

BRIDGEWATER VILLAGE CONDOMINIUMS

PHASE 12 - Parcels A Thru D

0.7797 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 ELEVENTH 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 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, 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.

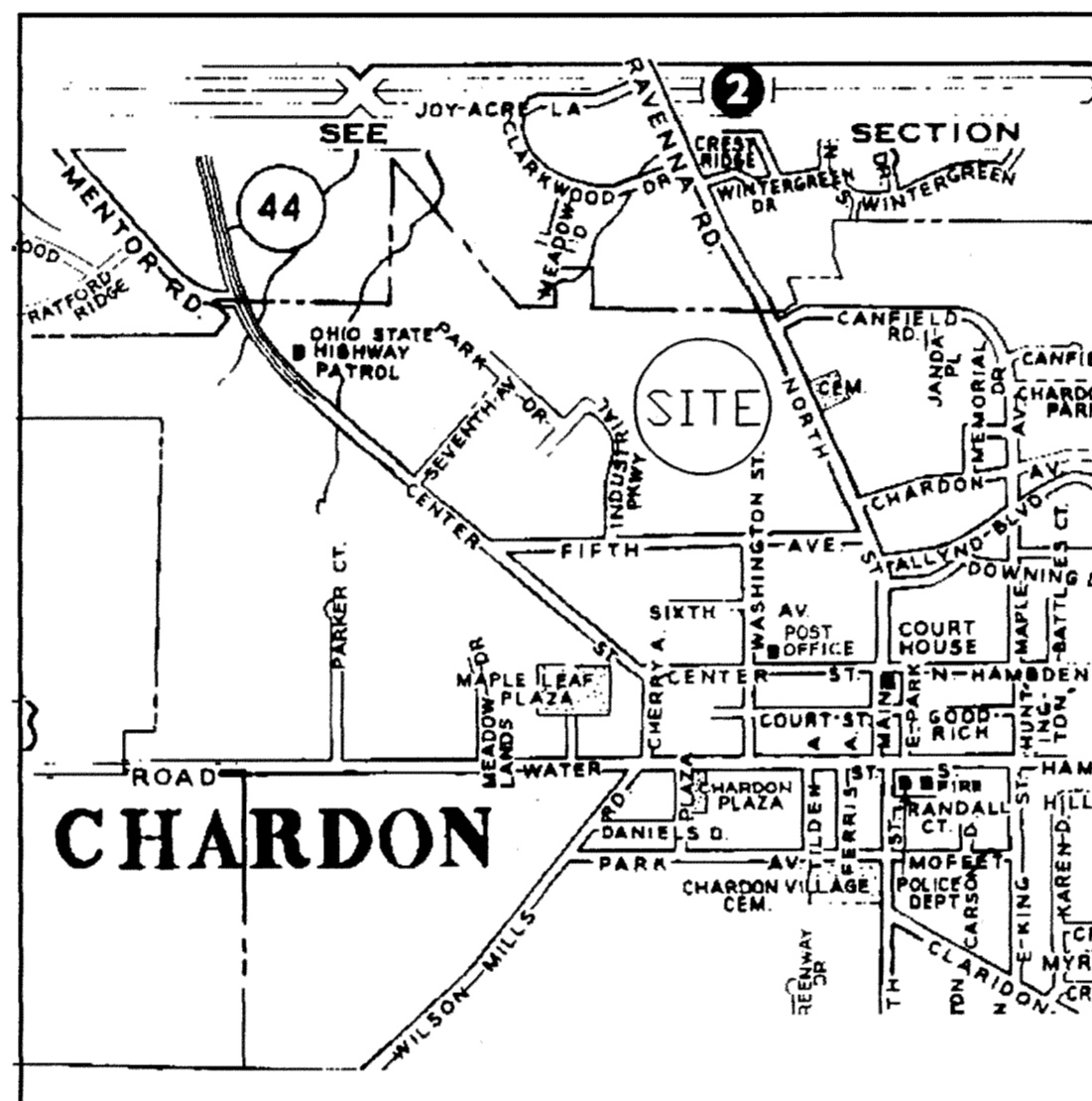
NO OVERHEAD WIRES SHALL BE PERMITTED. LOCATION OF PEDESTALS AND TRANSFORMERS SHALL BE BY MUTUAL CONSENT OF DECLARANT AND UTILITY.

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..

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 INCORPORATED

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

D. James Hendley
D. JAMES HENDLEY
WITNESS

COUNTY OF GEAGA } SS
STATE OF OHIO }

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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO THIS 27th DAY OF August, 1999.

Douglas J. Hendley
DOUGLAS J. HENDLEY (Lake County)
NOTARY PUBLIC
MY COMMISSION EXPIRES: December 28 1999

SURVEYOR'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF BRIDGEWATER VILLAGE CONDOMINIUMS PHASE 12 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. 8-25-99
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 12 INCLUDING THE LAYOUT, LOCATION, DESIGNATION, OUTSIDE DIMENSIONS, AND FLOOR ELEVATIONS OF EACH FAMILY UNIT AND COMMON AREAS AND BUILDINGS AS CONSTRUCTED.

Charles W. Szucs 8-25-99
CHARLES W. SZUCS, P.E.-NO. 56526 DATE



RECEIVED FOR TRANSFER BY THE GEAGA COUNTY AUDITOR THIS 9th DAY OF September, 1999.

Tracy A. Jimenez RK
GEAGA COUNTY AUDITOR

564286

RECEIVED FOR RECORDING PURPOSES BY THE GEAGA COUNTY RECORDER THIS 9th DAY OF September, 1999.
RECORDED THIS 9th DAY OF September, 1999 AT 10:26 A.M.
IN PLAT BOOK NO. 28, PAGE NO. 77.

Catherine Heiden
GEAGA COUNTY RECORDER

BRIDGEWATER LANE (PRIVATE)

BRIDGEWATER VILLAGE CONDOMINIUMS

PHASE 12 - PARCELS A Thru D

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'	69.43'	69.00'	N58°48'43"E	09°18'27"
C-2	230.00'	110.15'	109.10'	S70°37'36"E	27°26'20"
C-3	180.00'	77.00'	76.415'	N15°05'39"E	24°30'36"

AREA TABULATION

PHASE 1 Thru 11:
---17.7430 ACRES

PHASE 12----- 0.7797 ACRES
Parcel A----- 0.2834 Acres
Parcel B----- 0.1384 Acres
Parcel C----- 0.1631 Acres
Parcel D----- 0.1948 Acres

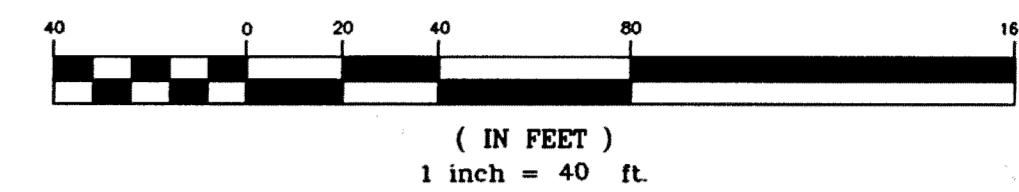
REMAINING LANDS AFTER PHASE 12
PARCEL 1----- 0.1710 ACRES
PARCEL 2----- 3.7279 ACRES
PARCEL 3----- 5.1624 ACRES
PARCEL 5----- 0.1499 ACRES
TOTAL ACREAGE-----27.7339

* Indicates Not Built Yet
Decks And Patios Shown Proposed Were Provided
To LDC By The Developer

Remaining Land Dimensions See Sheet 3

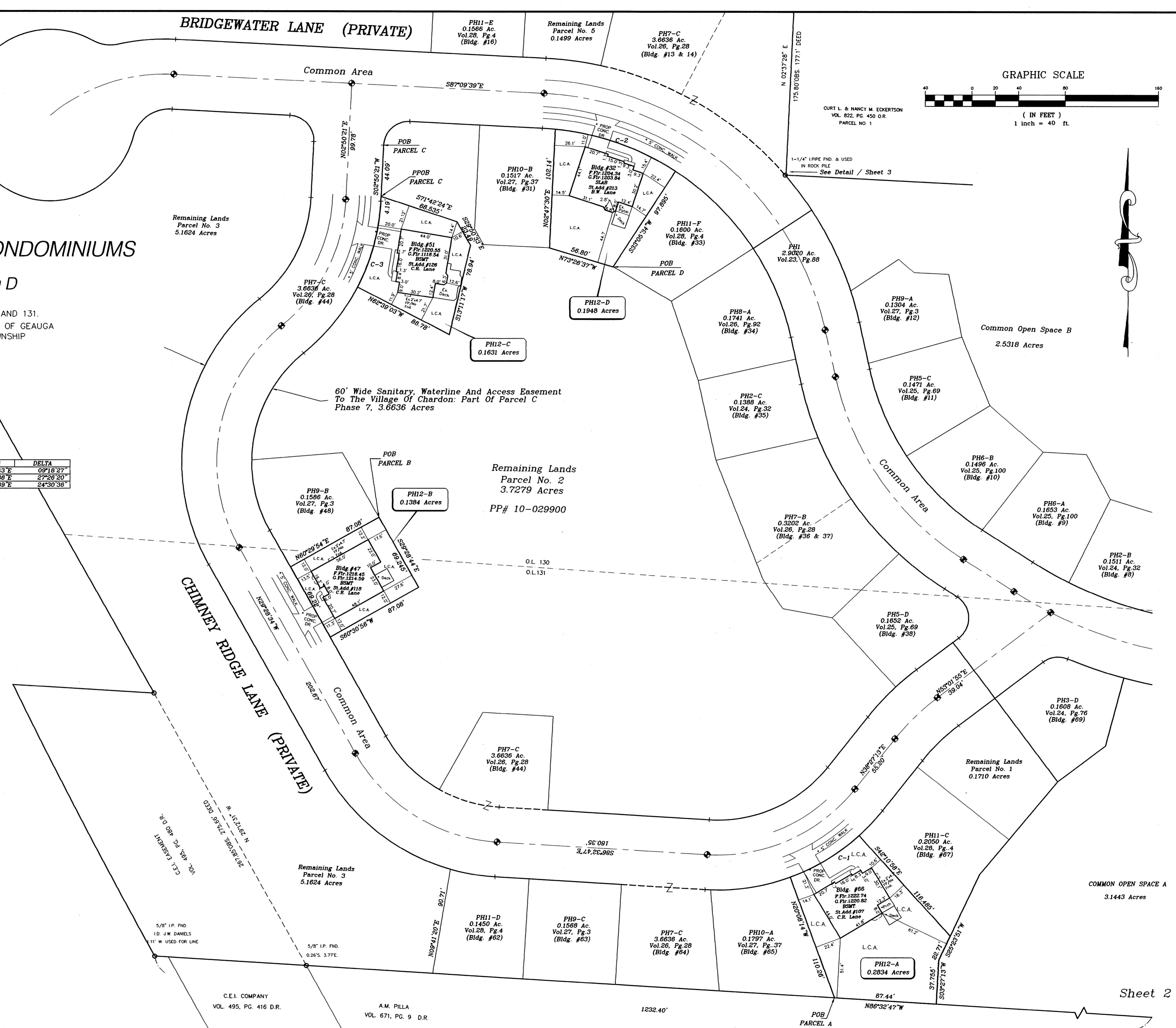
CHIMNEY RIDGE LANE (PRIVATE)

GRAPHIC SCALE



CURT L. & NANCY M. ECKERTSON
VOL. 822, PG. 450 O.R.
PARCEL NO. 1

1-1/4" IRPE FND. & USED
IN ROCK FILE
See Detail / Sheet 3

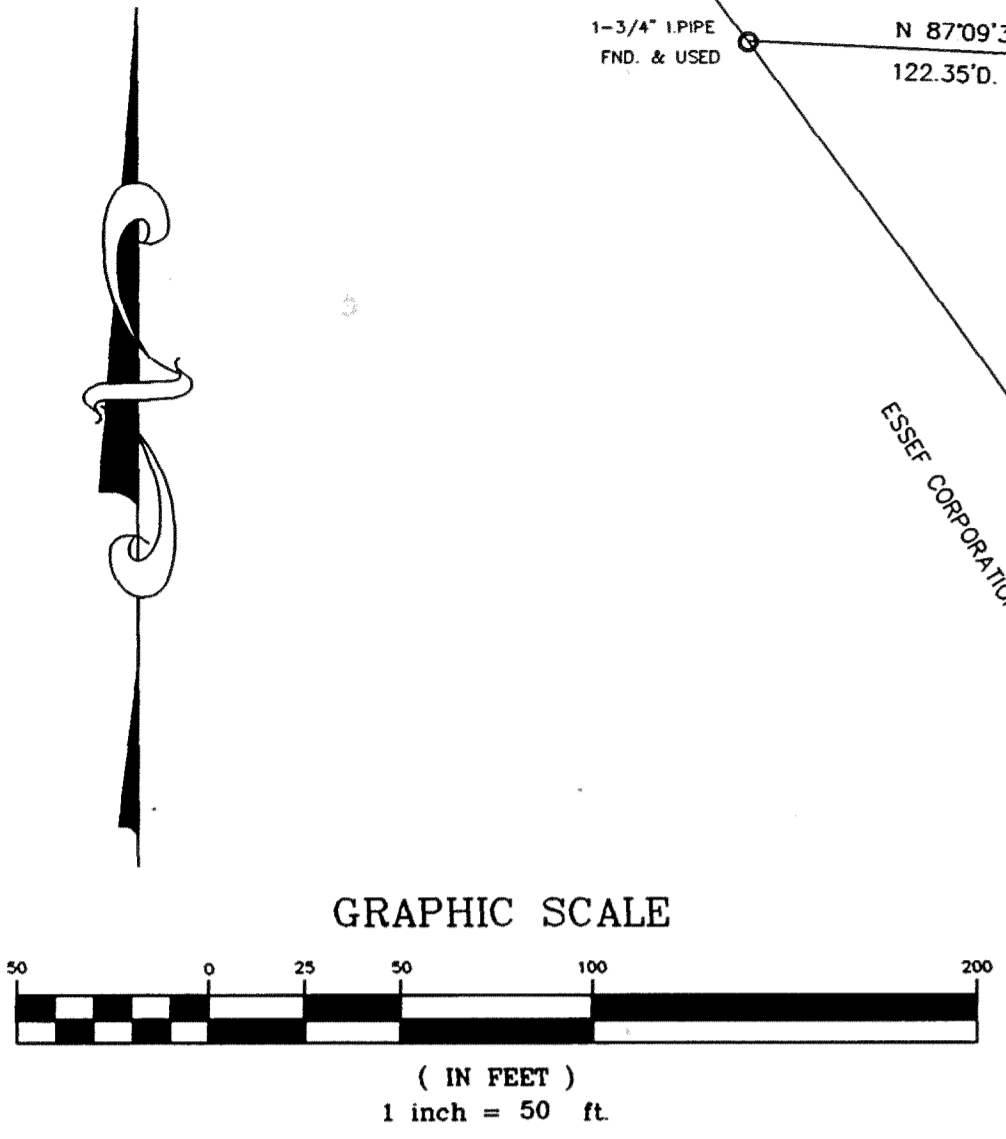


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TELEPHONE: 225-8463 354-8639 951-1400
JRP\BRID16A\CPLAT12-2

C.E.I. COMPANY
VOL. 495, PG. 416 D.R.

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

RAIN HOLD CORPORATION • RINE CALIFORNIA
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10488
 RAIN HOLD CORPORATION • RINE CALIFORNIA
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10488



BRIDGEWATER VILLAGE CONDOMINIUMS

Phase 12 - Parcels A Thru D

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	0°26'54"
BDRY-2	5769.65	795.70	795.07	N32°48'48"W	0°24'06"
C-1	290.00	272.11	262.24	N60°18'49"W	5°34'40"
C-2	184.66	49.46	49.31	S85°09'56"W	15°20'50"
C-3	31.50	22.99	22.48	N81°35'57"W	41°49'03"
C-4	73.50	365.30	69.73	S2°04'17"E	28°44'44"
C-5	31.50	42.65	39.46	N53°18'50"E	77°34'17"
C-6	21.50	33.77	30.41	S42°09'59"E	90°00'00"
C-7	120.00	100.77	97.65	S28°50'53"W	48°01'04"
C-8	180.00	252.37	232.20	S10°41'26"W	80°19'50"
C-9	180.00	140.476	136.94	S51°50'00"E	44°42'53"
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	58.59	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°00'41"W	57°04'13"
C-15	120.00	105.12	101.79	S25°45'42"W	50°11'25"
C-16	180.00	73.85	73.355	S39°06'11"W	23°30'28"
C-17	21.50	33.77	30.41	S47°30'21"W	90°00'00"
C-18	230.00	110.15	109.10	N70°17'56"W	27°29'20"
C-19	290.00	47.535	47.48	N82°27'54"W	09°23'30"
C-20	290.00	37.10	37.07	N37°03'52"W	07°19'46"
C-21	180.00	69.43	69.00	N58°48'43"E	23°06'46"
C-22	120.00	65.64	64.83	S45°09'48"E	31°20'29"
C-23	280.00	122.37	121.40	S33°53'04"E	25°22'28"
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°59'53"
esmt-3	230.00	30.02	30.00	N33°16'06"W	07°28'43"
esmt-4	230.00	68.25	68.00	N21°01'39"W	17°00'10"

AREA TABULATION

PHASES 1 THRU 11 ----- 17.7430 ACRES

PHASE 12 ----- 0.7797 ACRES

PHASE 12 INCLUDES

PARCEL A----- 0.2834 ACRES
 PARCEL B----- 0.1384 ACRES
 PARCEL C----- 0.1631 ACRES
 PARCEL D----- 0.1948 ACRES

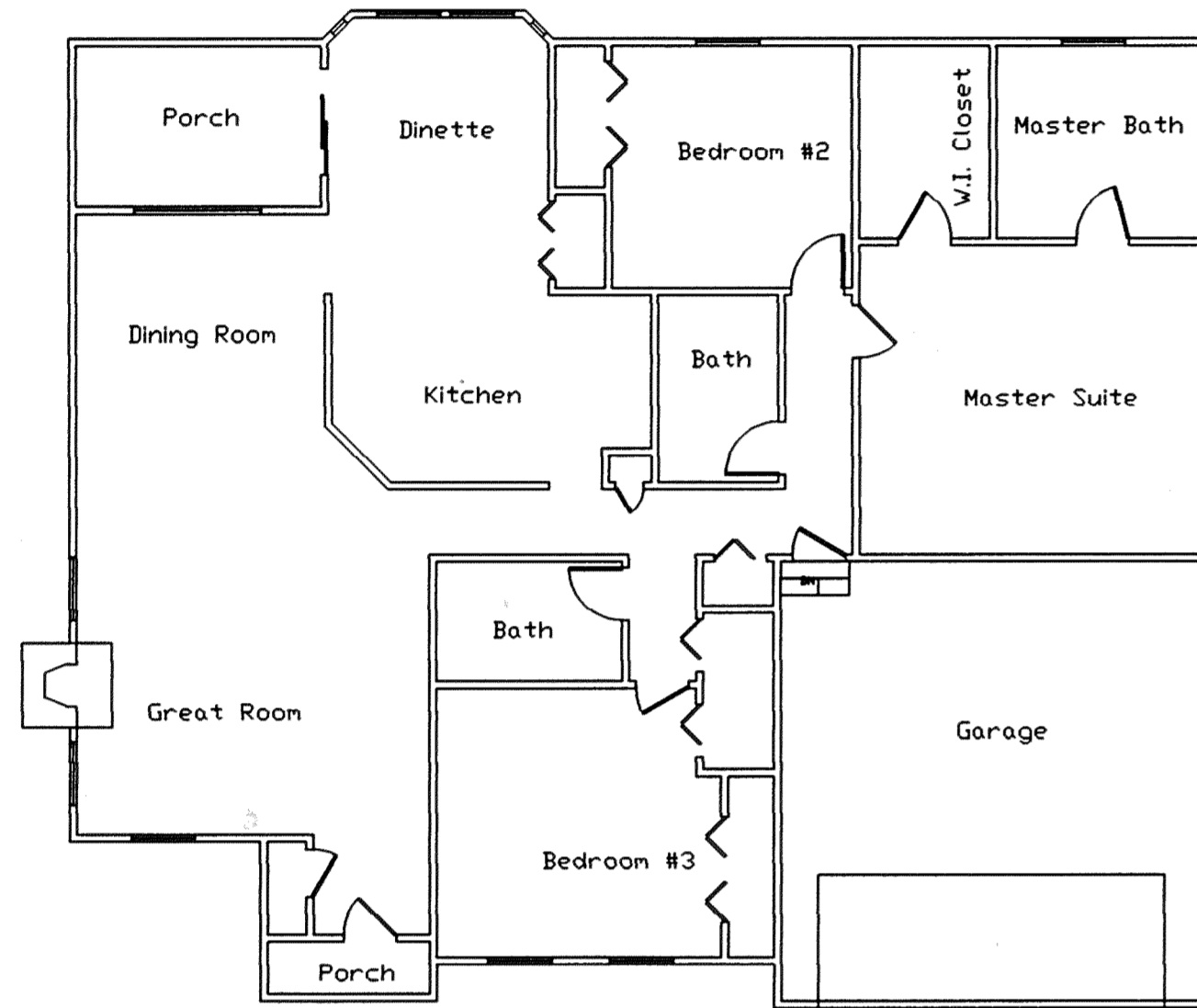
REMAINING LANDS AFTER PHASE 12

PARCEL 1----- 0.1710 ACRES
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TOTAL ACREAGE-----27.7339

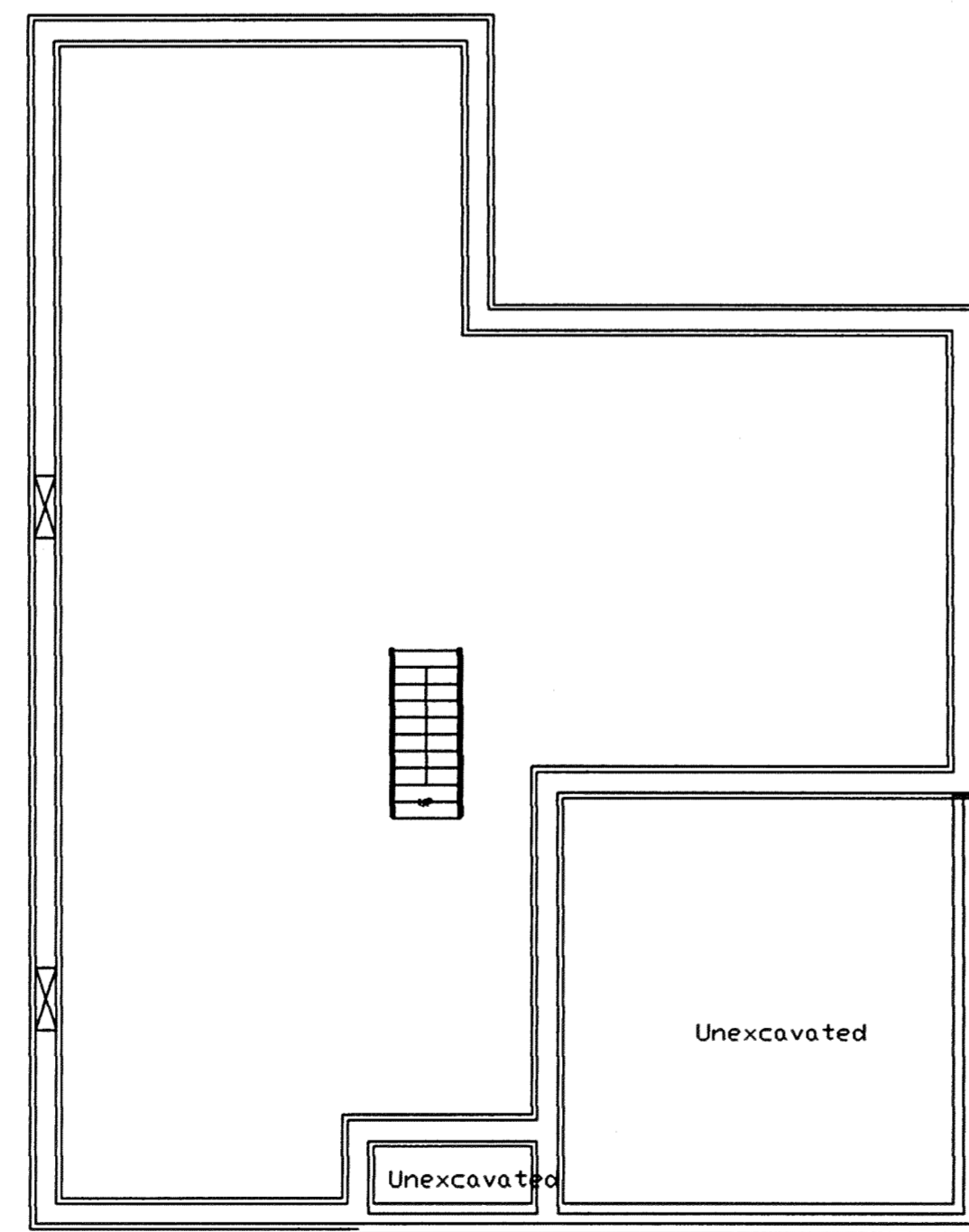
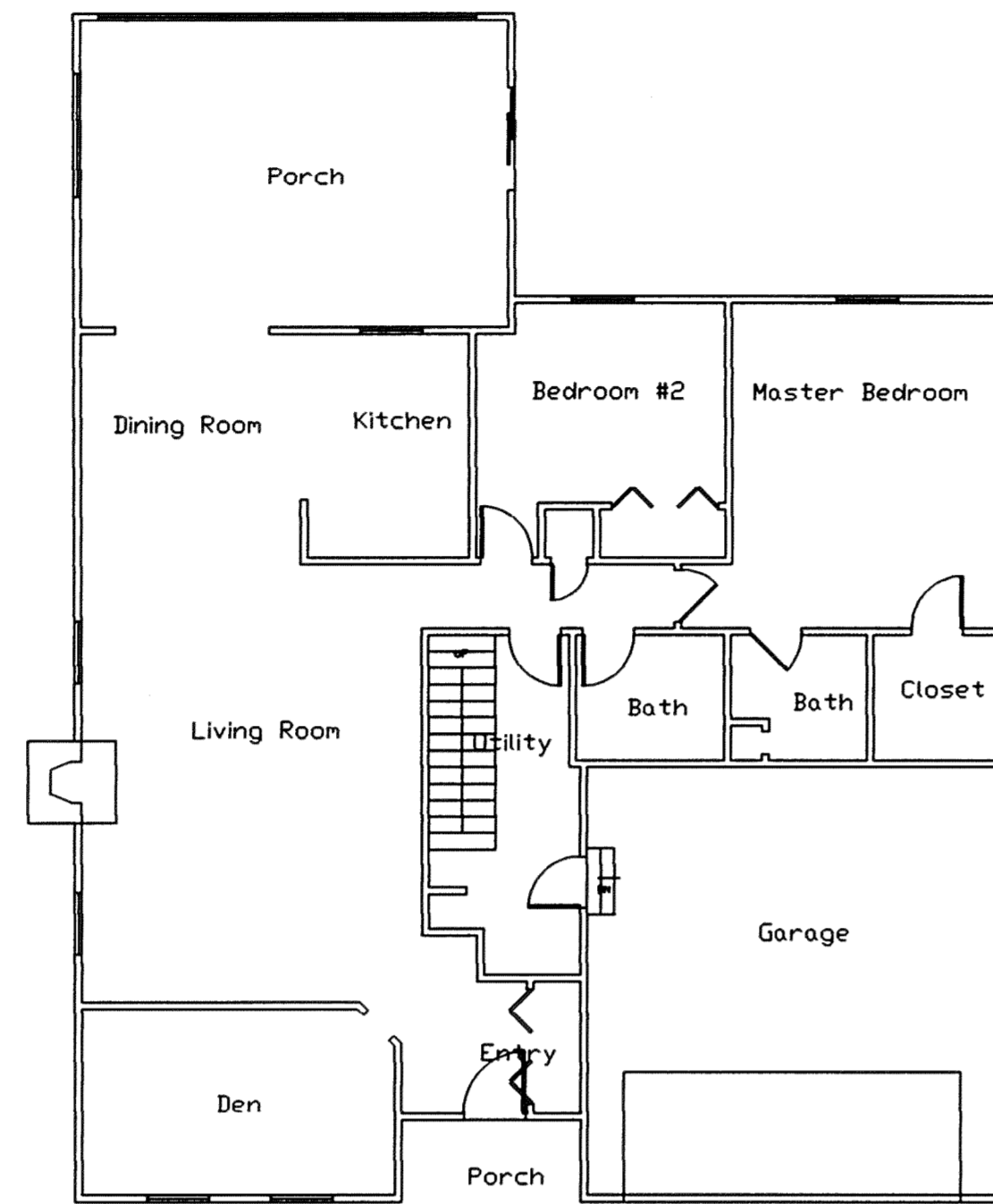
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 TELEPHONE 255-6463 354-8938 951-LAND
 JRP 18RD016A\cadd\plot12-3.dwg

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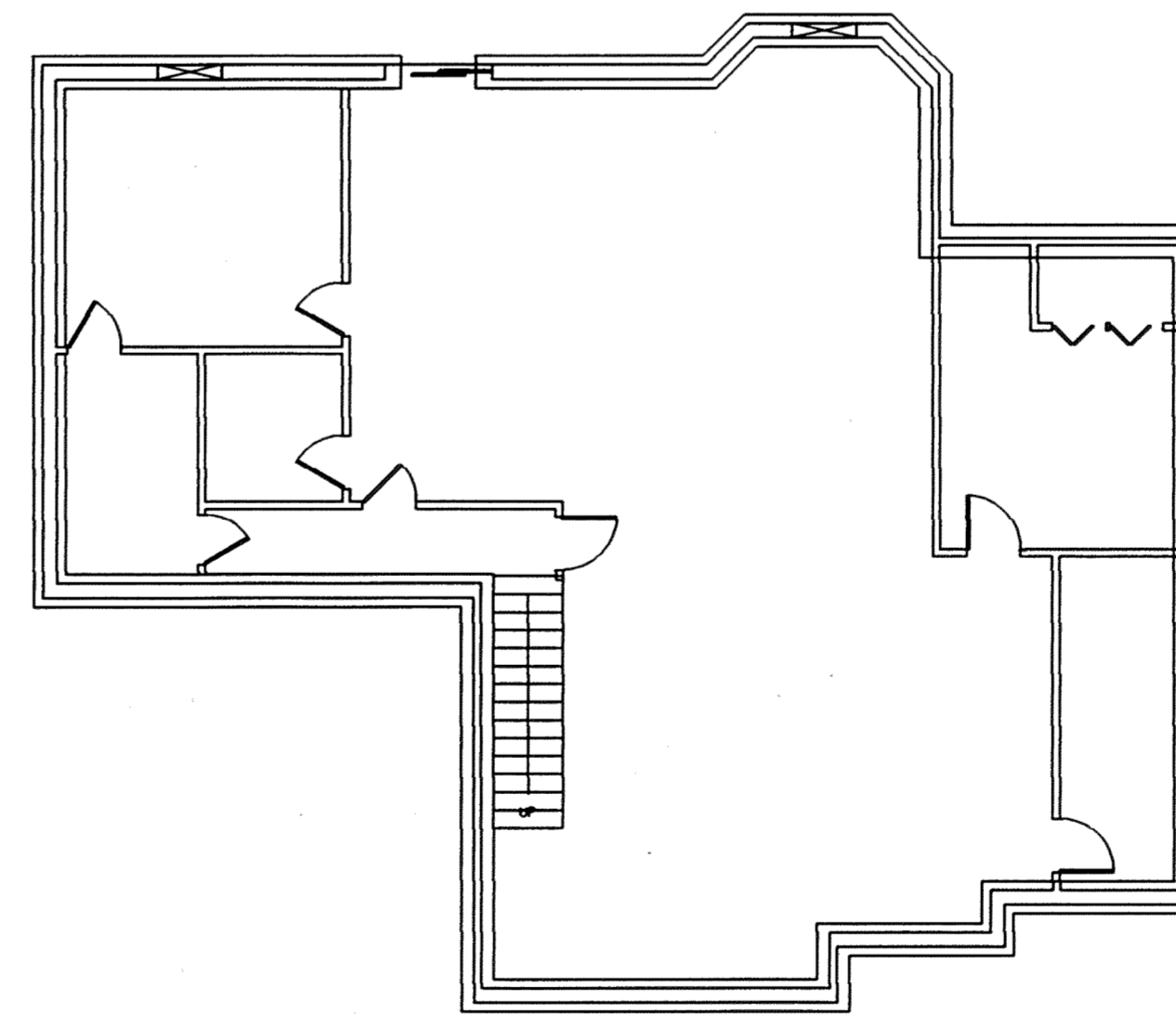
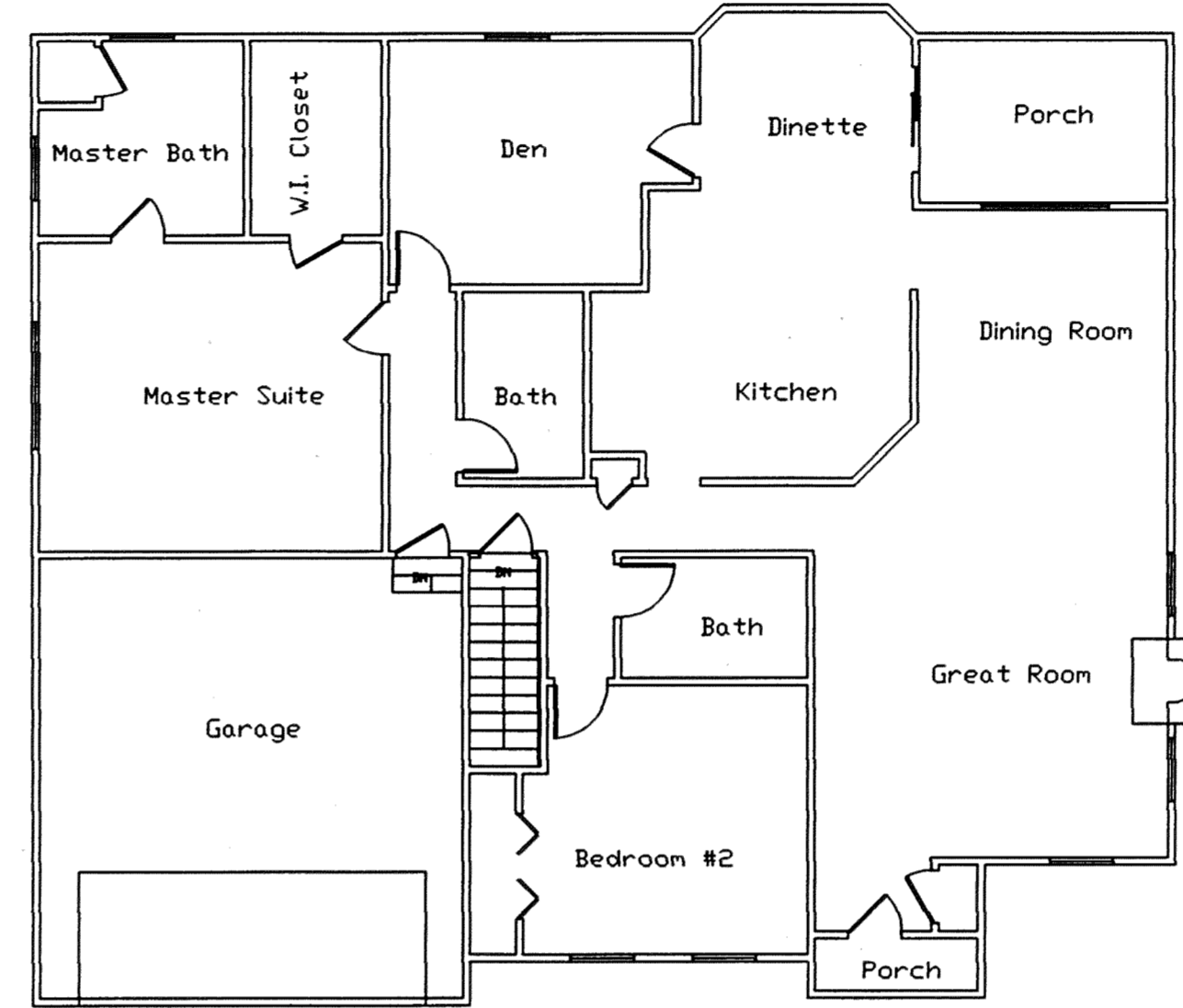
UNIT #32
"VILLAGER II"
 Living Area = 1765 sq. ft.
 Garage = 413 sq. ft.



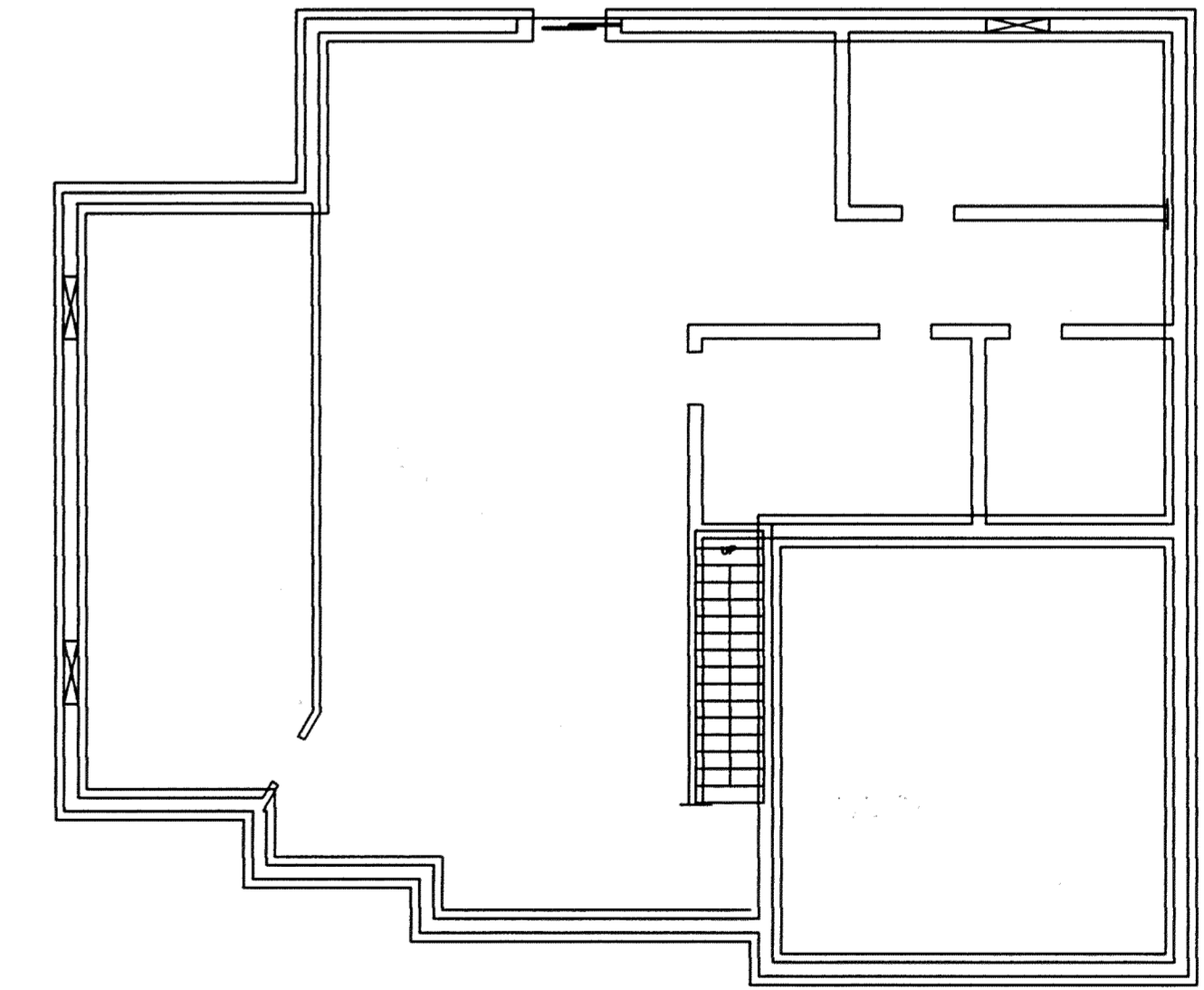
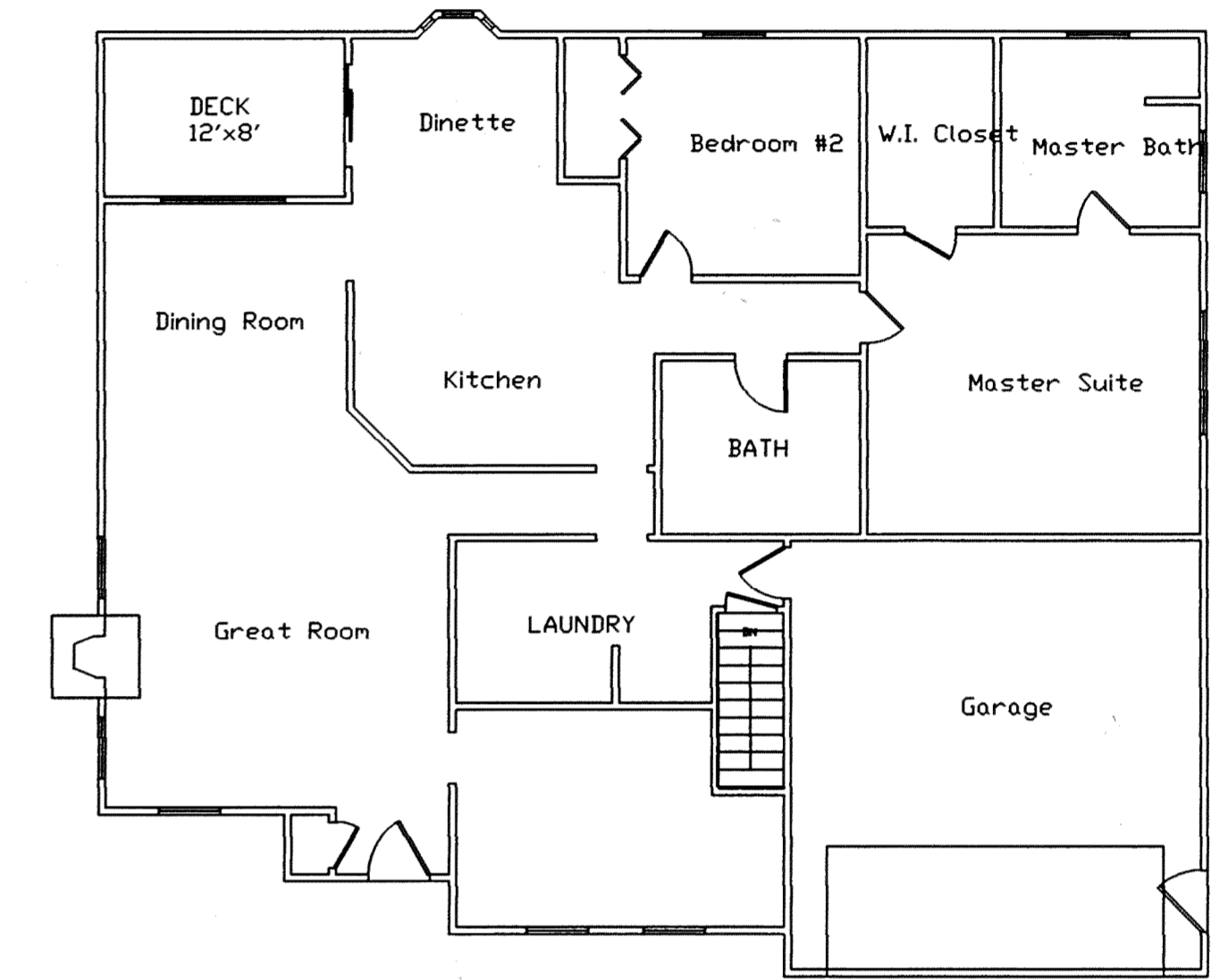
UNIT #47
"VILLAGER"
 Living Area = 1887 sq. ft.
 Garage = 413 sq. ft.
 Basement = 1887 sq. ft.



UNIT #51
"VILLAGER II"
 Living Area = 1765 sq. ft.
 Garage = 413 sq. ft.
 Basement = 1765 sq. ft.



UNIT #66
"VILLAGER II"
 Living Area = 1765 sq. ft.
 Garage = 413 sq. ft.
 Basement = 1765 sq. ft.



PREPARED BY:
LAND DESIGN consultants
 Civil Engineers and Surveyors
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DRAWN BY: CWS	DATE: August 12, 1999
CHECKED BY:	DRAWING NO. CWS/cpl12-04
JOB NO.: BRIDD1-9601	SHEET 4 OF 4

28-80

RAIN HOLD CORPORATION • STATE CALIFORNIA REGISTERED PROFESSIONAL ARCHITECTS
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