

# BRIDGEWATER VILLAGE CONDOMINIUMS

PHASE 11 – Parcels A Thru F  
0.9953 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 TENTH AMENDMENT  
TO DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR THE BRIDGEWATER VILLAGE CONDOMINIUM

BRIDGEWATER DEVELOPMENT INCORPORATED, 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.

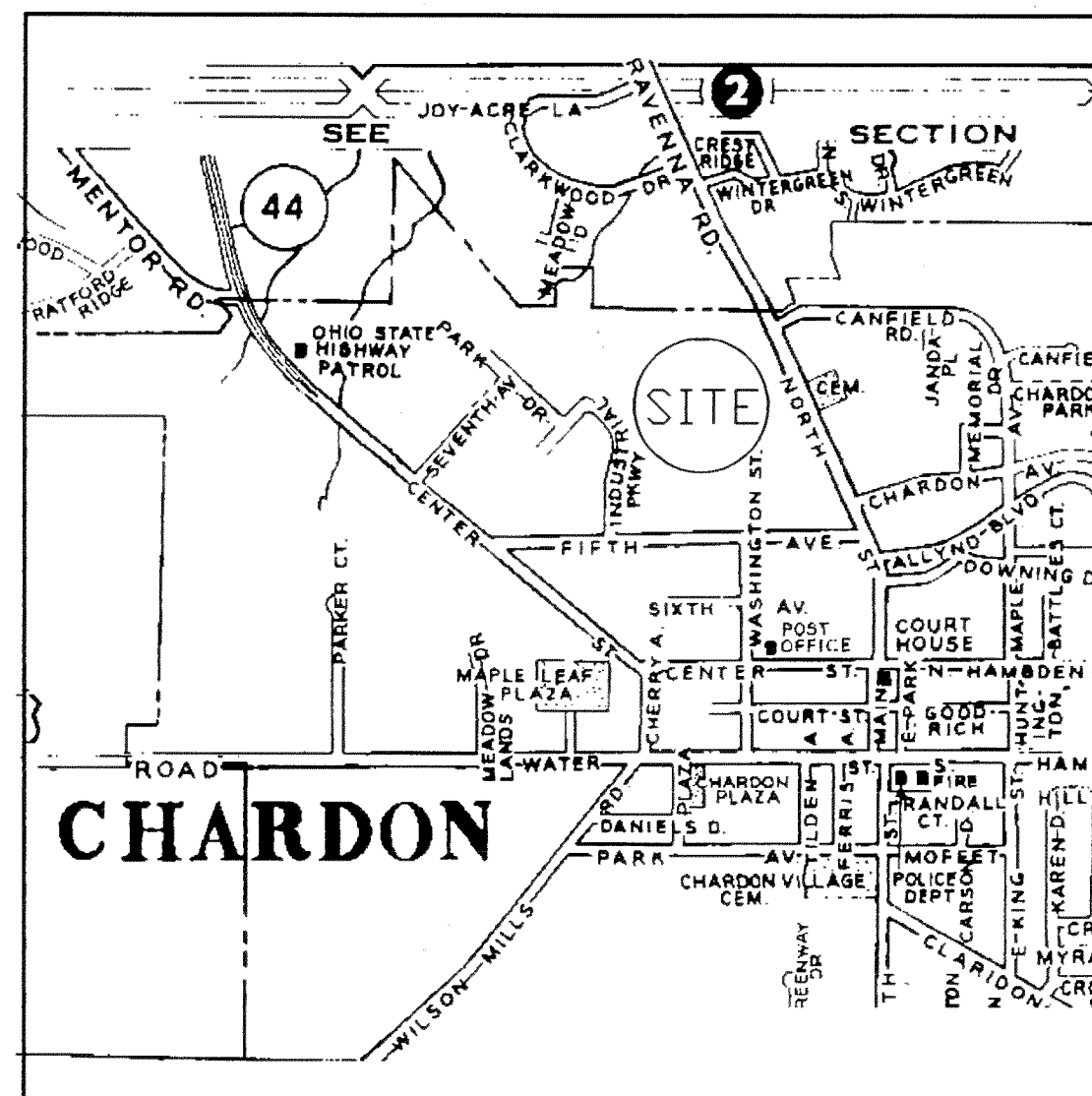
NO OVERHEAD WIRES SHALL BE PERMITTED. LOCATION OF PEDESTALS AND TRANSFORMERS SHALL BE BY MUTUAL CONSENT OF DECLARANT AND UTILITY.

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' ±

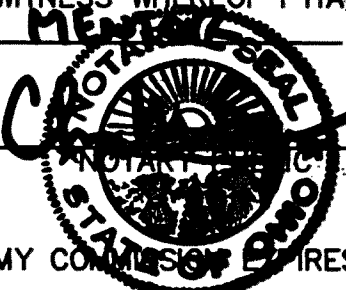
I, THE UNDERSIGNED WILLIAM J. JOHNSON, PRESIDENT OF BRIDGEWATER DEVELOPMENT INCORPORATED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS BRIDGEWATER VILLAGE CONDOMINIUMS, DO HEREBY ASSENT TO AND ADOPT THIS PLAT OF THE SAME, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST AND DO HEREBY DEDICATE 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  
Chas W. Szucs WITNESS  
James B. Riggs WITNESS

COUNTY OF LAKE }  
STATE OF OHIO } SS

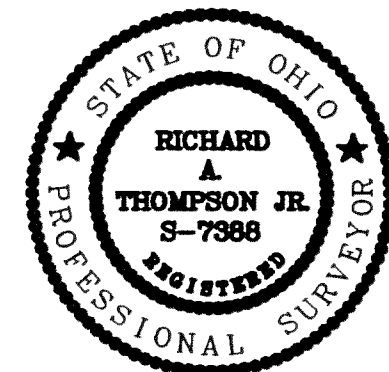
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM J. JOHNSON, PRESIDENT OF BRIDGEWATER DEVELOPMENT INCORPORATED, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THE VOLUNTARY ACT OF SAID CORPORATION. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, OHIO THIS 25<sup>th</sup> DAY OF May, 1999.

  
MY COMMISSION EXPIRES: 9/18/02

**SURVEYOR'S CERTIFICATION:**

I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF BRIDGEWATER VILLAGE CONDOMINIUMS PHASE 11 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.

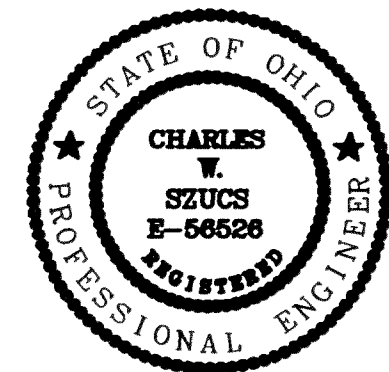
Richard A. Thompson 5.7.99  
Richard A. Thompson Jr. P.S. 7388 DATE



**ENGINEER'S CERTIFICATION:**

I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE BUILDINGS OF BRIDGEWATER VILLAGE CONDOMINIUMS PHASE 11 INCLUDING THE LAYOUT, LOCATION, DESIGNATION, OUTSIDE DIMENSIONS, AND FLOOR ELEVATIONS OF EACH FAMILY UNIT AND COMMON AREAS AND BUILDINGS AS CONSTRUCTED.

Charles W. Szucs 5-20-99  
CHARLES W. SZUCS, P.E. NO. 58526 DATE



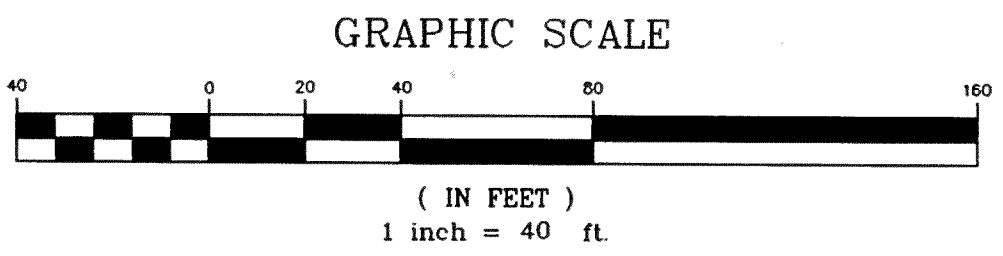
RECEIVED FOR TRANSFER BY THE GEauga COUNTY AUDITOR THIS 8<sup>th</sup> DAY OF JUNE, 1999.

Tracey A. Juman GEauga COUNTY AUDITOR

RECEIVED FOR RECORDING PURPOSES BY THE GEauga COUNTY RECORDER THIS 8<sup>th</sup> DAY OF June, 1999.

RECORDED THIS 8 DAY OF June, 1999 AT 3:52 P.M. IN PLAT BOOK NO. 28, PAGE NO. 4.

Catherine H. Heiden GEauga COUNTY RECORDER



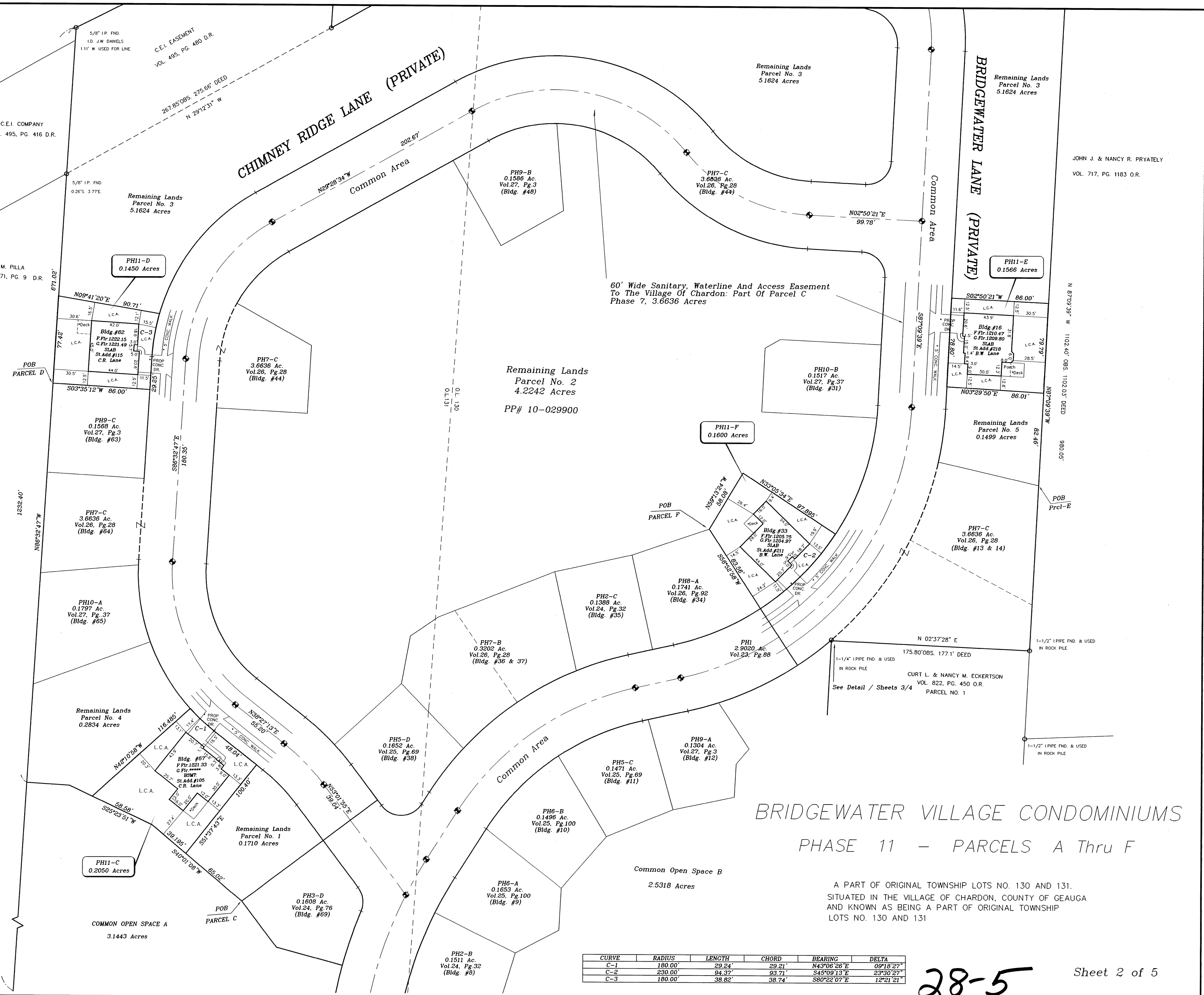
**AREA TABULATION**

- PHASE 1 Thru 10: -----16.7477 ACRES
- PHASE 11----- 0.9953 ACRES
- Parcel A----- 0.1673 Acres
  - Parcel B----- 0.1614 Acres
  - Parcel C----- 0.2050 Acres
  - Parcel D----- 0.1450 Acres
  - Parcel E----- 0.1566 Acres
  - Parcel F----- 0.1600 Acres
- REMAINING LANDS AFTER PHASE 11
- PARCEL 1----- 0.1710 ACRES
  - PARCEL 2----- 4.2242 ACRES
  - PARCEL 3----- 5.1624 ACRES
  - PARCEL 4----- 0.2834 ACRES
  - PARCEL 5----- 0.1499 ACRES
- TOTAL ACREAGE-----27.7339

Remaining Land Dimensions See Sheets 3 & 4

**LAND DESIGN consultants**  
 Civil Engineers and Surveyors  
 8095 EAST ACHIEVE - WESTON, OHIO 44060  
 TELEPHONE 225-0463 354-6636 951-LAND

JRP\BRID16A\CPL111-2



**BRIDGEWATER VILLAGE CONDOMINIUMS**  
 PHASE 11 - PARCELS A Thru F

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	180.00'	29.24'	29.21'	N43°06'26" E	09°18'27"
C-2	230.00'	94.37'	93.71'	S45°09'13" E	23°30'27"
C-3	180.00'	38.82'	38.74'	S80°22'07" E	12°21'21"

28-5



ECKERTSON  
VOL 822, PG 450 OR  
PARCEL NO 1

ECKERTSON  
VOL 822, PG 450 OR  
PARCEL NO 2

D A & L M NELSON  
VOL 1060, PG 416 OR

JAMES G & PALMA M  
ADAIR  
VOL 516, PG 772 DR

RICHARD F & JAN HURWITZ  
VOL 787, PG 516 OR

THOMAS E & VELMA E TANN  
VOL 731, PG 280 OR

COMMON OPEN SPACE B  
2 5318 Acres

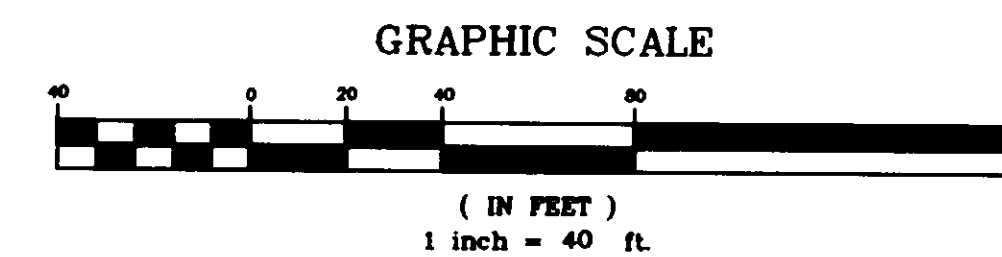
COMMON OPEN SPACE A  
3 1443 Acres

**BRIDGEWATER VILLAGE  
CONDOMINIUMS PHASE 11  
PARCELS A Thru F**

SITUATED IN THE VILLAGE OF CHAROON, 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

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	170.00'	89.01'	88.00'	S71°31'34"E	30°00'00"
C-2	290.00'	114.60'	113.85'	N29°24'25"W	22°38'27"
C-3	338.35'	103.46'	103.06'	N87°43'33"W	17°31'10"
C-4	170.00'	73.67'	73.095'	N86°56'27"W	24°49'45"



Sheet 3 of 5

28-6

LDC INC. 680  
  
**LDC DESIGN CONSULTANTS**  
 Civil Engineers and Surveyors  
 1000 EAST AVENUE, SUITE 100, OHIO, 44020  
 TELEPHONE: 225-8443 FAX: 225-9336  
 .RP\BRID16A\CP1A11-3

A M PILLA  
VOL 671, PG 9 DR

REMAINING LANDS  
PARCEL No 4  
0 2834 Acres

REMAINING LANDS  
PARCEL No 1  
0 1710 Acres

REMAINING LANDS  
PARCEL No 2  
4 2242 Acres

PH8-A  
0 1741 ACRES  
Vol 26 Pg 02  
(Bidg No 34)

PH9-A  
0 1304 ACRES  
Vol 27 Pg 3  
(Bidg No 12)

PH5-C  
0 1471 ACRES  
Vol 25 Pg 60  
(Bidg No 11)

PH2-C  
0 1388 ACRES  
Vol 24 Pg 32  
(Bidg No 35)

PH6-B  
0 1496 ACRES  
Vol 25 Pg 100  
(Bidg No 10)

PH6-A  
0 1653 ACRES  
Vol 25 Pg 9  
(Bidg No 9)

PH7-B  
0 3202 ACRES  
Vol 26 Pg 28  
(Bidg No 36 & 37)

PH2-B  
0 1511 ACRES  
Vol 24 Pg 32  
(Bidg No 8)

PH3-C  
0 1567 ACRES  
Vol 24 Pg 76  
(Bidg No 7)

PH4-C  
0 2081 ACRES  
Vol 25 Pg 1  
(Bidg No 6)

PH3-B  
0 1805 ACRES  
Vol 24 Pg 76  
(Bidg No 5)

PH5-B  
0 2503 ACRES  
Vol 25 Pg 60  
(Bidg No 4)

PH5-A  
0 2523 ACRES  
Vol 25 Pg 60  
(Bidg No 3)

PH3-A  
0 2421 ACRES  
Vol 24 Pg 76  
(Bidg No 2)

PH4-A  
0 3680 ACRES  
Vol 25 Pg 1  
(Bidg No 1)

PH 11-C  
0 2050 Acres

PH 11-B  
0 1614 Acres

PH 11-A  
0 1873 Acres

PH2-A  
0 1513 ACRES  
Vol 24 Pg 32  
(Bidg No 70)

PH7-A  
0 1633 ACRES  
Vol 26 Pg 28  
(Bidg No 72)

PH4-B  
0 1641 ACRES  
Vol 25 Pg 1  
(Bidg No 73)

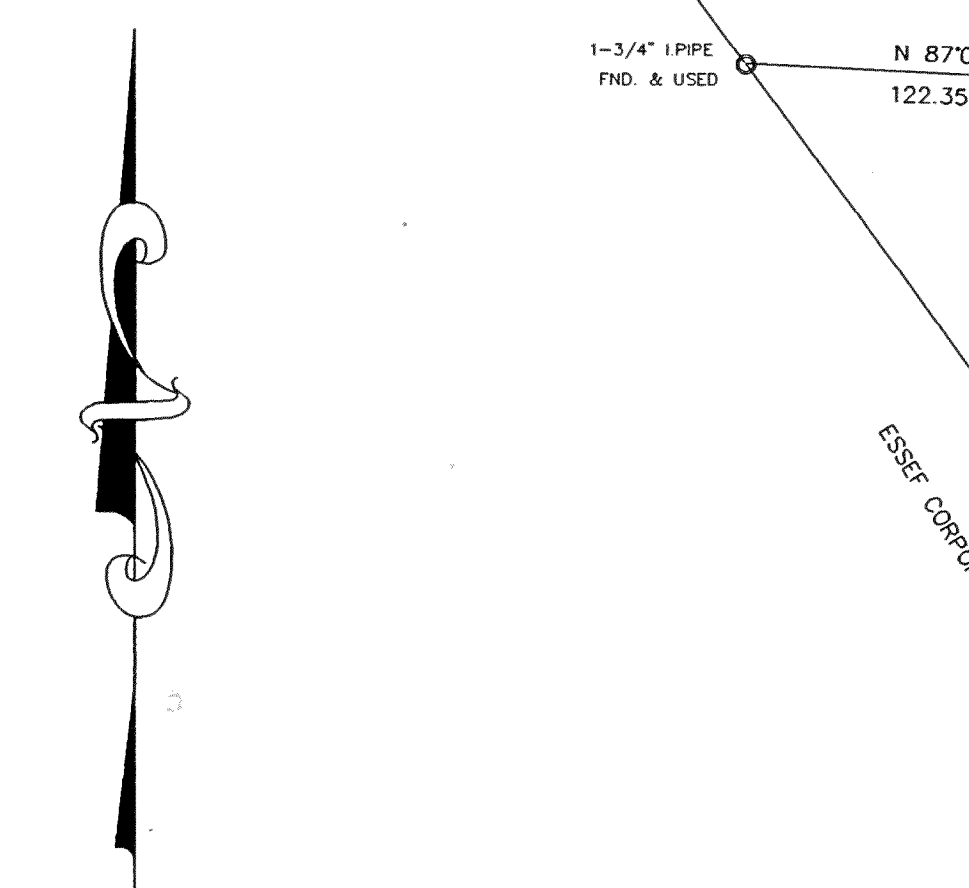
PH1  
Vol 23 Pg 88  
(Bidg No 74)

CHIMNEY RIDGE  
LANE  
(Private)

BRIDGEWATER LANE (PRIVATE)

SEE DETAIL TO LEFT

DETAIL (N.T.S.)



GRAPHIC SCALE  
( IN FEET )  
1 inch = 50 ft.

# BRIDGEWATER VILLAGES CONDOMINIUMS Phase 11 - Parcels A Thru F

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.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
BDRY-1	5764.65	263.10	263.075	N27°33'06" W	02°36'54"
BDRY-2	5769.65	275.70	275.07	N32°48'48" W	07°54'06"
C-1	290.00	272.11	262.24	N60°16'49" W	5°34'54"
C-2	184.66	49.46	49.31	S85°09'56" W	15°20'50"
C-3	31.50	22.99	22.48	N81°35'59" W	41°49'03"
C-4	73.50	365.30	69.73	S23°04'17" E	284°45'44"
C-5	31.50	42.65	39.46	N53°18'50" E	77°34'17"
C-6	21.50	33.77	30.41	S42°09'39" E	90°00'00"
C-7	120.00	100.57	97.65	S26°50'53" W	48°01'04"
C-8	180.00	252.37	232.20	S10°41'26" W	80°19'59"
C-9	180.00	140.875	136.94	S35°50'00" E	44°42'52"
C-10	180.00	172.79	166.23	N65°57'13" E	55°00'00"
C-11	170.00	43.255	43.14	N45°44'34" E	14°34'42"
C-12	230.00	58.56	58.36	S45°44'34" W	14°34'42"
C-13	120.00	115.19	110.82	N65°57'13" E	55°00'00"
C-14	120.00	119.53	114.65	N58°50'47" W	50°04'13"
C-15	120.00	105.12	101.79	S25°45'42" W	50°11'25"
C-16	180.00	150.85	146.48	S26°50'53" W	48°01'04"
C-17	21.50	33.77	30.41	S47°50'21" W	90°00'00"
C-18	230.00	110.15	109.10	N70°37'36" W	27°26'20"
C-19	290.00	47.535	47.48	N82°27'54" W	09°23'30"
C-20	290.00	37.10	37.07	N37°03'55" W	07°19'46"
C-21	180.00	69.43	69.00	N58°48'43" E	22°06'08"
C-22	120.00	65.64	64.83	S45°08'48" E	31°20'29"
C-23	260.00	122.37	121.40	S45°53'04" E	22°02'25"
C-24	290.00	224.57	219.00	N55°35'04" W	44°22'10"
REM-1	230.00	83.79	83.33	N22°57'46" W	20°52'25"
REM-3	230.00	35.45	35.42	N42°52'10" E	08°49'53"
esmt-3	230.00	30.02	30.00	N33°18'06" W	07°28'43"
esmt-4	230.00	68.25	68.00	N21°01'39" W	17°00'10"

### AREA TABULATION

PHASES 1 THRU 10 ----- 16.7477 ACRES

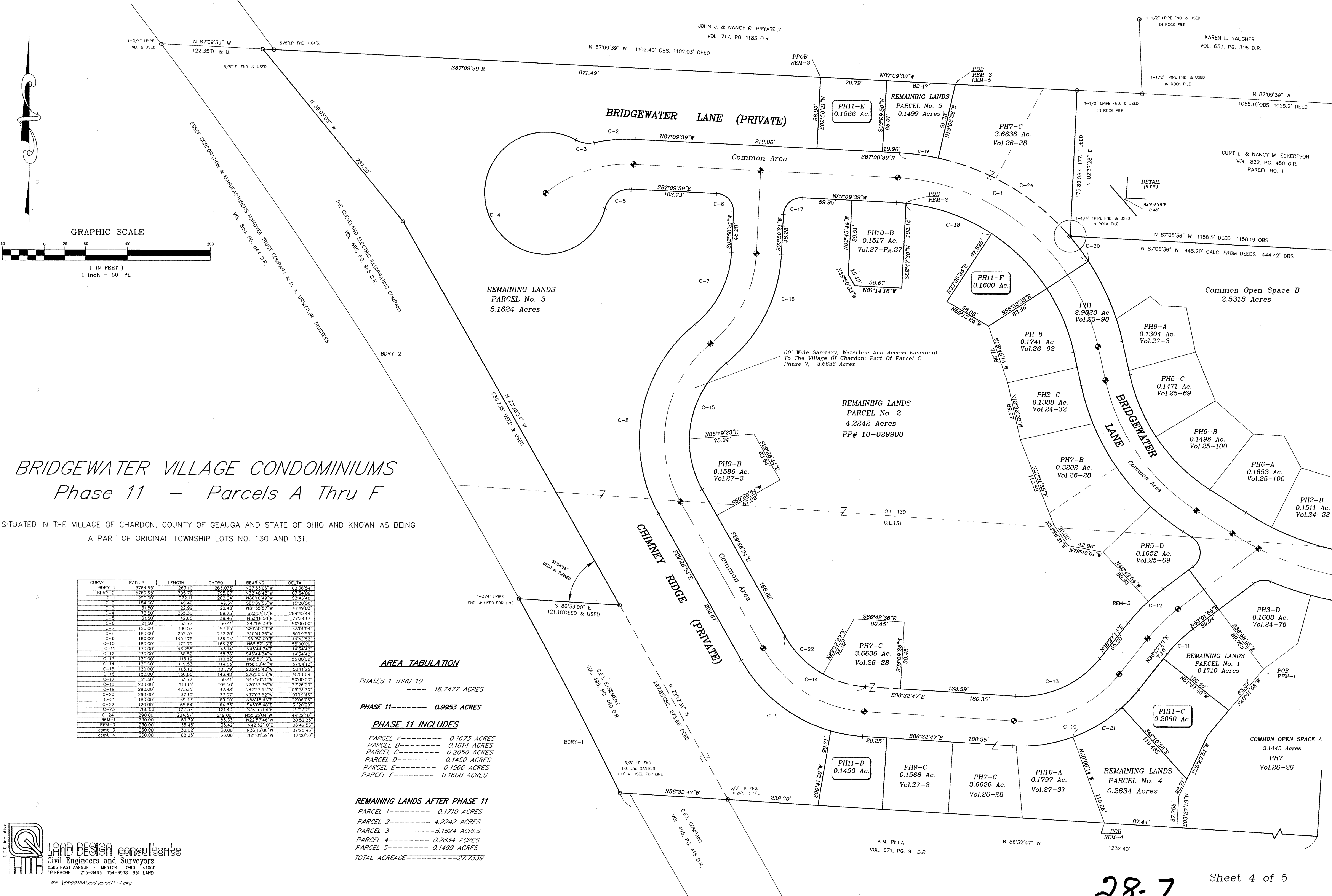
PHASE 11 ----- 0.9953 ACRES

### PHASE 11 INCLUDES

- PARCEL A----- 0.1673 ACRES
- PARCEL B----- 0.1614 ACRES
- PARCEL C----- 0.2050 ACRES
- PARCEL D----- 0.1450 ACRES
- PARCEL E----- 0.1566 ACRES
- PARCEL F----- 0.1600 ACRES

### REMAINING LANDS AFTER PHASE 11

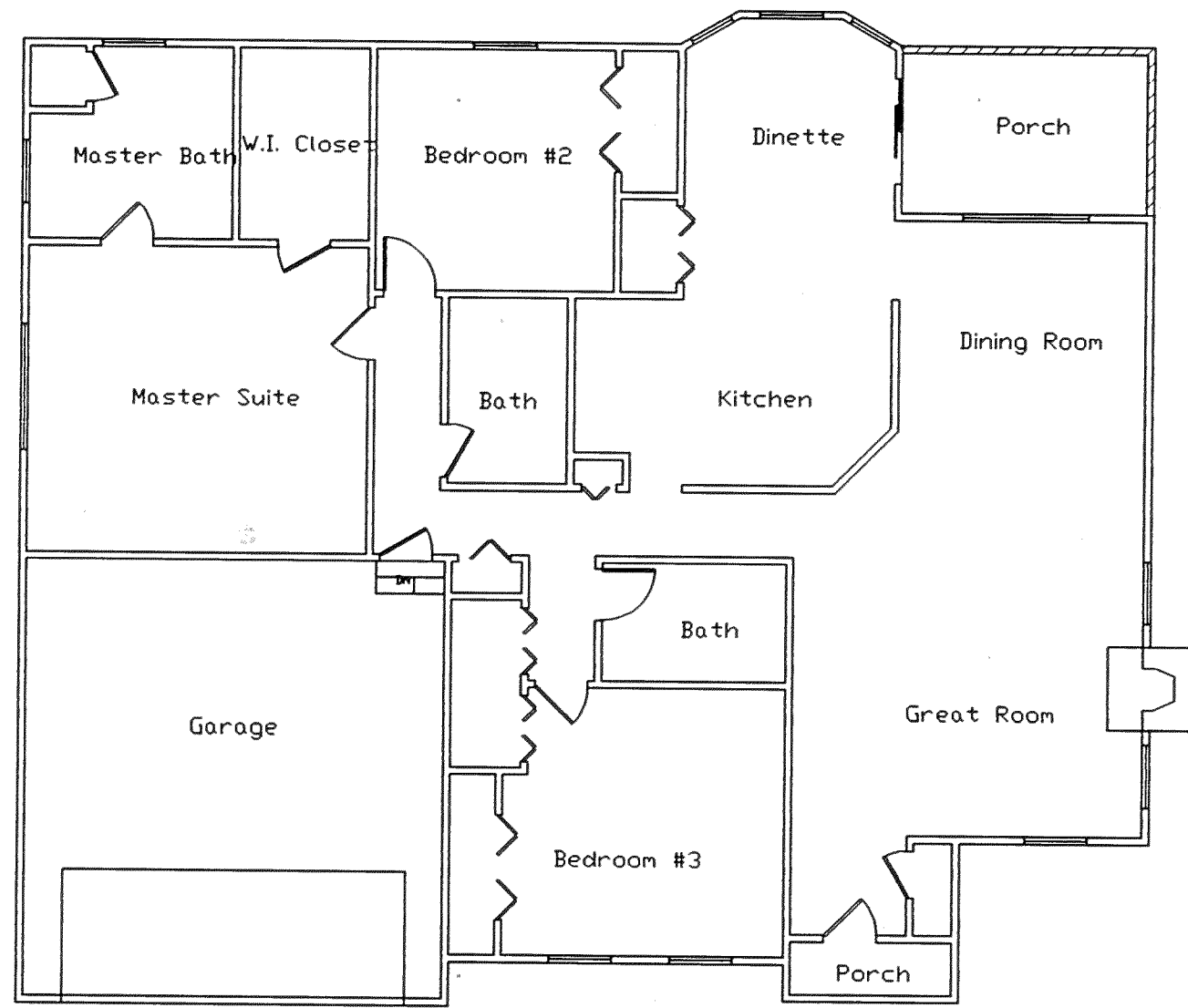
- PARCEL 1----- 0.1710 ACRES
- PARCEL 2----- 4.2242 ACRES
- PARCEL 3----- 5.1624 ACRES
- PARCEL 4----- 0.2834 ACRES
- PARCEL 5----- 0.1499 ACRES
- TOTAL ACREAGE----- 27.7339



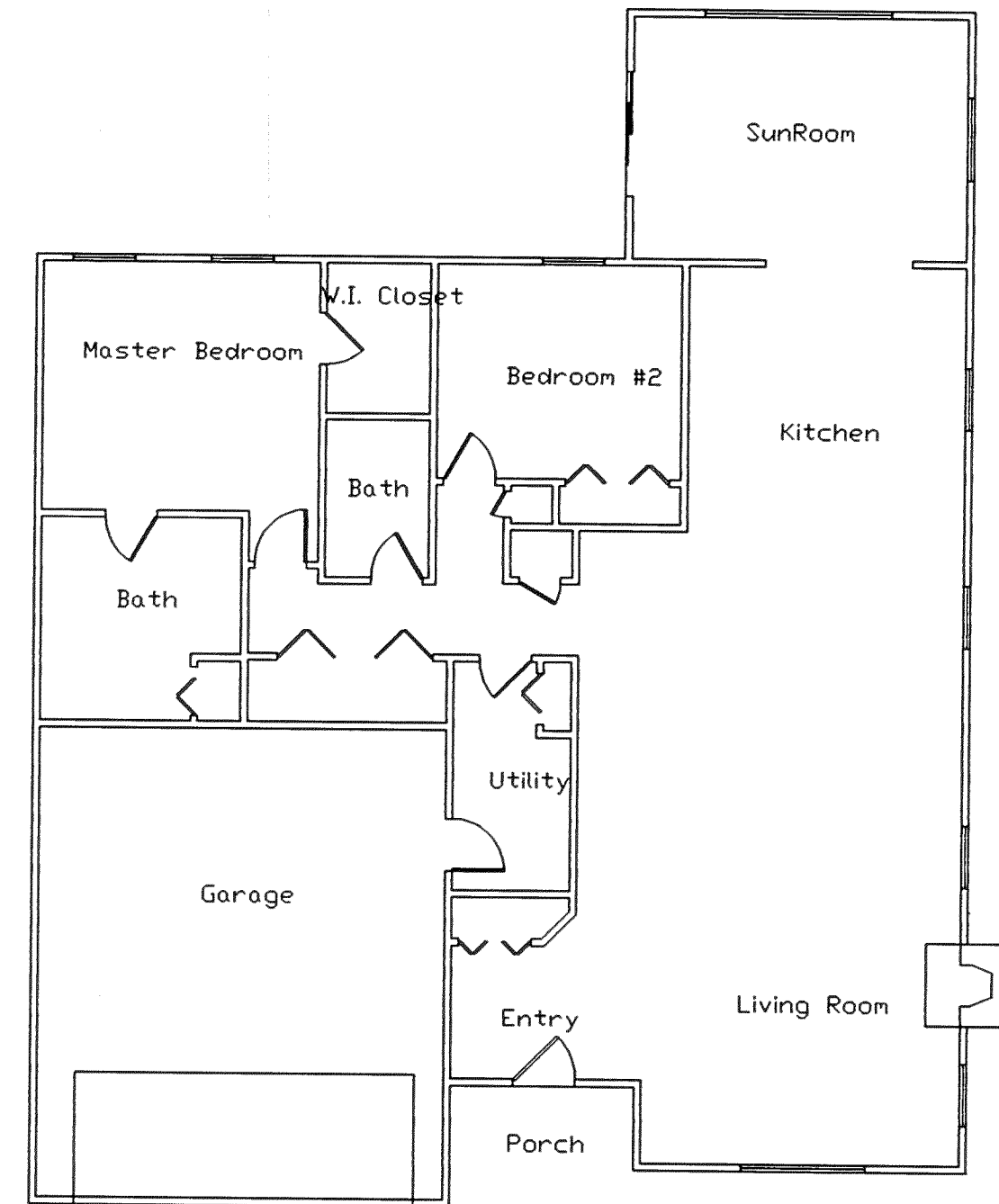
**LAND DESIGN consultants**  
Civil Engineers and Surveyors  
8585 EAST AVENUE - MENTOR, OHIO 44060  
TELEPHONE 255-8463 354-6938 951-LAND



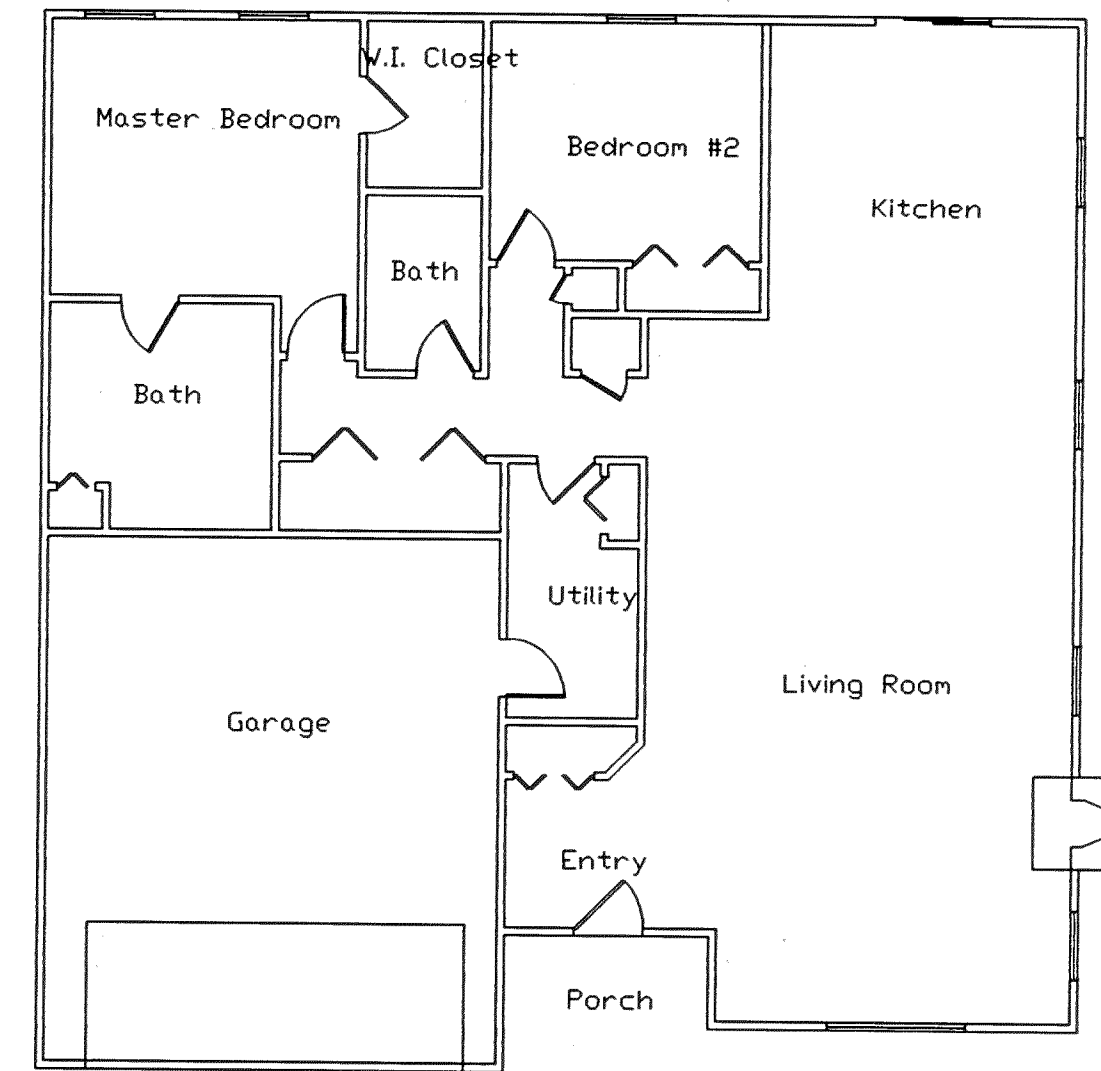
UNIT #16  
**"VILLAGER II"**  
 Living Area = 1765 sq. ft.  
 Garage = 413 sq. ft.



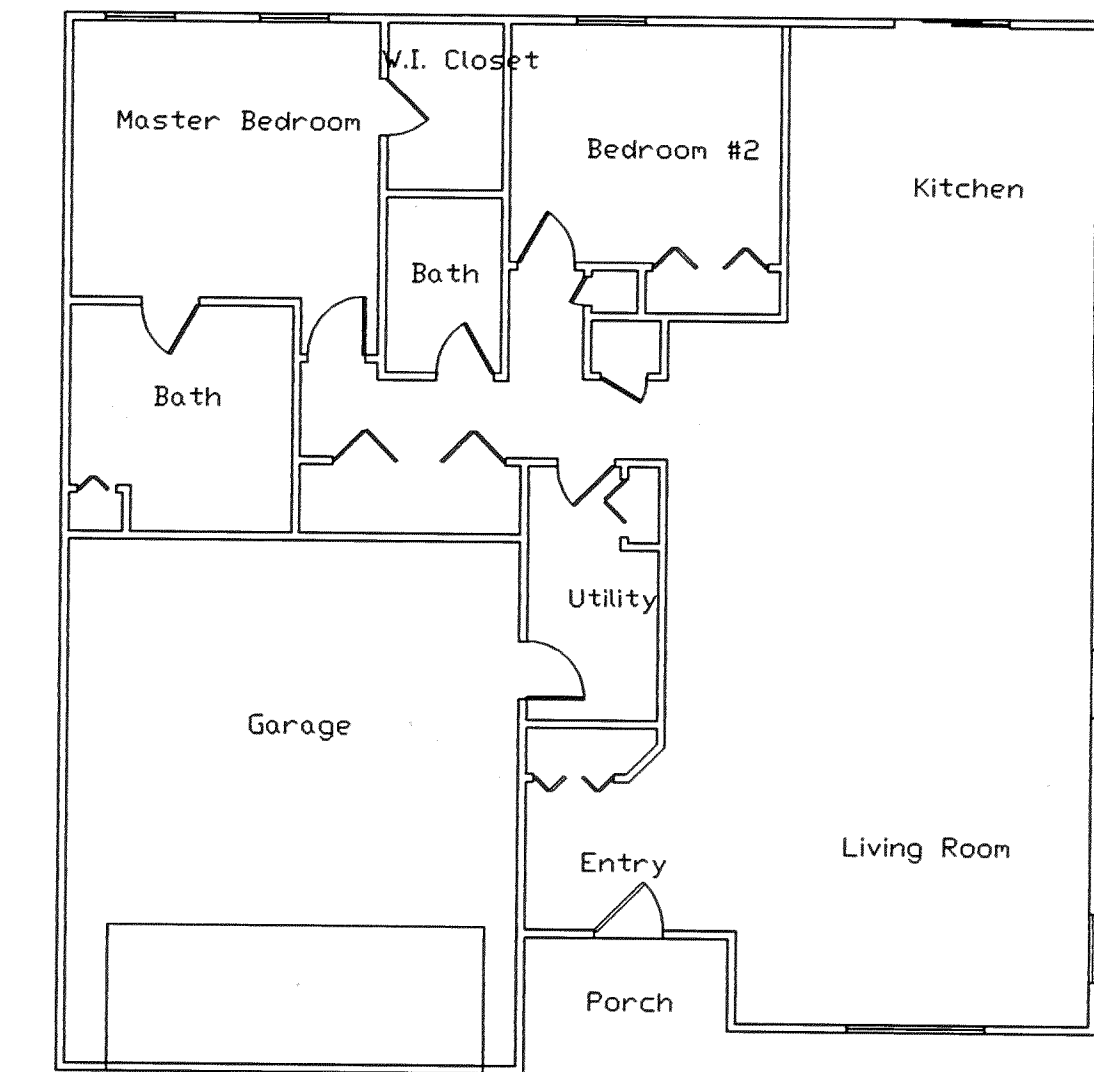
UNIT #33  
**"BRIDGEWATER C-RANCH"**  
 Living Area = 1695 sq. ft.  
 Garage = 413 sq. ft.



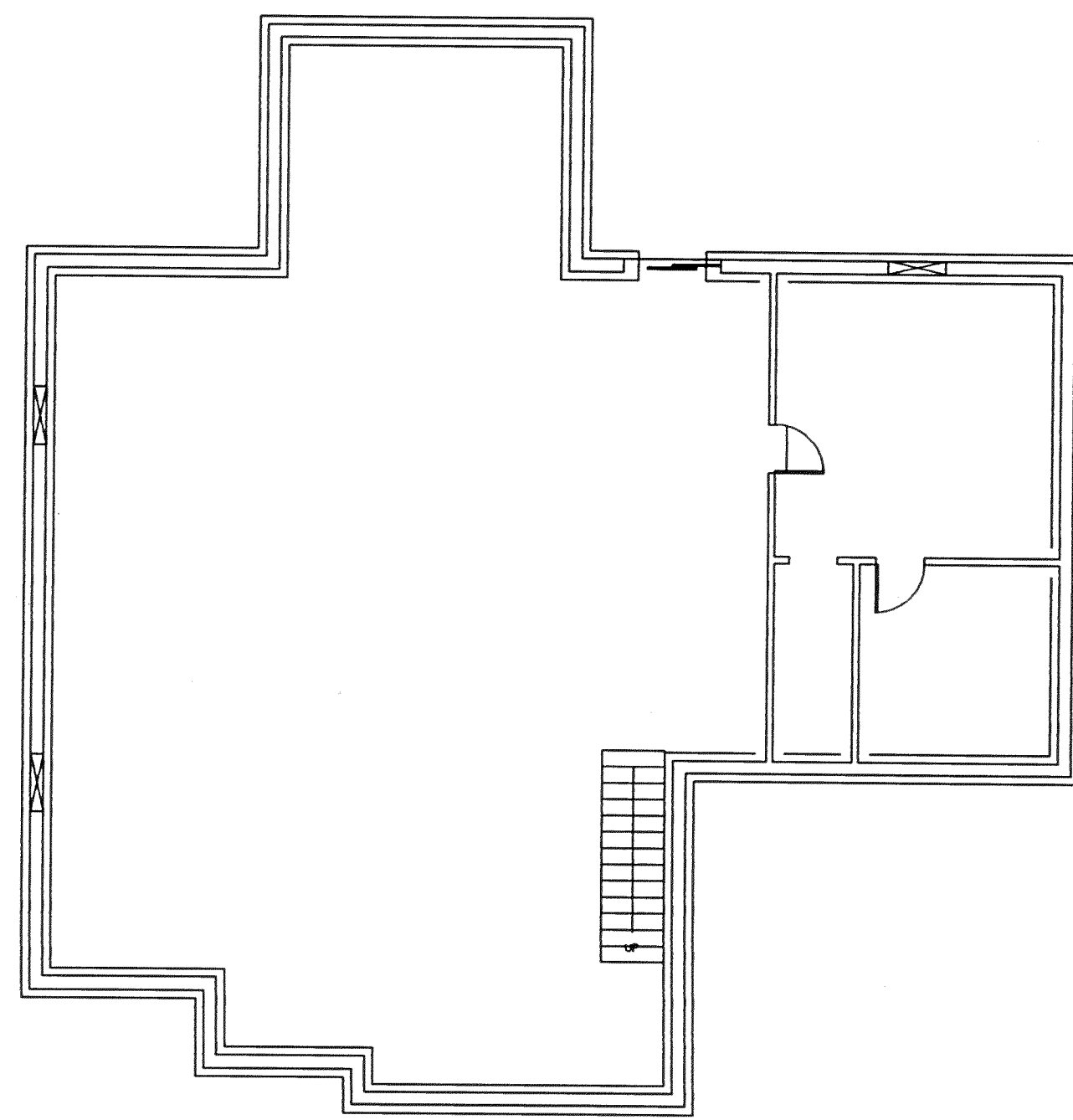
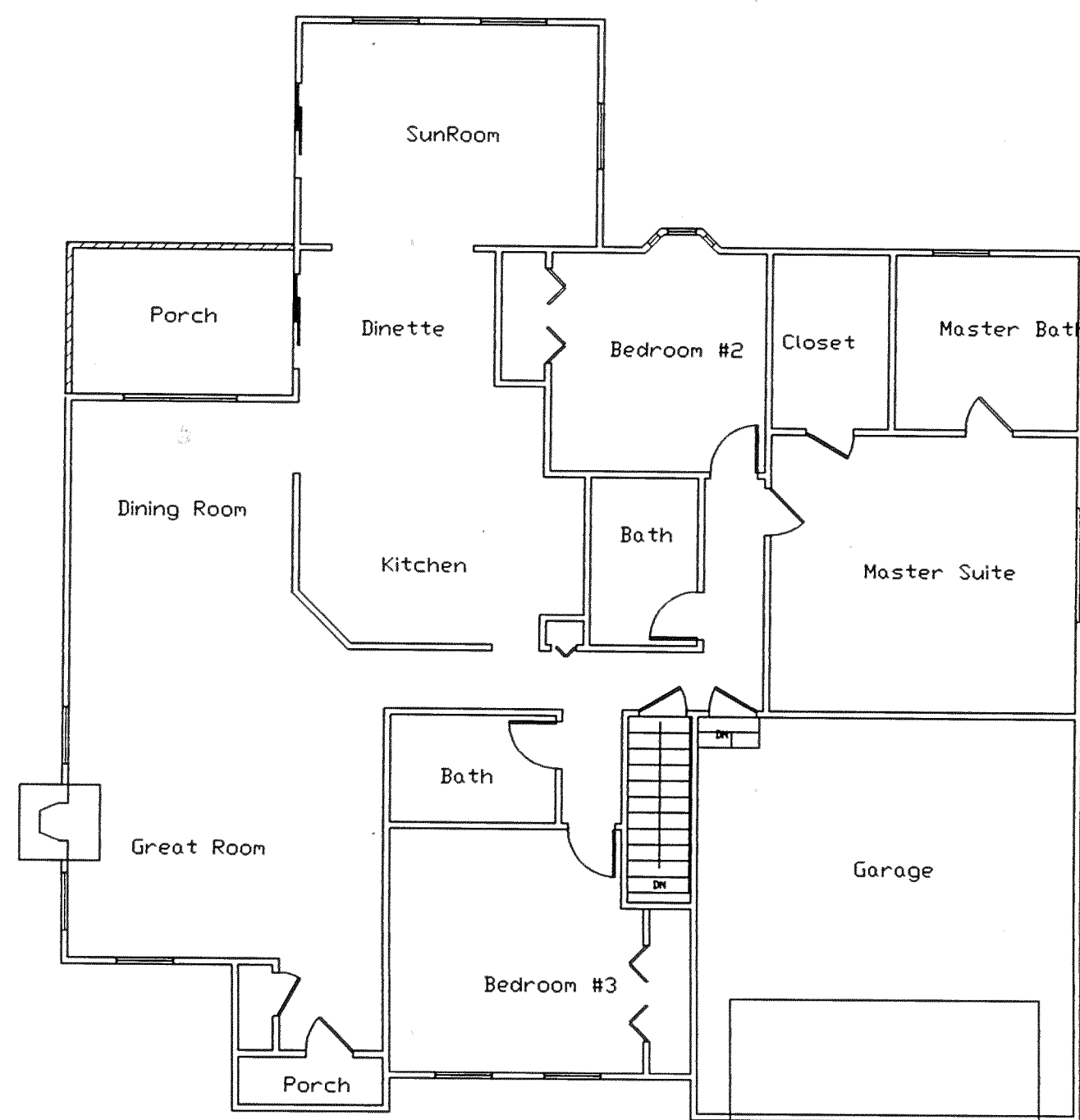
UNIT #62  
**"BRIDGEWATER C-RANCH"**  
 Living Area = 1502 sq. ft.  
 Garage = 413 sq. ft.



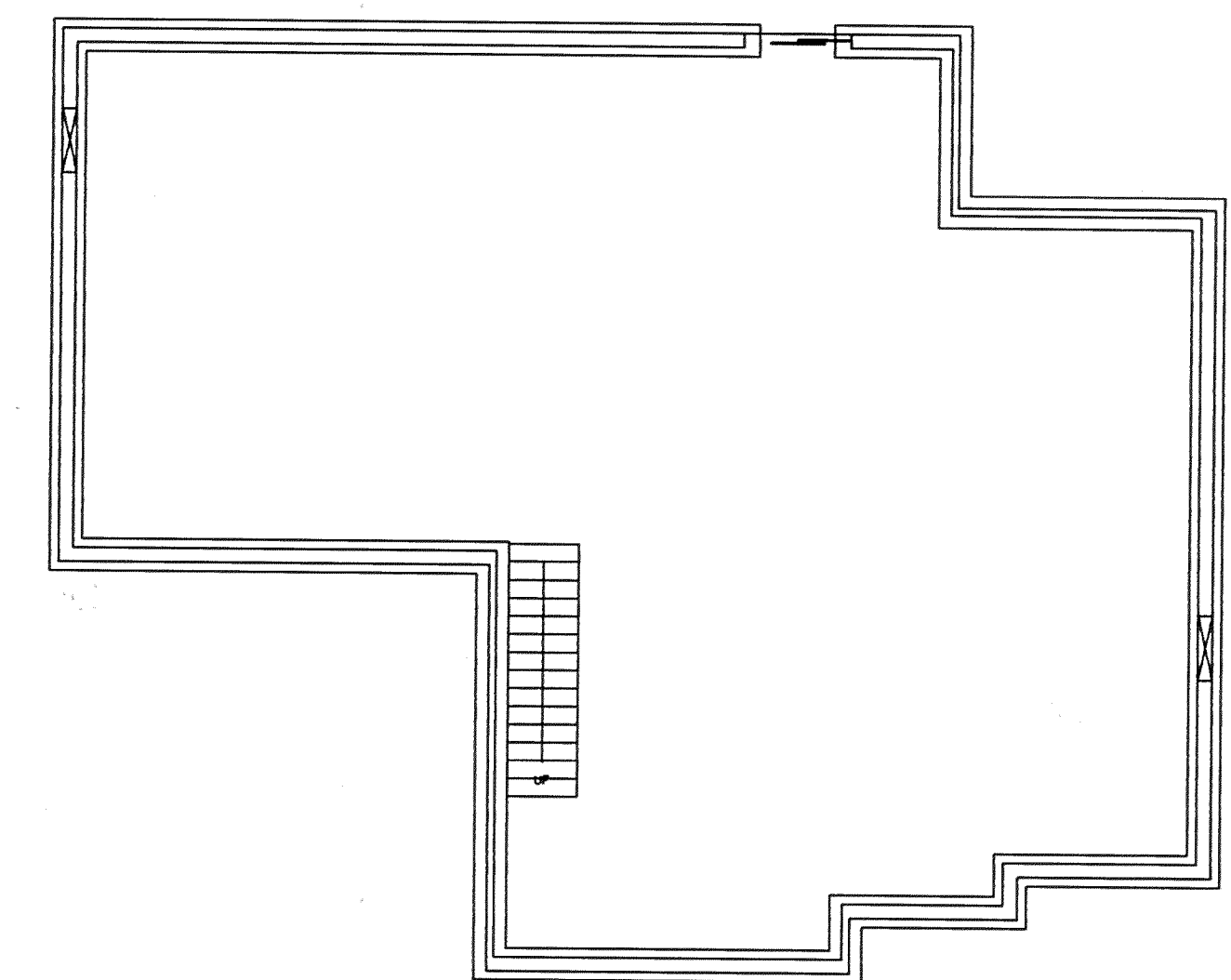
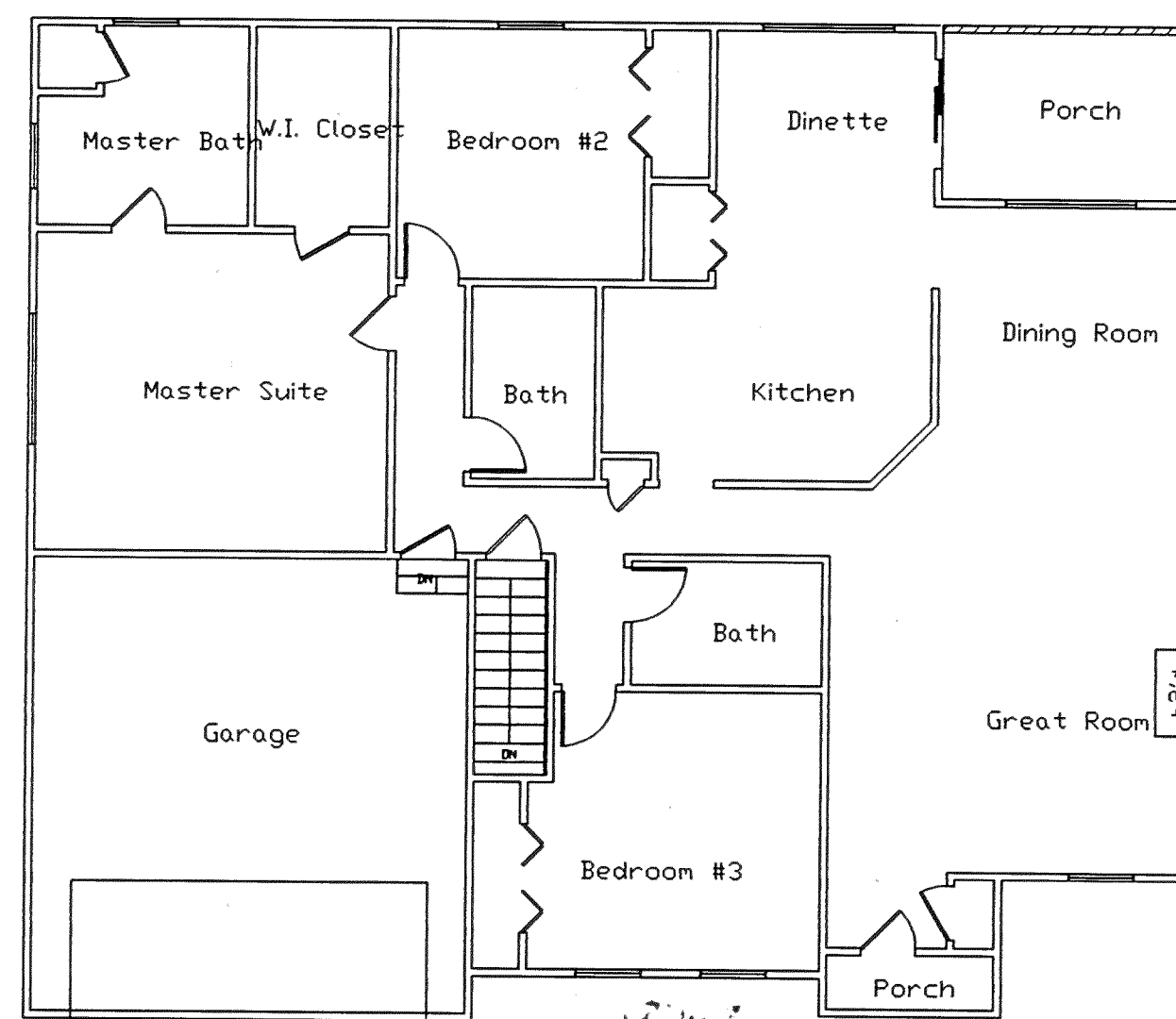
UNIT #75  
**"BRIDGEWATER C-RANCH"**  
 Living Area = 1502 sq. ft.  
 Garage = 413 sq. ft.



UNIT #67  
**"VILLAGER II"**  
 Living Area = 1957 sq. ft.  
 Garage = 413 sq. ft.  
 Basement = 1957 sq. ft.



UNIT #71  
**"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: May 5, 1999
CHECKED BY:	DRAWING NO. CWS/cpl11-05
JOB NO. BRID1-9601	SHEET 5 OF 5

28-8

RAIN HOLD CORPORATION • IRVINE, CALIFORNIA  
 REGISTERED PROFESSIONAL ARCHITECTS  
 RAIN HOLD CORPORATION • IRVINE, CALIFORNIA  
 REGISTERED PROFESSIONAL ARCHITECTS  
 RAIN HOLD CORPORATION • IRVINE, CALIFORNIA  
 REGISTERED PROFESSIONAL ARCHITECTS