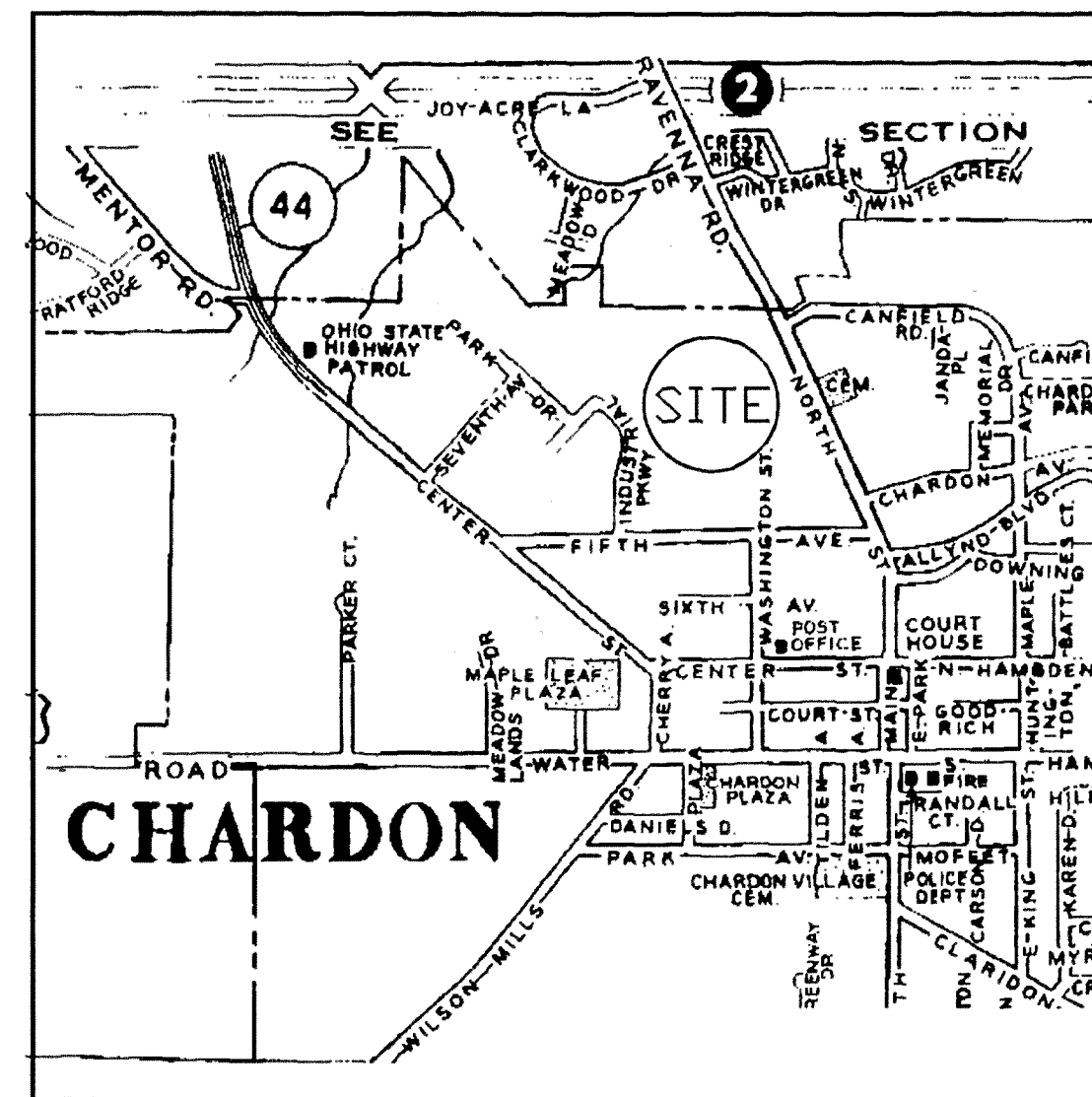
NO OVERHEAD WIRES SHALL BE PERMITTED. LOCATION OF PEDESTALS AND TRANSFORMERS SHALL BE BY MUTUAL CONSENT OF DECLARANT AND UTILITY.

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 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..

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  
1" = 2000' ±

INCORPORATED  
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

Douglas J. Hendley  
WITNESS  
Mary Kay Harp  
WITNESS

COUNTY OF GEauga }  
STATE OF OHIO } SS

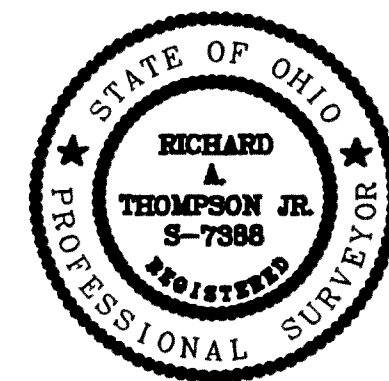
INCORPORATED  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM J. JOHNSON, PRESIDENT OF BRIDGEWATER DEVELOPMENT INC., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THE VOLUNTARY ACT OF SAID CORPORATION. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO THIS 14<sup>th</sup> DAY OF August, 1998.

Douglas J. Hendley  
NOTARY PUBLIC  
Douglas J. Hendley (L.S. 60119)  
MY COMMISSION EXPIRES: DECEMBER 28, 1999

**SURVEYOR'S CERTIFICATION:**

I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF BRIDGEWATER VILLAGE CONDOMINIUMS PHASE 9 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.

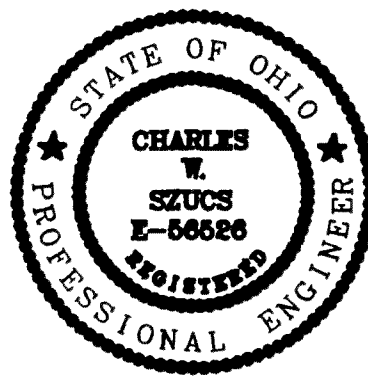
Richard A. Thompson Jr. 8-5-98  
Richard A. Thompson Jr. P.S. 7388 DATE



**ENGINEER'S CERTIFICATION:**

I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE BUILDINGS OF BRIDGEWATER VILLAGE CONDOMINIUMS PHASE 9 INCLUDING THE LAYOUT, LOCATION, DESIGNATION, OUTSIDE DIMENSIONS, AND FLOOR ELEVATIONS OF EACH FAMILY UNIT AND COMMON AREAS AND BUILDINGS AS CONSTRUCTED.

Charles W. Szucs 8-5-98  
CHARLES W. SZUCS, P.E. NO. 58528 DATE



RECEIVED FOR TRANSFER BY THE GEauga COUNTY AUDITOR THIS 1<sup>st</sup> DAY OF SEPTEMBER, 1998.

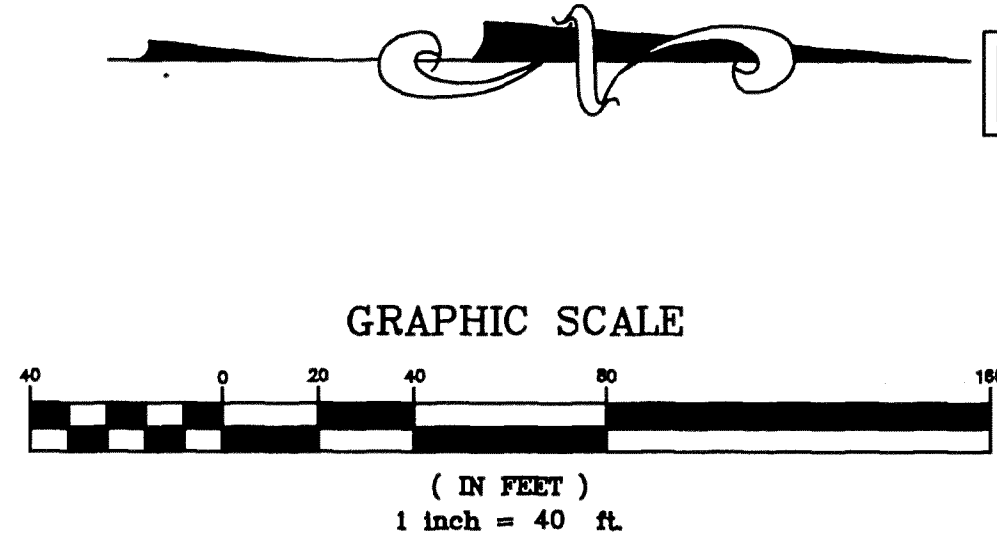
Tracy A. Jamison by Debra L. Burt  
GEauga COUNTY AUDITOR

537217

RECEIVED FOR RECORDING PURPOSES BY THE GEauga COUNTY RECORDER THIS 1<sup>st</sup> DAY OF September, 1998.

RECORDED THIS 1<sup>st</sup> DAY OF September, 1998 AT 1:44 PM IN PLAT BOOK NO. 27, PAGE NO. 3.

Catherine A. Heider  
GEauga COUNTY RECORDER



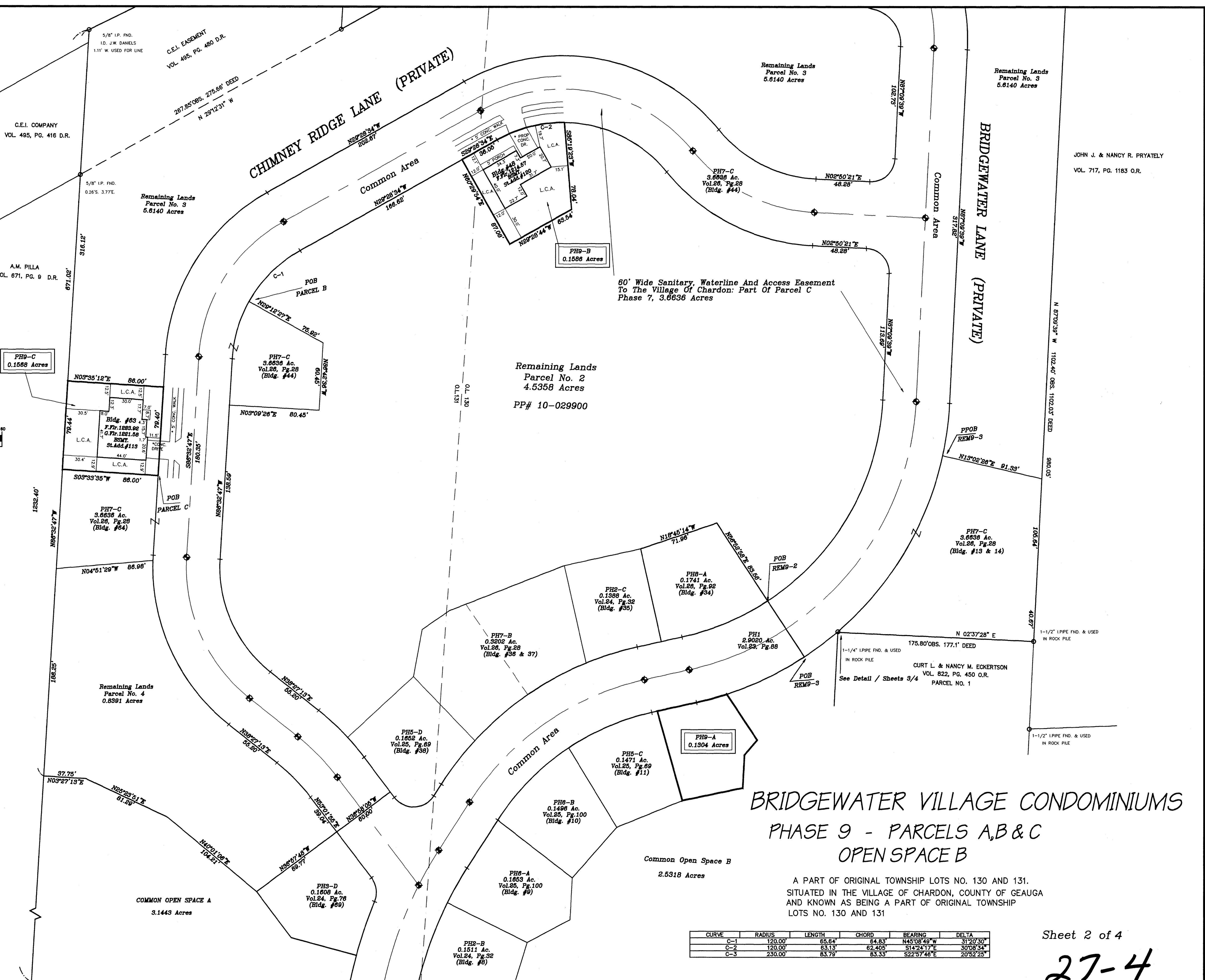
**AREA TABULATION**

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
PHASE 6-----	0.3149 ACRES
PHASE 7-----	7.2914 ACRES
PHASE 8-----	0.1741 ACRES
PHASE 9-----	2.9776 ACRES

Parcel A-----	0.1304 Acres
Parcel B-----	0.1588 Acres
Parcel C-----	0.1588 Acres
Comm. Open B---	2.5318 Acres

<b>REMAINING LANDS AFTER PHASE 9</b>	
PARCEL 1-----	0.1673 ACRES
PARCEL 2-----	4.5358 ACRES
PARCEL 3-----	5.6140 ACRES
PARCEL 4-----	0.8391 ACRES
PARCEL 5-----	0.1614 ACRES
TOTAL ACREAGE-----	27.7339

**LAND DESIGN consultants**  
Civil Engineers and Surveyors  
8200 EAST AVENUE - WESTON, OHIO 44090  
TELEPHONE 225-8463 334-8838 901-LAND  
JRP\BRIDD16A\CPLAT9-2



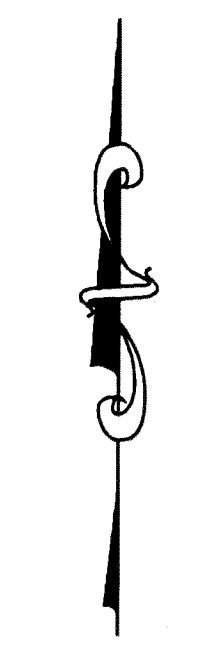
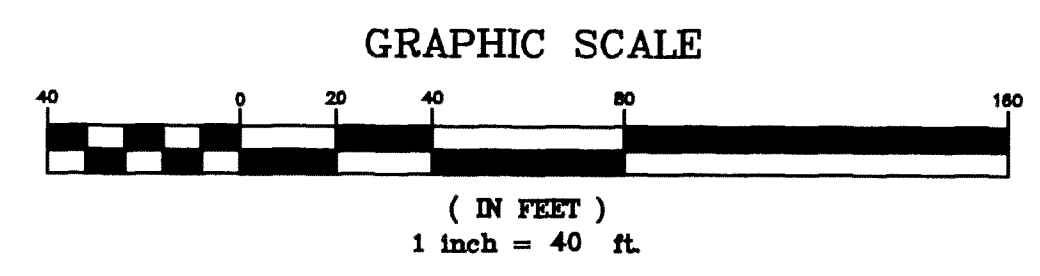
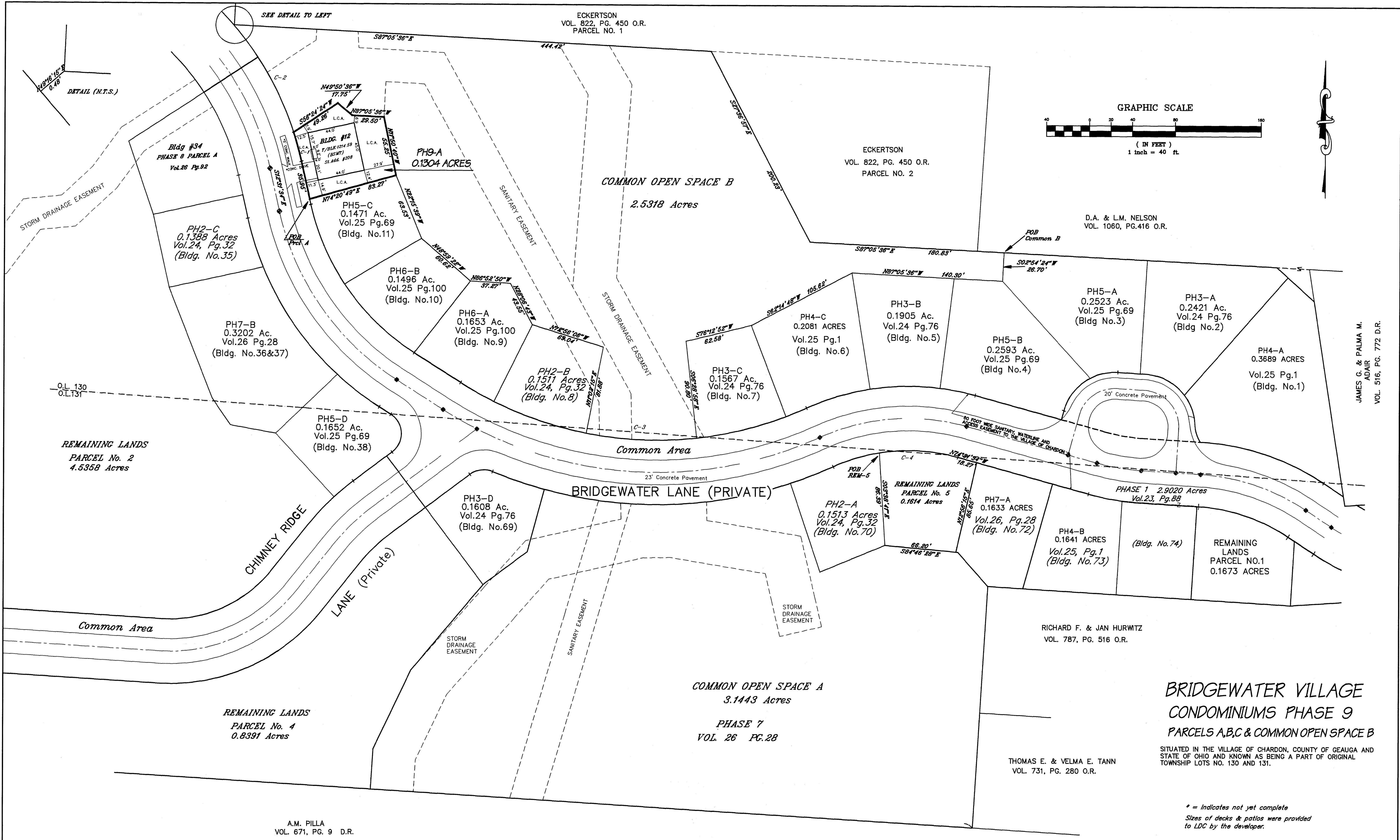
**BRIDGEWATER VILLAGE CONDOMINIUMS  
PHASE 9 - PARCELS A, B & C  
OPEN SPACE B**

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

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	120.00	65.64	64.83	N45°08'49"W	31°20'30"
C-2	120.00	63.13	62.405	S14°24'17"E	30°08'34"
C-3	230.00	83.78	83.33	S22°57'46"E	20°52'25"

PLAN-HOLD CORPORATION - BRIDGE CALIFORNIA  
 REGISTERED PROFESSIONAL ENGINEER  
 PLAN-HOLD CORPORATION - BRIDGE CALIFORNIA  
 REGISTERED PROFESSIONAL ENGINEER





REMAINING LANDS  
PARCEL No. 2  
4.5368 Acres

REMAINING LANDS  
PARCEL No. 4  
0.8391 Acres

COMMON OPEN SPACE A  
3.1443 Acres

PHASE 7  
VOL. 26 PG. 28

**BRIDGEWATER VILLAGE  
CONDOMINIUMS PHASE 9  
PARCELS A,B,C & COMMON OPEN SPACE 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.

\* = Indicates not yet complete  
Sizes of decks & patios were provided to LDC by the developer.

A.M. PILLA  
VOL. 671, PG. 9 D.R.

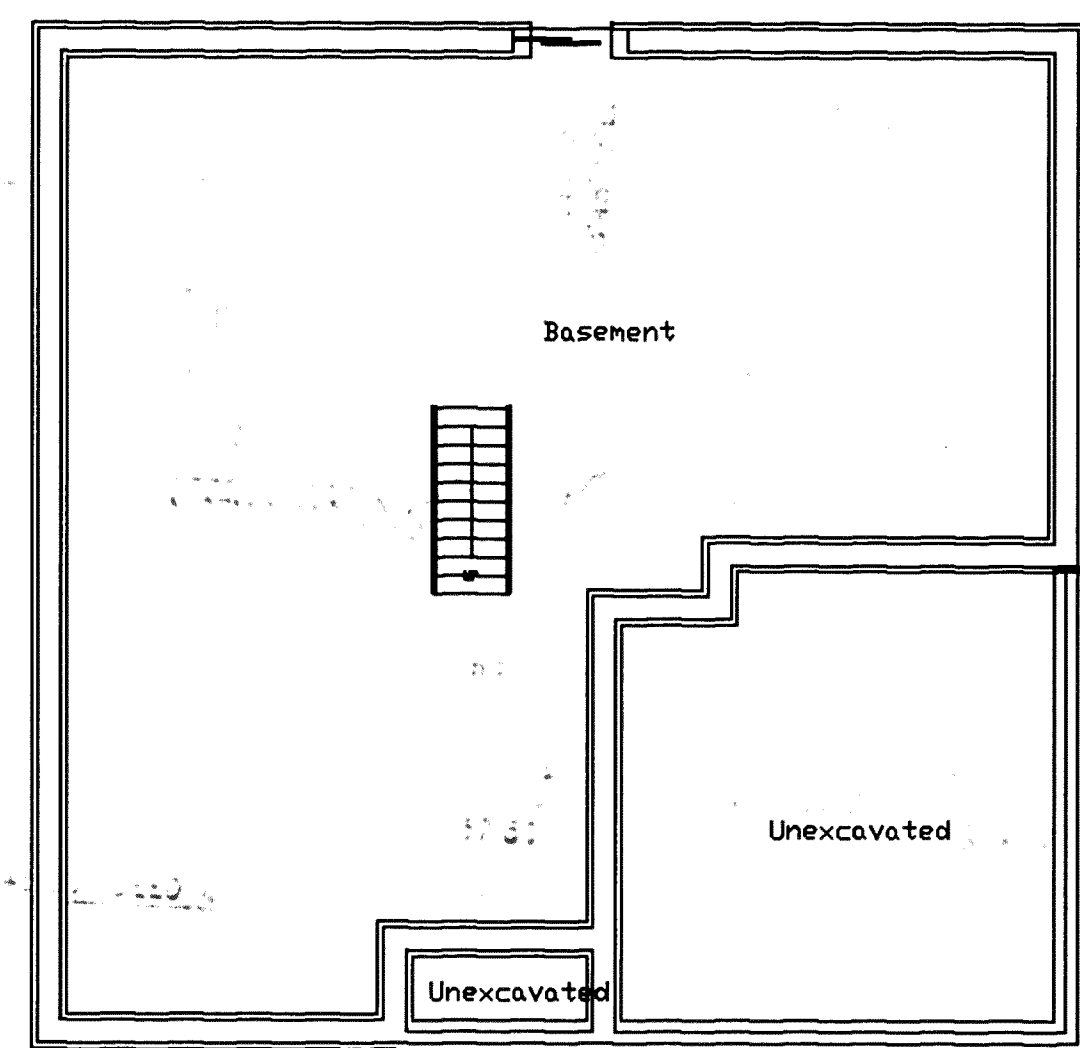
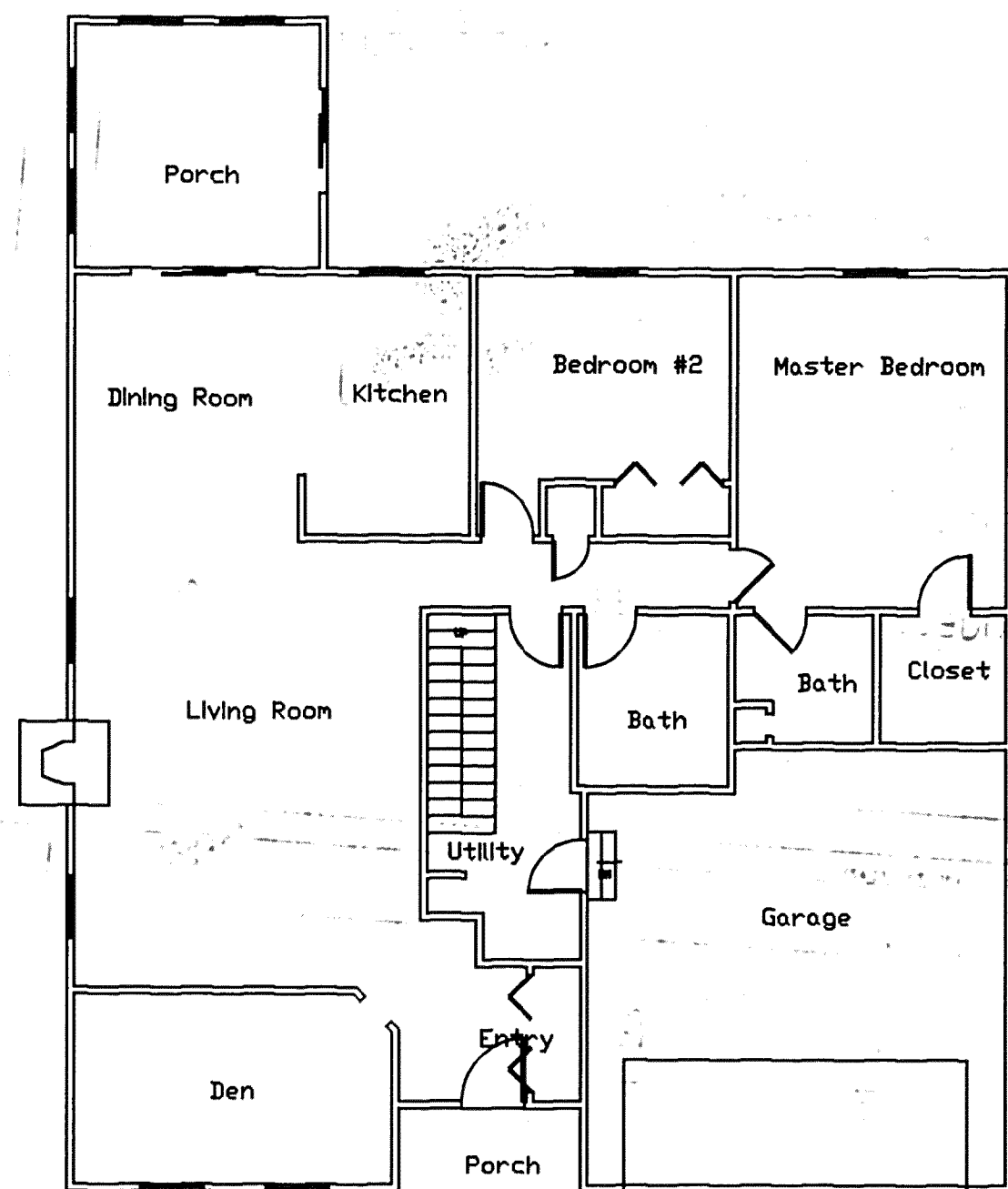
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	290.00'	28.14'	28.13'	S15°18'21"E	05°33'34"
C-2	290.00'	114.60'	113.85'	N29°24'22"W	22°38'27"
C-3	338.35'	103.46'	103.06'	N87°43'23"W	17°31'10"
C-4	170.00'	73.67'	73.095'	N86°56'27"W	24°49'45"

LDC No. 484  
**LAND DESIGN CONSULTANTS**  
Civil Engineers and Surveyors  
255-8461  
JRP|BRID16A|CPLA19-3

PLAN HOLD CORPORATION • PRIME CALIFORNIA  
 REGISTERED PROFESSIONAL ENGINEER  
 REGISTERED PROFESSIONAL SURVEYOR  
 LICENSE NO. 10000  
 LICENSE NO. 10000

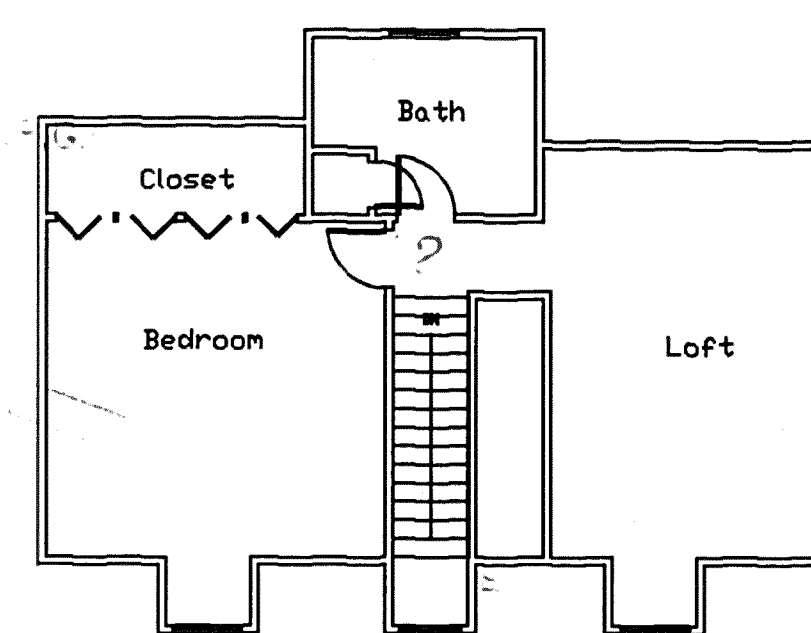
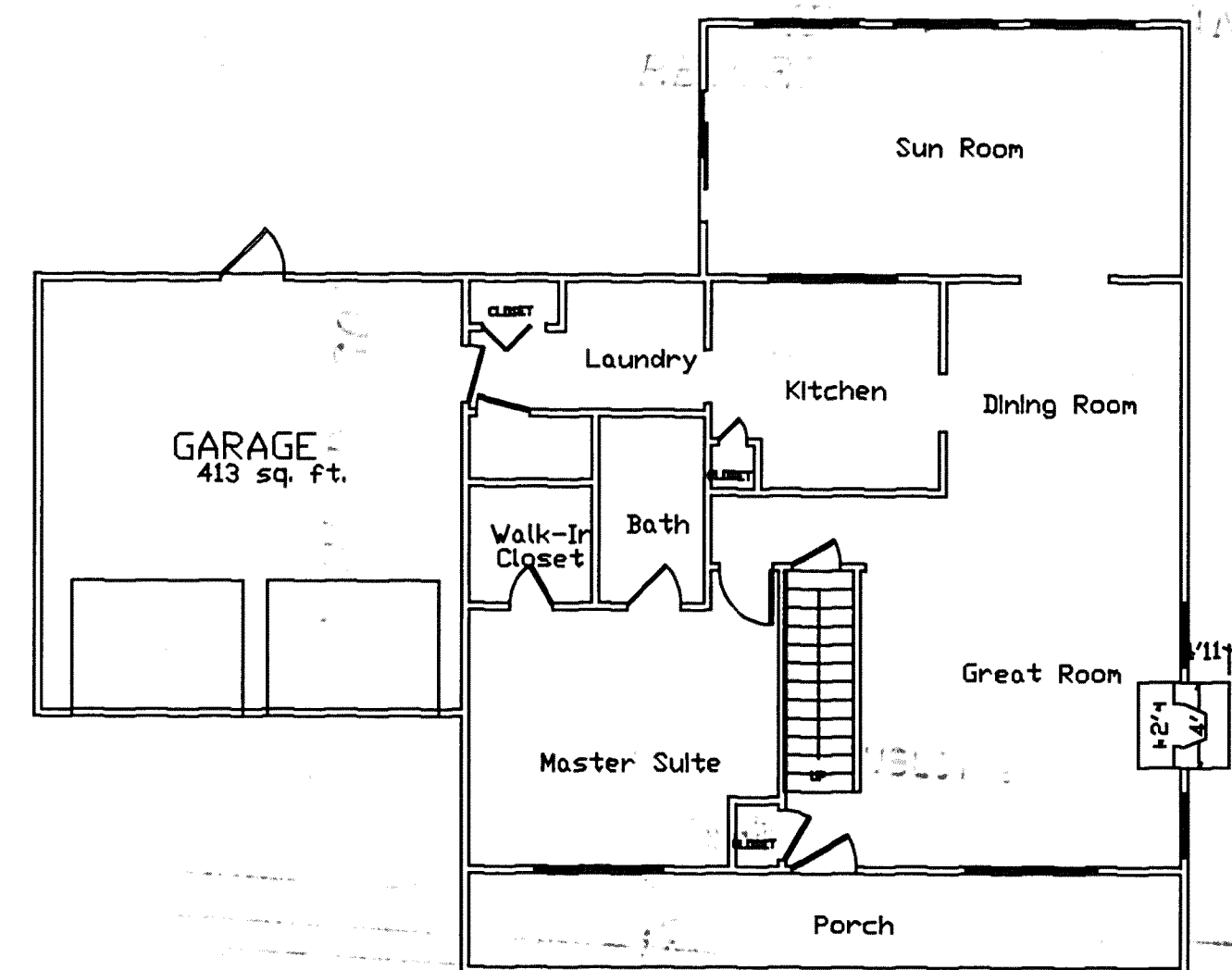
UNIT #12  
"VILLAGER"

Living Area = 1679 sq. ft.  
Garage = 413 sq. ft.



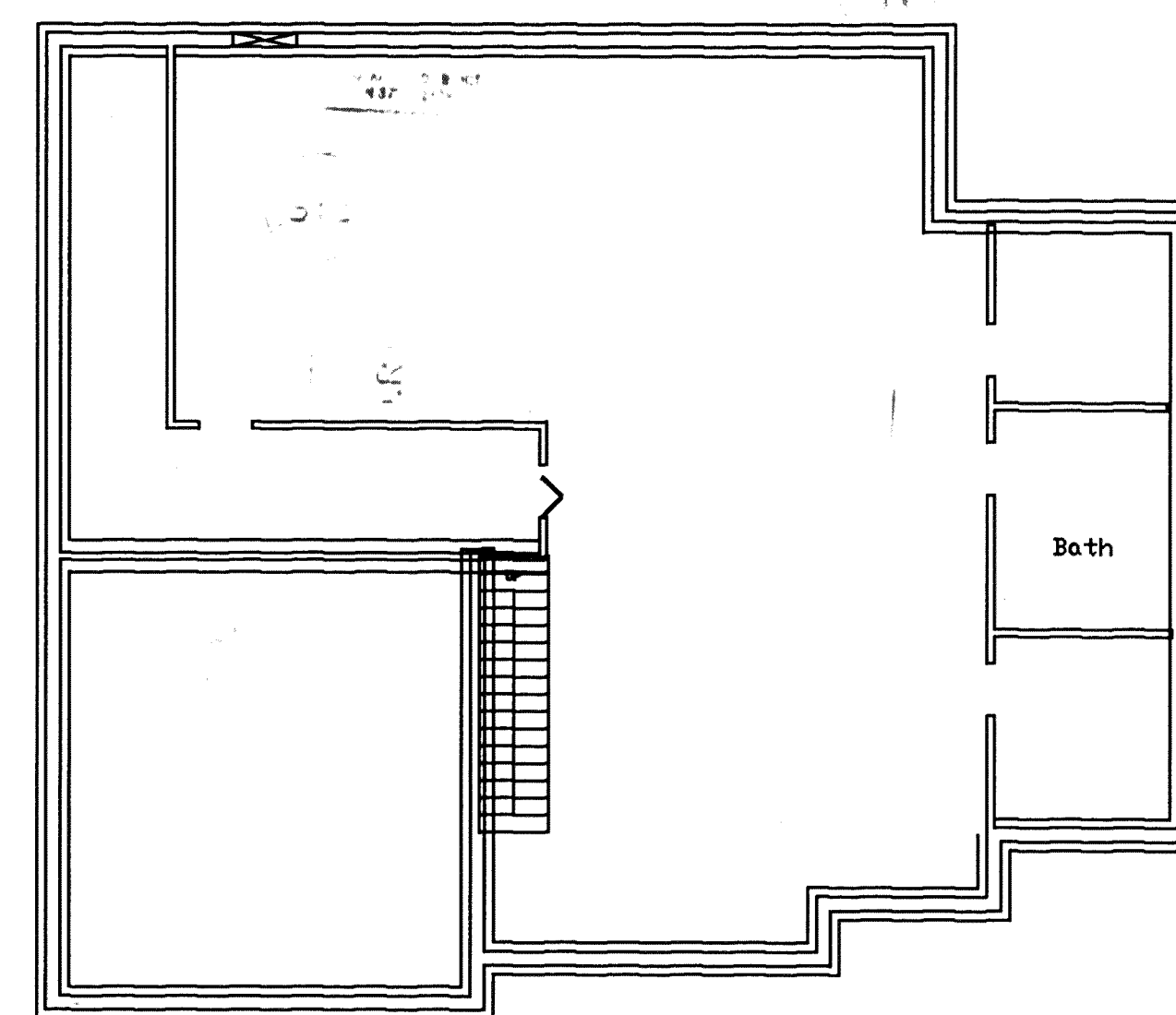
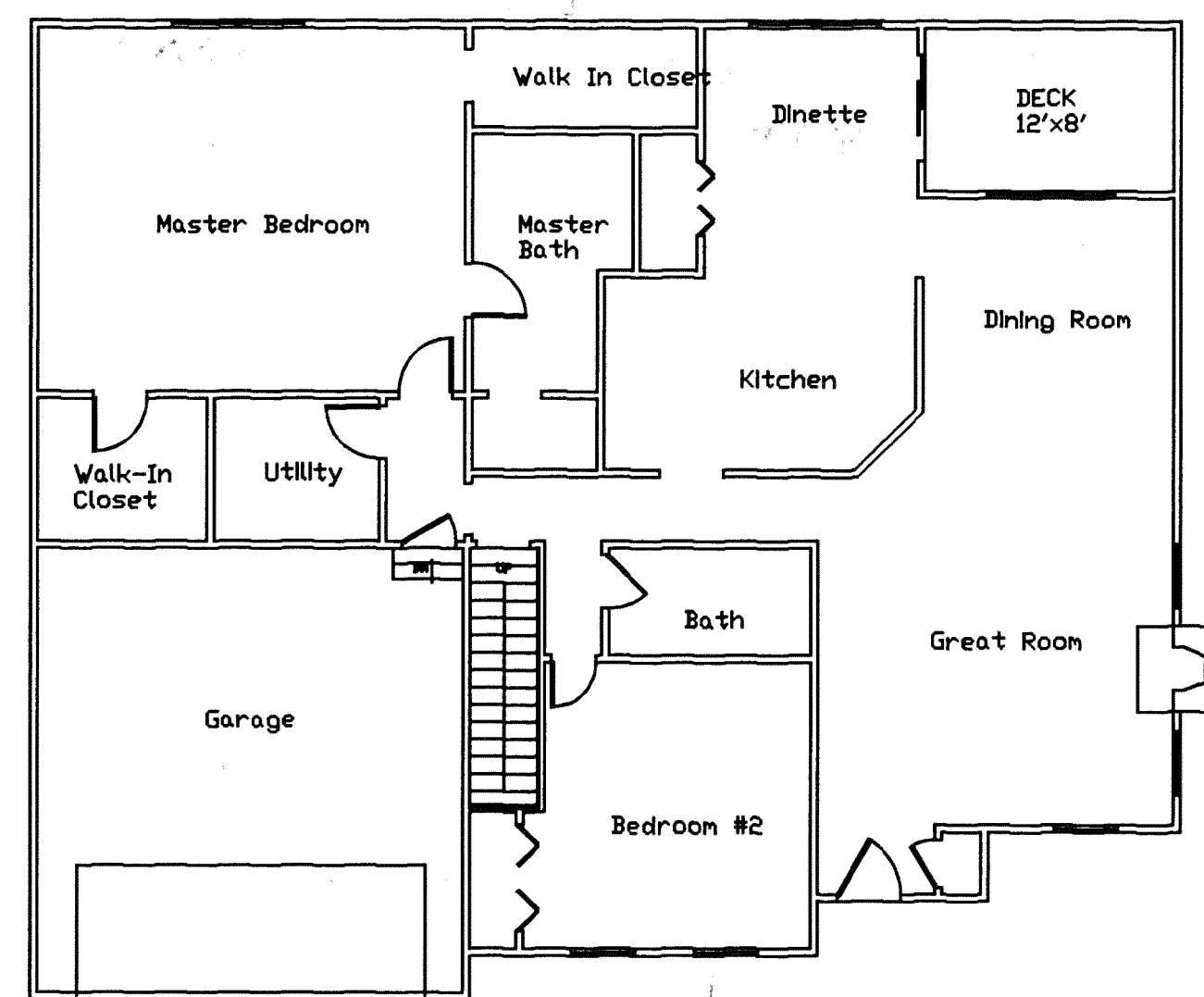
UNIT #48  
"BRIDGEWATER"

Living Area = 1908 sq. ft.  
Garage = 413 sq. ft.



UNIT #63  
"VILLAGER II"

Living Area = 1765 sq. ft.  
Garage = 413 sq. ft.  
Basement = 1765 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 27, 1998
CHECKED BY:	DRAWING NO.: CWS/cpl9-04
JOB NO.: BRIDD1-9502	SHEET 4 of 4

27-6

PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA  
 REGISTERED PROFESSIONAL ARCHITECTS  
 PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA  
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