

VICINITY MAP
NOT TO SCALE

200100615648
Filed for Record in
GEAUGA COUNTY OHIO
MARY MARGARET MCBRIDE
12-13-2001 At 04:23 PM
PLAT 34 P. 35
DR Book 34 Page 34 - 35

RECEIVED FOR TRANSFER BY THE GEAUGA COUNTY AUDITOR
THIS 13 DAY OF Dec 2001.

Tracy A. Janson B.M.C.
Geauga County Auditor

RECEIVED FOR RECORDING PURPOSES BY THE GEAUGA COUNTY
RECORDER THIS 13th DAY OF December 2001.

RECORDED THIS 13th DAY OF December 2001
AT 4:23 P.M.

IN PLAT BOOK VOLUME NO. 34 PAGE NO. 34-35

Mary Margaret McBride
Geauga County Recorder

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
PUMP STATION, STANDBY GENERATOR, WATER MAINS AND
RELATED APPURTENANCES DESIGNATED IN GRAPHIC SYMBOLS
ON THIS PLAT.

BRIDGEWATER DEVELOPMENT INCORPORATED
William J. Johnson 12-12-01
WILLIAM J. JOHNSON President Dated

Mary K Kolcum MARY K KOLCUM
WITNESS Print Name

Douglas J. Hadley Douglas J. Hadley
WITNESS Print Name

STATE OF OHIO
COUNTY OF Geauga

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND
STATE, PERSONALLY APPEARED THE ABOVE NAMED BRIDGEWATER
DEVELOPMENT INCORPORATED, BY WILLIAM J. JOHNSON, PRESIDENT,
WHO HAVING BEEN DULY SWORN, ACKNOWLEDGED THAT HE DID
EXECUTE THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS
FREE ACT AND DEED INDIVIDUALLY AND AS SUCH OFFICER AND THE
FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND
AFFIXED MY OFFICIAL SEAL AT Chardon, OHIO,
THIS 12 DAY OF December 2001.

Douglas J. Hadley
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-30-04

**BRIDGEWATER VILLAGE
CONDOMINIUM
PHASE 20**
(Containing 0.6866 Acres)

Exhibit "A" to the nineteenth amendment to
declaration of condominium ownership for the
Bridgewater Village Condominiums

Situated on the City of Chardon, County of Geauga,
State of Ohio and being known as part of the Original
Chardon Township Lots Number 130 and 131

PREPARED BY:
RUDY E. SCHWARTZ
Professional Surveyor
15750 AUBURN ROAD
NEWBURY, OHIO 44065
(440)564-7528 Fax (440)564-5675

Scale 1" = 50' Date November, 2001

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)

EASEMENTS PER TITLE COMMITMENT:

Bridgewater Development Incorporated, an Ohio Corporation, hereby grants a perpetual easement to the City of Chardon, The Cleveland Electric Illuminating Company, Western Reserve Telephone Company, and Cobleson 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, 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 City 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 hereinafter installed upon and under the areas of the condominium plot 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 City.

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 City 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 City 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 City of Chardon within the scope and purpose for which the easement is granted.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-3	23.78'	73.50'	12.00'	23.68'	S23°32'05"W	18°32'27"
C-8	31.255'	184.66'	15.67'	31.22'	S82°20'30"W	9°41'56"
C-9	22.99'	31.50'	12.03'	22.48'	N81°35'57"W	41°49'01"
C-10	110.97'	73.50'	69.15'	100.73'	S76°03'30"W	86°30'24"
C-12	42.65'	31.50'	25.32'	39.47'	N53°20'07"E	77°35'08"
C-13	81.05'	120.00'	42.14'	79.52'	S31°52'31"W	38°41'58"
C-14	102.98'	180.00'	52.94'	101.58'	S34°28'02"W	32°46'45"
C-15	89.08'	180.00'	45.47'	88.18'	S15°17'53"E	28°21'22"
C-16	77.44'	73.50'	42.75'	73.91'	N44°43'46"E	60°22'10"
C-18	62.81'	180.00'	31.78'	62.59'	S37°21'32"W	20°01'28"

TITLE GUARANTEE COMMITMENT SCHEDULE B

Item 3 Easement from Louis Edward Oldenburg and Kathleen Isabelle Oldenburg, husband and wife, to the Cleveland Electric Illuminating Company, filed for record in October 9, 1968 and recorded in Volume 495 Page 480 of Geauga County Records.

Item 4 Right of Way Easement and Reservation from Paul P. Pope a/o/a/ Paul Pope and Laverne R. Pope a/o/a/ Laverne Pope, husband and wife, to the Cleveland Electric Illuminating Company, an Ohio Corporation, filed for record November 8, 1968 and recorded in Volume 495 Page 965 of Geauga County Records.

Item 8 Pipe line Right of Way Grant from Bridgewater Development Incorporated to the East Ohio Gas Company, filed for record October 26, 1993 and recorded in Volume 1031 Page 981 of Geauga County Records.

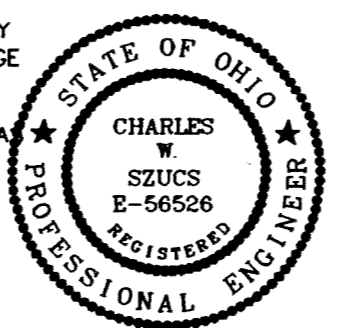
AREA TABULATION (PHASES)

Phase 1 thru 19	22.4234 Acres Total
Phase 20-A	0.5453 Acres Total
Phase 20-B	0.1413 Acres Total
Remaining Lands	4.6239 Acres Total
Parcel 1	(0.4994 Acres)
Parcel 2	(2.5907 Acres)
Parcel 3	(0.9159 Acres)
Parcel 4	(0.6179 Acres)
TOTAL	27.7339 Acres

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF THE BUILDINGS OF BRIDGEWATER VILLAGE CONDOMINIUM PHASE 20 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. (#65526) 12/06/2001 DATE



SURVEYOR'S CERTIFICATION

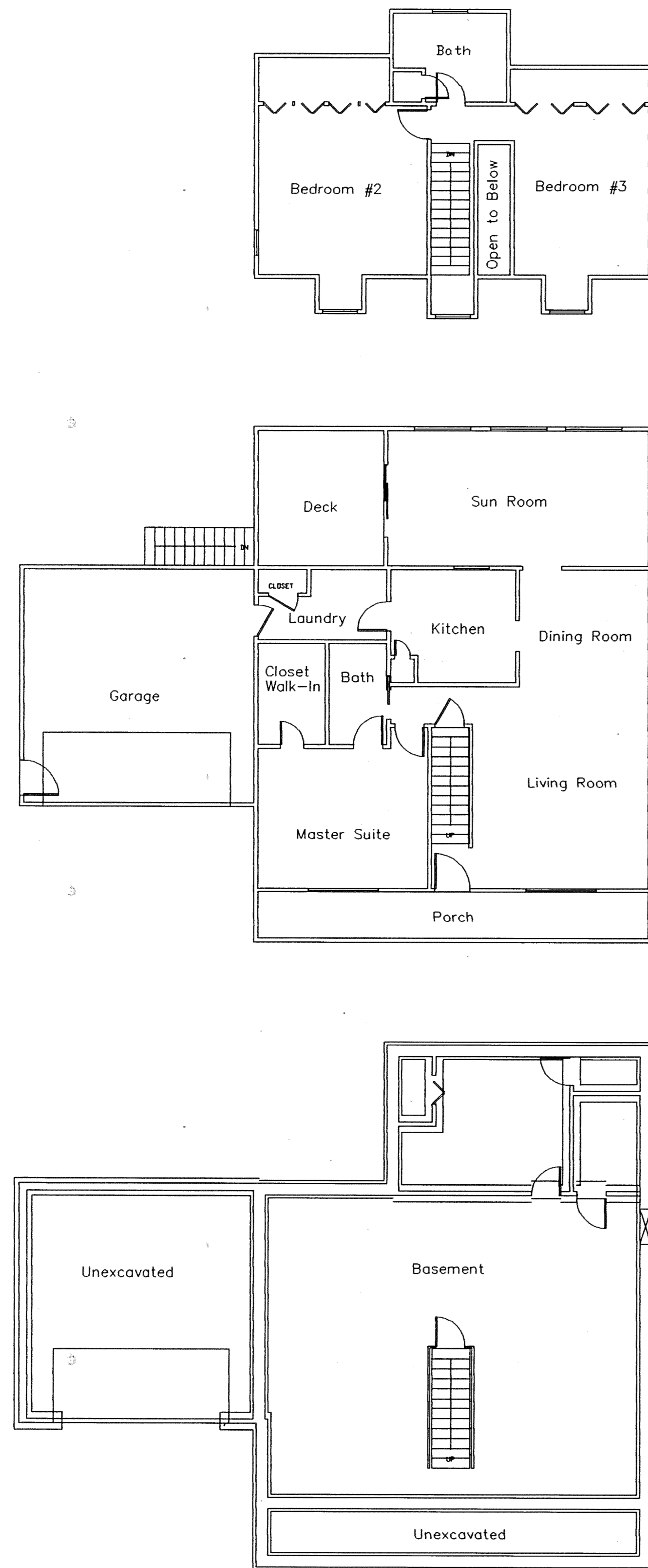
I DO HEREBY CERTIFY THAT THE BUILDING FOUNDATIONS OF BRIDGEWATER VILLAGE CONDOMINIUM PHASE 20, ARE GRAPHICALLY LOCATED AS SHOWN ON THIS DRAWING AS CONSTRUCTED. I HEREBY CERTIFY THAT THERE WERE NO ENCROACHMENTS OF OR ON THE PROPERTY AT THE TIME OF THE SURVEY.

Rudy E. Schwartz
RUDY E. SCHWARTZ, P.S. (#7193) 12/06/2001 DATE

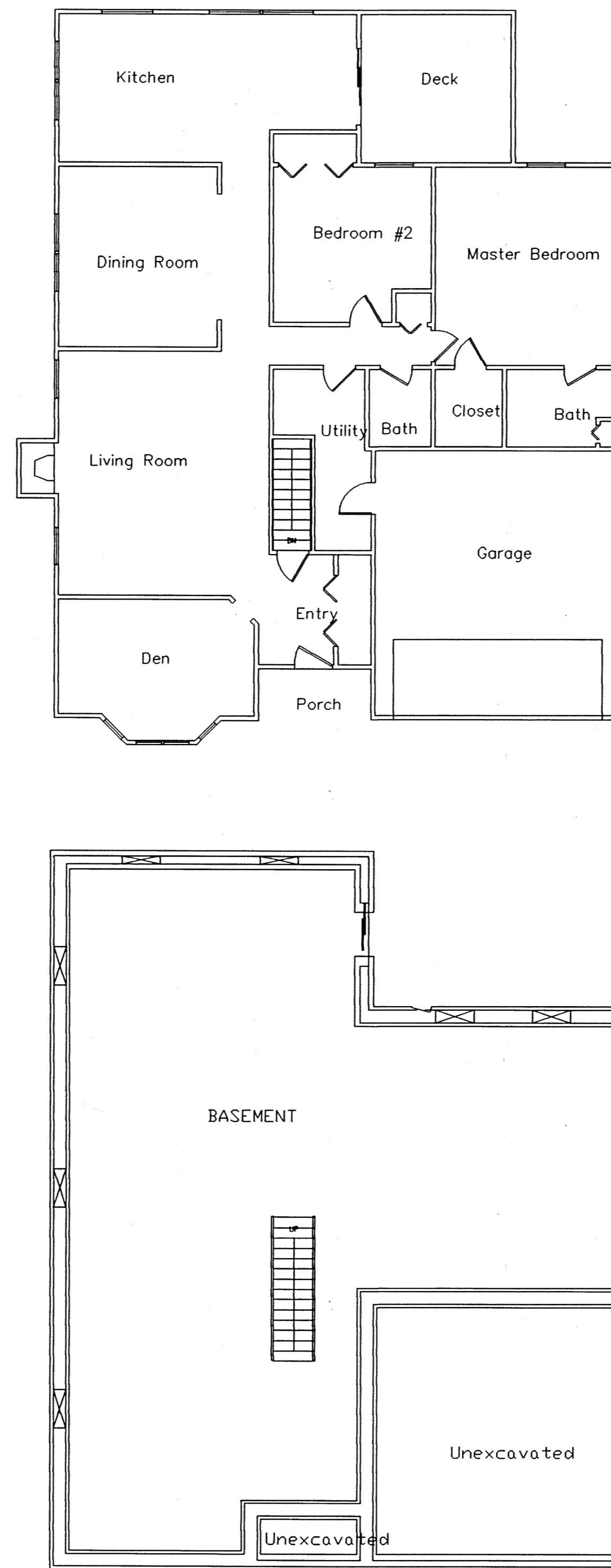


V34.P34

UNIT #23
"BRIDGEWATER"
 Living Area = 1900 sq. ft.
 Garage = 410 sq. ft.

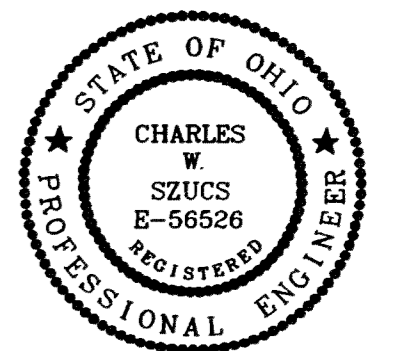


UNIT #50
"VILLAGER"
 Living Area = 1825 sq. ft.
 Garage = 410 sq. ft.



I HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF THE BUILDINGS OF BRIDGEWATER CONDOMINIUMS PHASE 20 INCLUDING THE LAYOUT AND DESIGNATION OF UNITS 23 & 50 AS CONSTRUCTED AS OF 11/12/01

C.W. Szucs
 CHARLES W. SZUCS P.E. No. 56526



V34-P35

DRAWN BY:	CWS	DATE:	Nov. 15th, 2001
CHECKED BY:		DRAWING NO.:	cpl20-02
JOB NO.:	CondoBridge	SHEET	2 OF 2

ERM HOPE, MANASSAS, VIRGINIA 20108
 SAFETY PRODUCTS • NEW HOPE, MANASSAS, VIRGINIA 20108
 REGISTERED BY PLAN NUMBER 6532
 SAFETY PRODUCTS • NEW HOPE, MANASSAS, VIRGINIA 20108
 REGISTERED BY PLAN NUMBER 6532
 SAFETY PRODUCTS • NEW HOPE, MANASSAS, VIRGINIA 20108
 REGISTERED BY PLAN NUMBER 6532