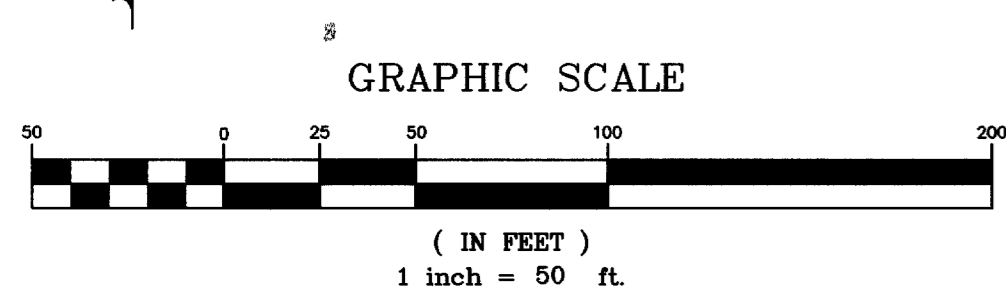


Bearings as shown are to an assumed meridian and are intended to indicate angles only



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 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 as 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 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 plat or plats as amended from time to time designated as the common areas, and further dedicated 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.

I, the undersigned William J. Johnson, President of Bridgewater Development Incorporated, owner of the property shown and described herein 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 the 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

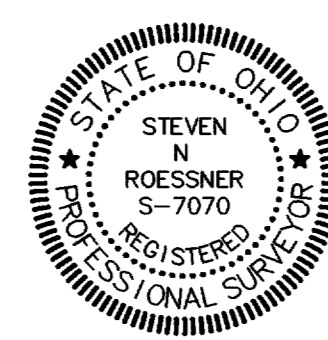
denotes Limited Common Area (LCA)

Executed before me by Bridgewater Development Incorporated by William J. Johnson, its President, this 29 day of ~~October~~ 2002, who, under penalty of perjury in violation of Section 2921.11 of the Revised Code, represented to me to be said person.

Doyle
Notary Public
Comm Exp. 12/31/2004
LAKE CUMM
Douglas J. Howley

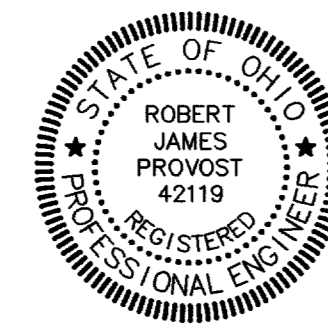
The undersigned hereby state that this plat was prepared from an actual survey, that this plat shows graphically, insofar as possible, the location of the layout, designation and dimensions of the buildings, common area and limited common areas. That there are no encroachments upon the subject premises nor from the subject premises, other than shown. The purpose of this statement is to comply, in all respects, with the provisions of section 5311.07 of the Ohio Revised Code.

Steven N. Roessler
Steven N. Roessler, Professional Surveyor Ohio #7070
Date: 10/23/02



The undersigned hereby state that this drawing shows graphically, insofar as possible, the location of the layout, designation and dimensions of the unit as constructed. The purpose of this statement is to comply, in all respects, with the provisions of section 5311.07 of the Ohio Revised Code.

Robert J. Provost
Robert J. Provost, Professional Engineer Ohio #42119
Date: 10/23/02



Being a part of Original Chardon Township Lots 130 and 131 in the City of Chardon, County of Geauga and the State of Ohio

C.E.I. Co.
Vol. 495, Pg. 416

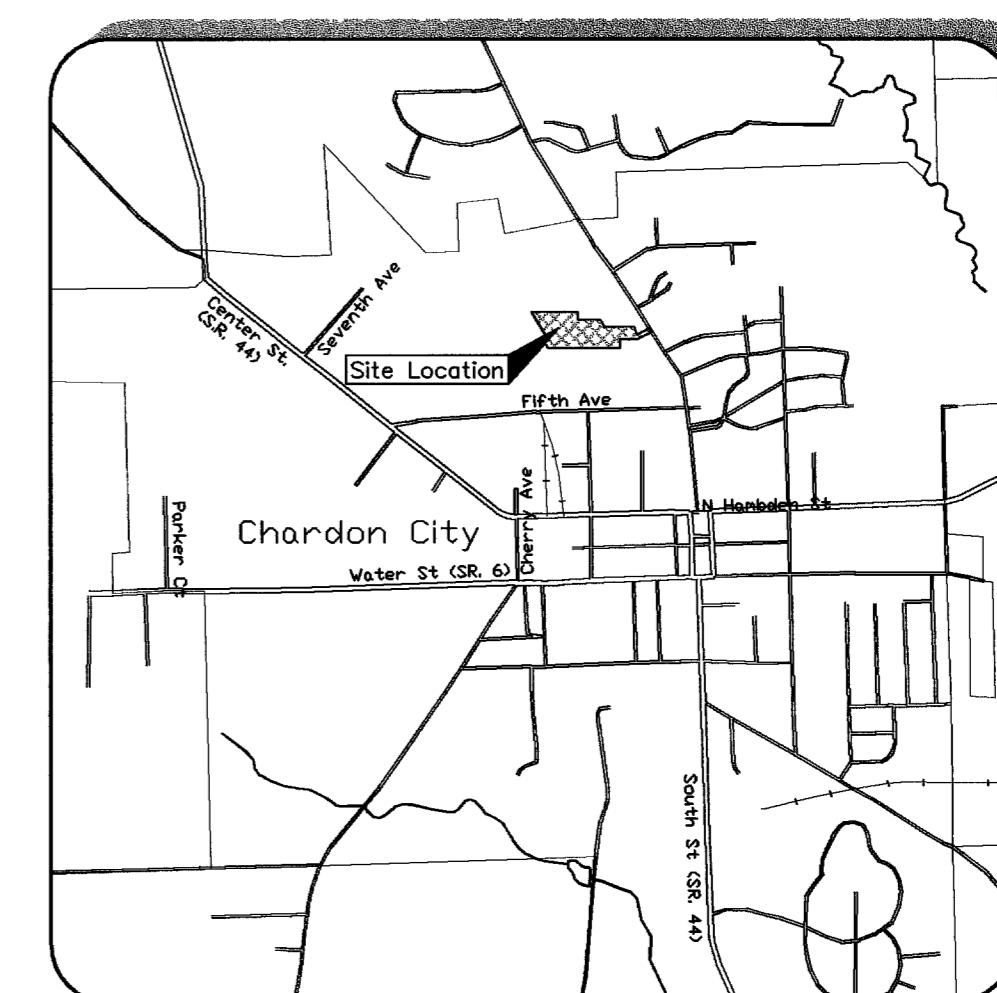
A.M. Pilla
Vol. 671, Pg. 9

John U. Scherban
JOHN U. SCHERBAN
PLANNING & ZONING ADMINISTRATOR
CITY OF CHARDON

CURVE TABLE					
CURVE	Delta	Length	Radius	Tangent	Chord
C1	26°39'18"	34.19'	73.50'	17.41'	N46°07'52"E 33.89'
C2	60°21'54"	77.44'	73.50'	42.75'	N44°43'46"E 73.91'
C3	77°34'36"	42.65'	31.50'	25.32'	N53°20'07"E 39.47'
C4	1°30'41"	152.07'	5764.65'	76.04'	N27°53'07"W 152.06'
C5	1°05'52"	110.44'	5764.65'	55.22'	N26°34'50"W 110.44'

"Exhibit A" To The Twenty Second Amendment To Declaration of Condominium Ownership For The Bridgewater Village Condominium Phase 23

(Total Acres 0.7524 Acres)



VICINITY MAP
NO SCALE

Remaining Lands after Phase 23

Parcel 1 . . . 0.2698 acres
Parcel 2 . . . 2.5911 acres
Total remaining 2.8609 acres

Received for transfer by the Geauga County Auditor this 5th day of November, 2002

Shirley A. Neuman
Gaugua County Auditor

Received for recording purposes by the Geauga County Recorder this 5th day of November, 2002

Recorded this 5th day of November, 2002 at 1:38pm in plat book No. 35, page No. 103-104

Mary Margaret McBride
Gaugua County Recorder

200200642264
Filed for Record in
GEOUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
11-05-2002 AT 01:38 PM
PLAT 40-00
OR Book 35 Page 103 - 104

The drawings are subject to future modifications and to easements as specified in the Declaration of Condominium Ownership filed herewith.

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.

V35.P103

Foresight Engineering Group
Engineers & Surveyors

SCALE: Horiz. 1" = 50'
Vert. None
FILE NAME: I:\B10101\Phase 23
DATE: October 23, 2002

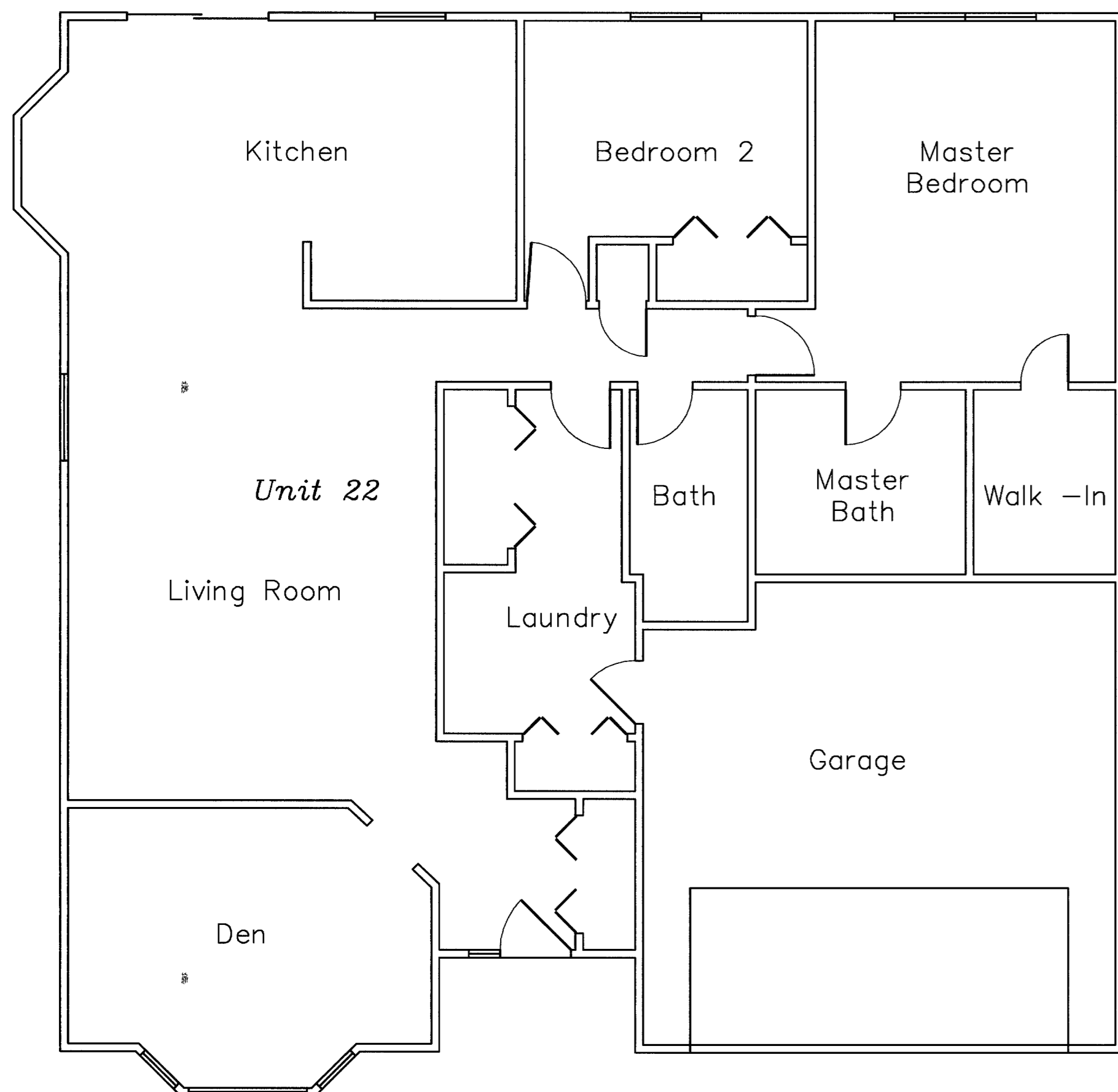
Bridgewater Village
Condominium
Chardon City - Geauga County - Ohio
Phase 23

SHEET NO

1/2

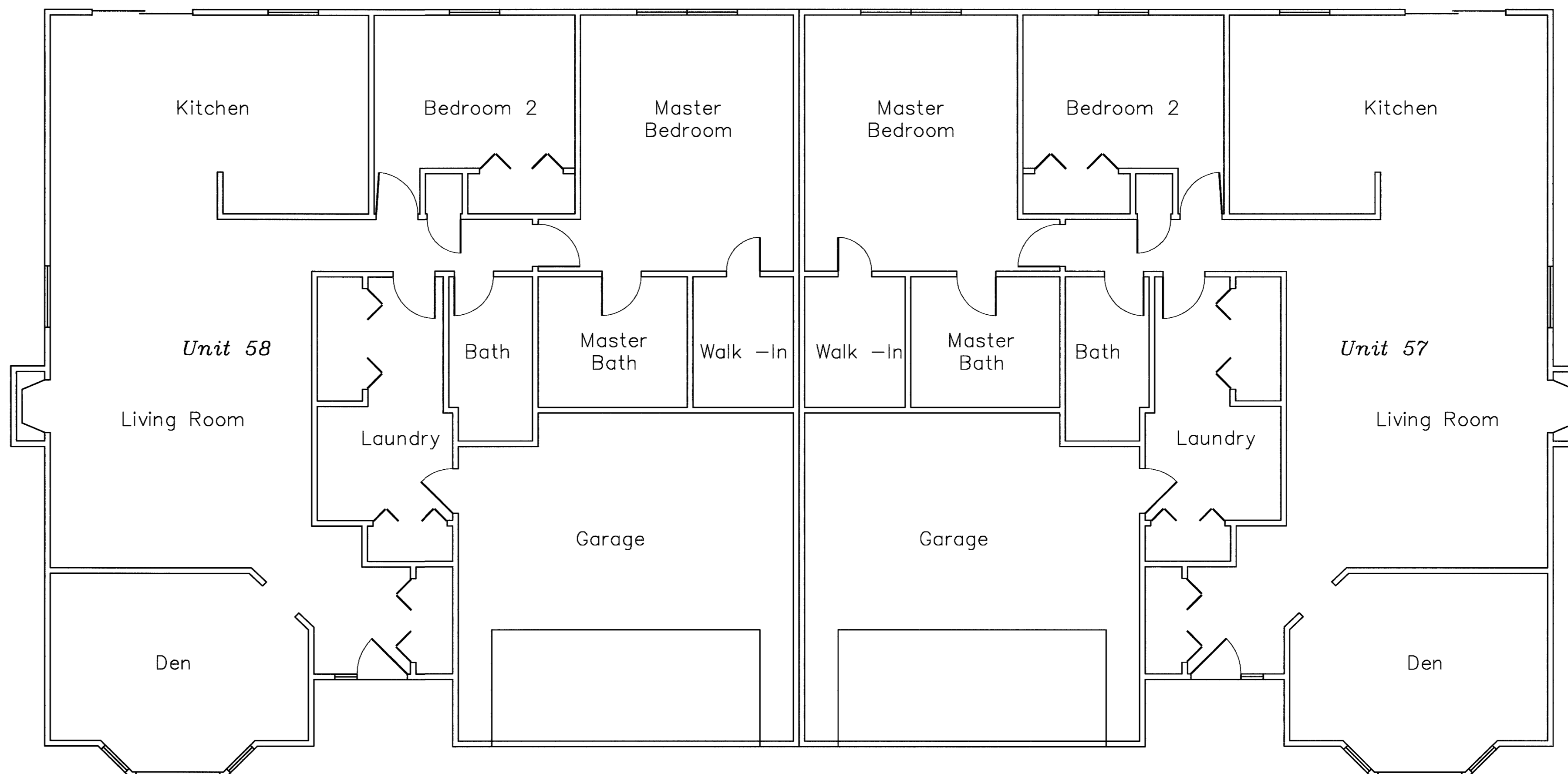
Unit 22
(Address # 310)

Ranch on Slab
Living Area = 1446± Sq Ft



Unit 58 & 57
(Address # 123 & # 125)

Ranch on Slab
Living Area Unit 58 = 1446± Sq Ft
Living Area Unit 57 = 1446± Sq Ft



V35. P104

Foresight Engineering Group
Engineers & Surveyors

440 288-1030
440 288-1034 fax
320 Center Street, Unit F
Chardon, Ohio 44024

SCALE : Horz. None
Vert. None
FILE NAME:
I:\Bri10101\Phase 23
DATE :
October 23, 2002

REVISIONS:

Bridgewater Village
Condominiums
Chardon City - Geauga County - Ohio
Phase 23 House Layouts

SHEET NO.

2/2

I:\cdp\p101\101\Cad\Plot\Phase 23.dwg, 10/23/02 08:50:02 AM, Copyright Foresight Engineering Group, Inc.

SAVED PRODUCTS - NEW HOME, MINNESOTA
REPRODUCTION AS SHOWN
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