

357478
SURVEYOR'S CERTIFICATE

BRIDGESIDE SUBDIVISION NO. 1 FINAL PLAT

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 29, NOW IN THE
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 1, AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, AND FIND THE MONUMENTS SET ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

AVON LAKE MUNICIPAL ENGINEER
WADE M. MERTZ, P.E.

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 1 HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE ON THE 20th DAY OF June, 1995

Albert J. Dispensa, Jr.
AVON LAKE PLANNING COMMISSION SECRETARY
ALBERT J. DISPENZA JR.

CITY COUNCIL

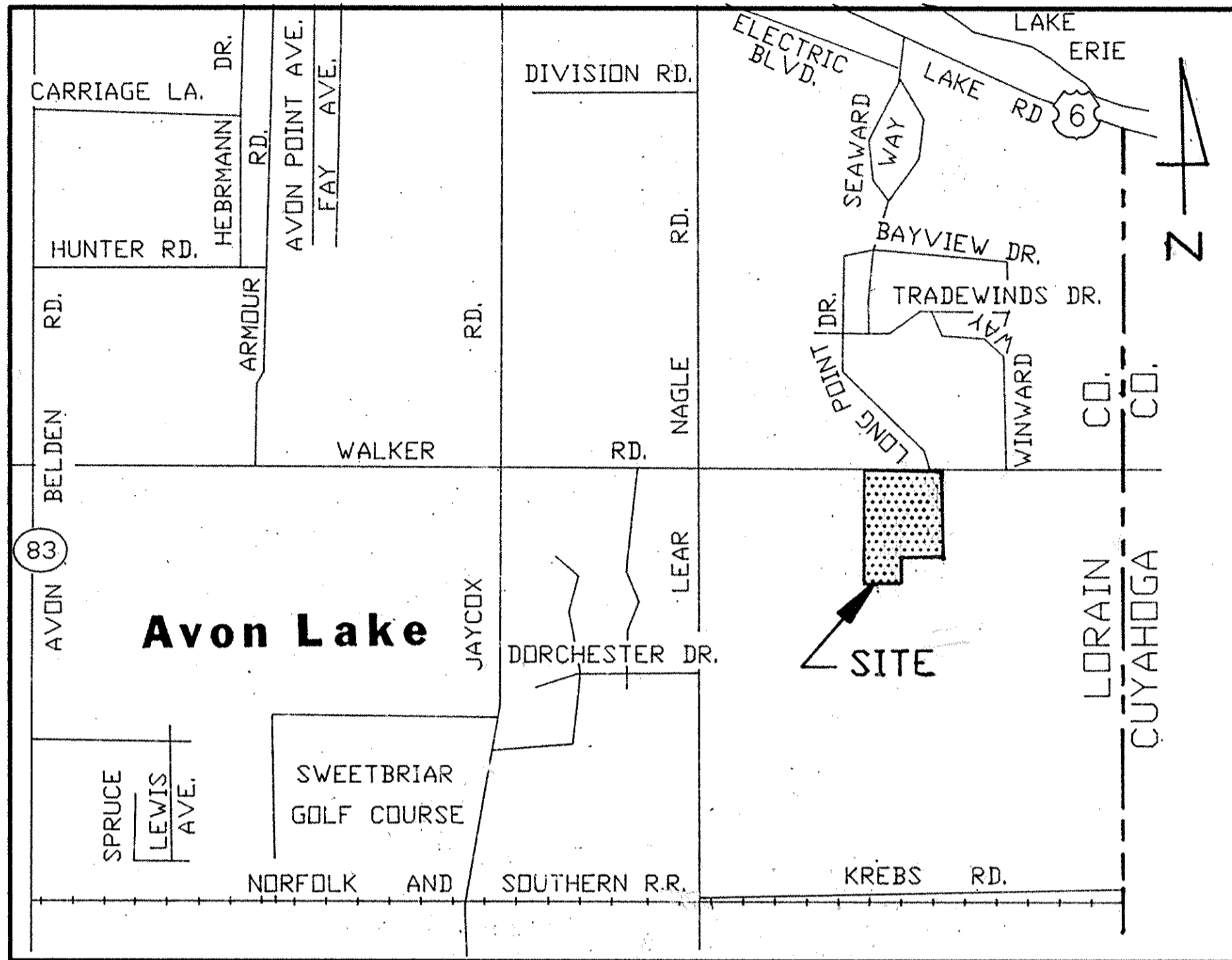
THIS IS TO CERTIFY THAT THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 1 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 115-95 PASSED THE 10 DAY OF July, 1995.

Kathleen Lynch
CLERK OF COUNCIL
KATHLEEN LYNCH

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 1, AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Geoffrey Smith
AVON LAKE LAW DIRECTOR
GEOFFREY SMITH



SITE MAP

SCALE: 1"=2000'

ACREAGE IN 47 SUBLOTS 20.060 ACRES
ACREAGE IN STREETS 4.457 ACRES
ACREAGE IN DETENTION BASIN BLOCK "A" 2.210 ACRES
TOTAL ACREAGE 26.727 ACRES

DATE 5/24/95 BY *Neil A. Hetrick*
NEIL A. HETRICK
REGISTERED SURVEYOR No. 7040



OWNER'S CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGED THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY GRANT UNTO THE CITY OF AVON LAKE UTILITY EASEMENTS NO. 1 AND NO. 2, TWENTY FOOT WIDE STORM SEWER EASEMENTS UNDER, OVER, AND THROUGH THE SUBLOTS AND LANDS AS SHOWN HEREON. NO BUILDINGS OR TREES TO BE INSTALLED IN EASEMENTS. CITY TO BE HELD FREE FROM REPAIR OF ANYTHING PLACED IN THE EASEMENTS EXCEPT GRASS. WE DO HEREBY DEDICATE TO USE THE STREETS SHOWN HEREON, AND DESIGNATED AS TREESIDE LANE, BRIDGESIDE DRIVE AND HAZELWOOD LANE.

SHORE WEST CONSTRUCTION COMPANY

Frederic C. Bower
BY: FREDERIC C. BOWER, PRESIDENT

NOTARY PUBLIC

COUNTY OF LORAIN }
STATE OF OHIO } S.S.

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR FREDRIC C. BOWER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF BRIDGESIDE SUBDIVISION NO. 1 AND THAT IT WAS HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 16 DAY OF May, 1995.

Ronald J. Ziehm
NOTARY PUBLIC

RONALD J. ZIEHM, Attorney
Notary Public - State of Ohio
My Commission Expires 12/31/96
Section 147.03 R.C. Code

MY COMMISSION EXPIRES

NOTES:

1. THE CITY OF AVON LAKE HEREBY RELEASES AND EXTINGUISHES ITS CHANNEL EASEMENTS AS RECORDED IN VOLUME 644, PAGE 250, AND VOLUME 644, PAGE 263, OF THE LORAIN COUNTY RECORDS, ACROSS BLOCK "A" SUBLOTS 1, 14, 32 AND 33.
 2. ALL LOTS ARE SUBJECT TO THE HOMEOWNER'S ASSOCIATION, RESERVATIONS AND RESTRICTIONS OF WHICH TO BE FILED WITH THE CITY OF AVON LAKE AND LORAIN COUNTY
 3. RIGHT OF ENTRY AND MAINTENANCE OF BLOCK "A" IS SUBJECT TO TERMS AND CONDITIONS OF THE "RIGHT OF ENTRY AND INDEMNITY AGREEMENT WITH THE CITY OF AVON LAKE" OF WHICH TO BE FILED WITH THE CITY OF AVON LAKE AND LORAIN COUNTY.
- BLOCK "A" IS OWNED BY SHORE WEST CONSTRUCTION COMPANY.
4. THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON DOES HEREBY SUBJECT THE SAME TO THE RIGHTS, DUTIES, AND OBLIGATIONS CONTAINED IN A CERTAIN INDEMNITY AGREEMENT WITH THE CITY OF AVON LAKE RE: THE BRIDGESIDE SUBDIVISION NO. 1 ENTRANCE PUBLIC RIGHT OF WAY AS FURTHER DESCRIBED IN THE BRIDGESIDE DECLARATION OF RESTRICTIONS, RESERVATIONS AND COVENANTS THAT WILL BE FILED WITH LORAIN COUNTY.

10' UTILITY EASEMENT

SHORE WEST CONSTRUCTION COMPANY, THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CLEVELAND ELECTRIC ILLUMINATING COMPANY, CENTRAL TELEPHONE COMPANY OF OHIO AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT-OF-WAY EASEMENT TEN FEET (10') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH ALL STREET LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATION FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEE, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEE. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

SHORE WEST CONSTRUCTION COMPANY

Frederic C. Bower
BY: FREDERIC C. BOWER, PRESIDENT

William E. Kubrak 5-30-95
WILLIAM E. KUBRAK, DEVELOPMENT REPRESENTATIVE
CLEVELAND ELECTRIC ILLUMINATING CO.

William G. Yurovich
WILLIAM G. YUROVICH, PROJECT ENGINEER
CENTRAL TELEPHONE COMPANY OF OHIO

Dave Mencke
DAVE MENCKE, CONSTRUCTION COORDINATOR
CONTINENTAL CATV

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT OHIO SAVINGS BANK, THE MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 1, AS SHOWN HEREON AND REPRESENTED BY THE UNDERSIGNED, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT AND DEDICATES FOREVER TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS TREESIDE LANE, BRIDGESIDE DRIVE AND HAZELWOOD LANE, AND STORM SEWER EASEMENTS AND UTILITY EASEMENTS NO. 1 AND NO. 2, AS SHOWN HEREON.

OHIO SAVINGS BANK

Frank J. Bolognia
BY: Frank J. Bolognia
Sr. Vice Pres.

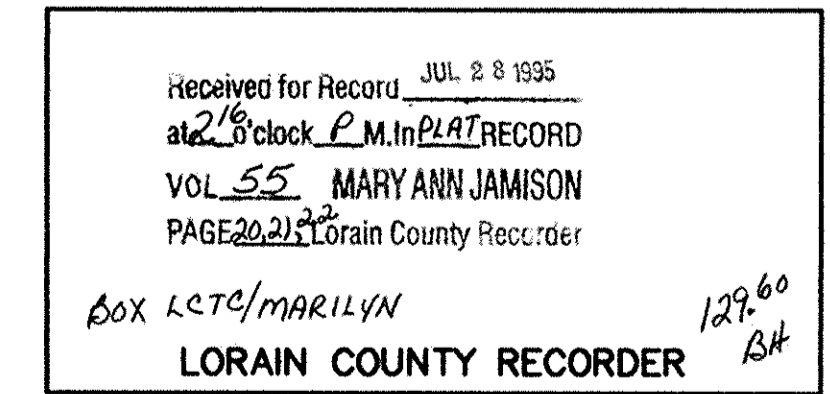
NOTARY PUBLIC

CUYAHOGA }
COUNTY OF LORAIN } S.S.
STATE OF OHIO }

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR FRANK J. BOLOGNIA REPRESENTING OHIO SAVINGS BANK WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF BRIDGESIDE SUBDIVISION NO. 1, AND THAT IT WAS HIS OWN FREE WILL ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 26th DAY OF May, 1995.

Arthur M. ...
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-28-96



LORAIN COUNTY TAX
MAP DEPARTMENT COPY

REVISIONS	

BRIDGESIDE SUBDIVISION NO. 1 FINAL PLAT

REW R.E. WARNER & ASSOCIATES CONSULTING ENGINEERS
THREE KING JAMES PARK - SUITE 300
24800 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145
TELEPHONE 216/835-9400

JOB No. 11991

1
3
04-06-95

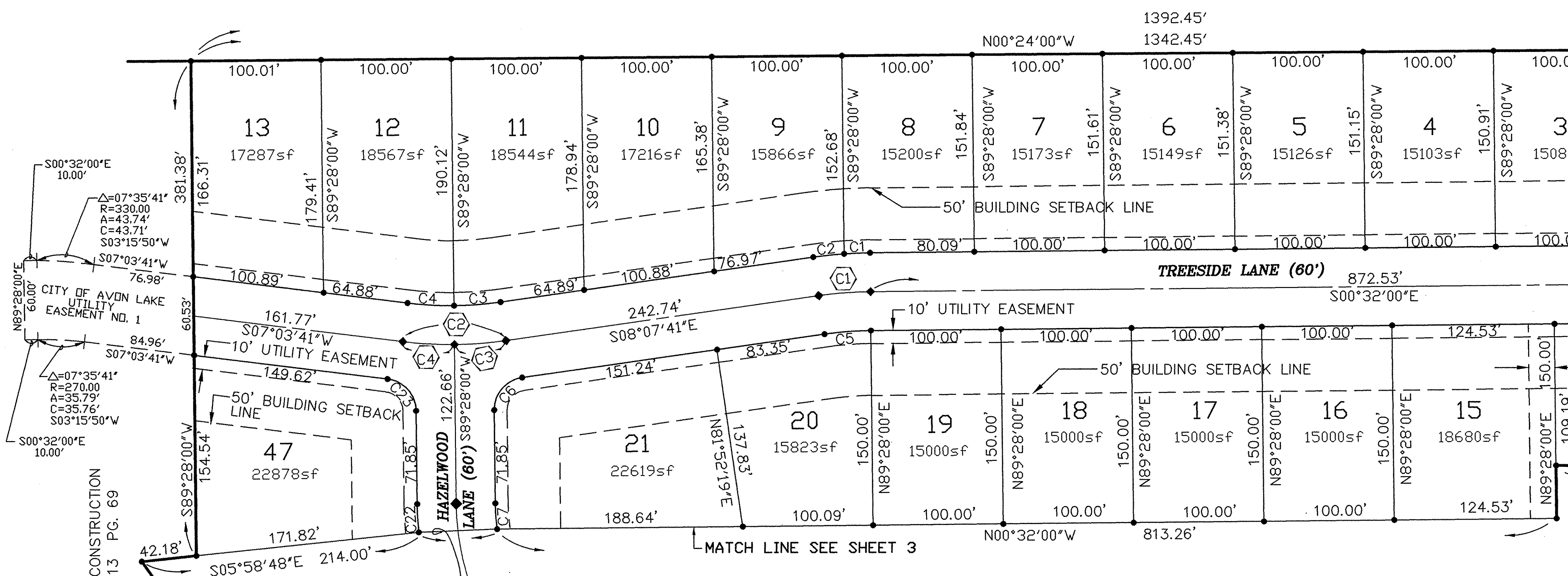
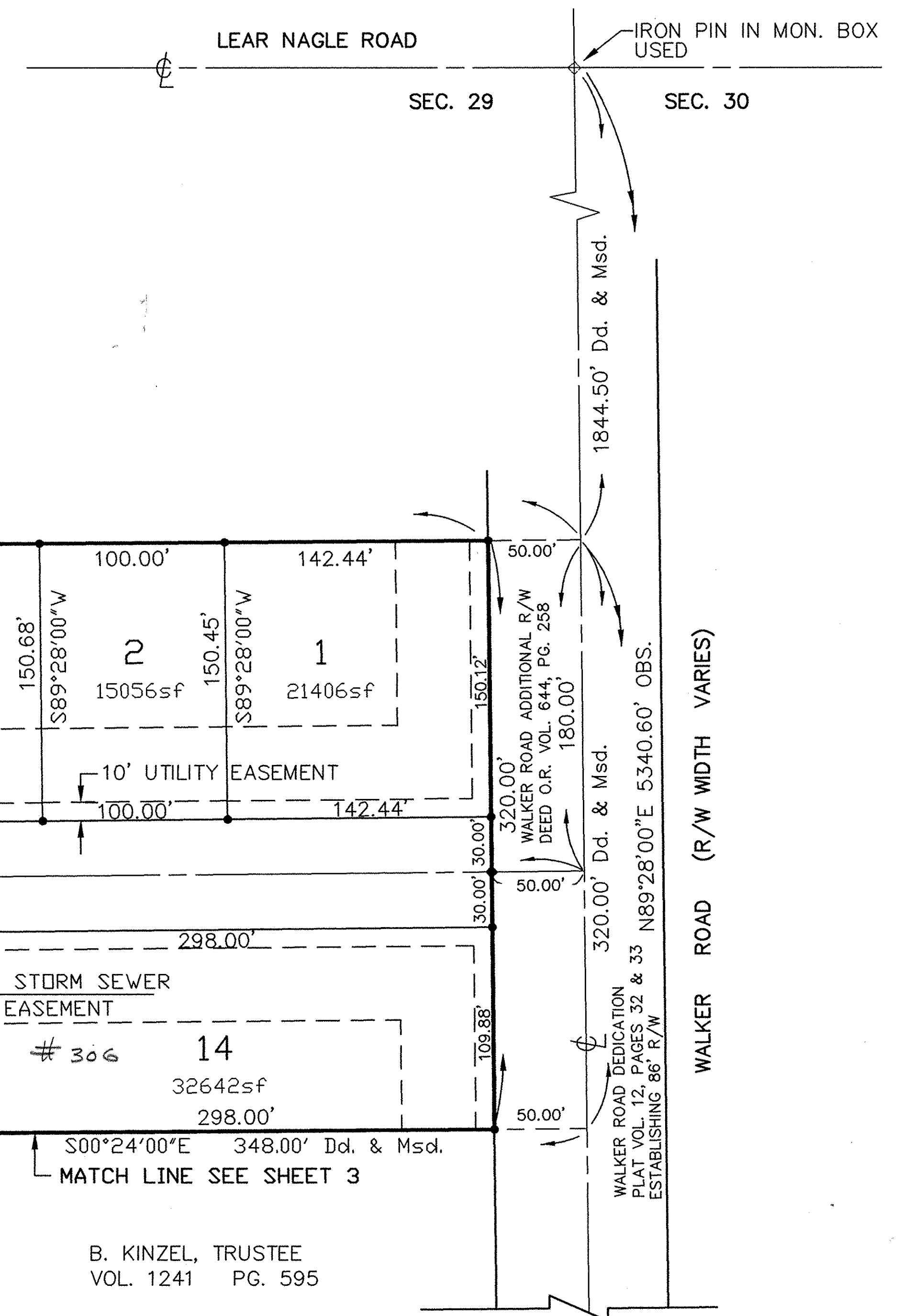
BRIDGESIDE SUBDIVISION NO. 1

BEING PART OF ORIGINAL AVON TOWNSHIP, SECTION NUMBER 29, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

CURVE DATA ON CENTERLINE

STREET	#	RADIUS	DELTA	LENGTH	CH.BEARING	CHORD	TANGENT
TREESIDE LANE	C1	300.00'	07°35'41"	39.77'	S04°19'51"E	39.74'	19.91'
TREESIDE LANE	C2	300.00'	15°11'22"	79.53'	S00°32'00"E	79.30'	40.00'
TREESIDE LANE	C3	300.00'	07°35'41"	39.77'	S04°19'51"E	39.74'	19.91'
TREESIDE LANE	C4	300.00'	07°35'41"	39.77'	S03°15'51"E	39.74'	19.91'
HAZELWOOD LANE	C5	200.00'	90°00'00"	314.16'	S44°28'00"W	282.84'	200.00'
HAZELWOOD LANE	C6	200.00'	90°00'00"	314.16'	S44°28'00"W	282.84'	200.00'
BRIDGESIDE DRIVE	C7	200.00'	12°50'18"	44.81'	S05°53'09"W	44.72'	22.50'
BRIDGESIDE DRIVE	C8	200.00'	12°50'18"	44.81'	S05°53'09"W	44.72'	22.50'

N. W. & C. M. SCHMOTZER
VOL. 1165 PG. 913



- NOTES:
1. SEE SHEET NO. 3 FOR CONTINUATION
 2. SEE SHEET NO. 3 FOR CURVE DATA ON STREET RIGHT OF WAY LINE

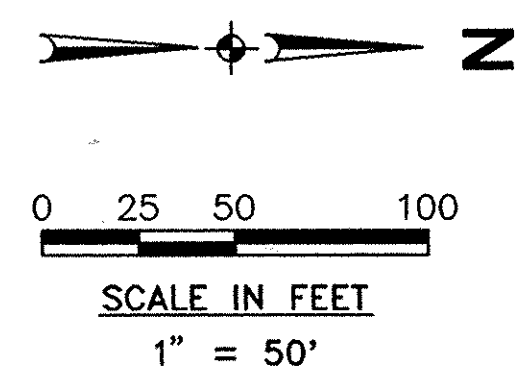
B. KINZEL, TRUSTEE
VOL. 1241 PG. 595

LEGEND

- IRON PIN/I. PIPE FOUND
- IRON PIN SET
- ◇ MONUMENT BOX FOUND
- ◆ MONUMENT BOX W/I. PIN SET

ACREAGE

AREA IN 47 SUBLOTS	= 20.060 ACRES
AREA IN R.O.W.—STREETS	= 4.457 ACRES
AREA IN DETENTION BASIN (BLOCK "A")	= 2.210 ACRES
TOTAL AREA	= 26.727 ACRES



LORAIN COUNTY TAX
MAP DEPARTMENT COPY

REVISIONS	DATE	DESCRIPTION

TAX MAP DEPT. COPY

**BRIDGESIDE
SUBDIVISION NO. 1
FINAL PLAT**

REW R.E. WARNER & ASSOCIATES
CONSULTING ENGINEERS

THREE KING JAMES PARK · SUITE 300
24600 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145
TELEPHONE 216/835-9400

JOB No. 11991

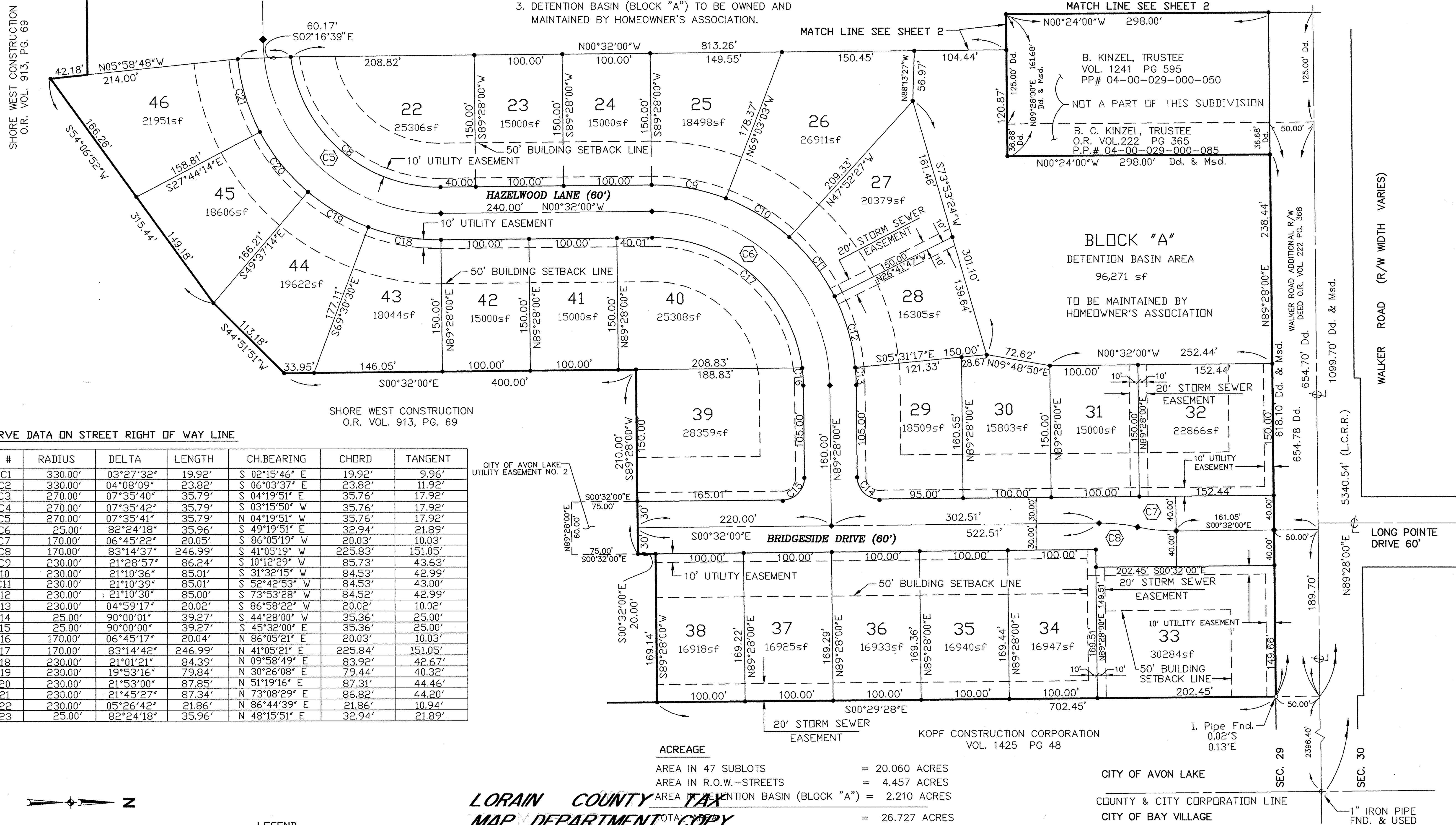
2
3

04-06-95

BRIDGESIDE SUBDIVISION NO. 1

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NUMBER 29, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO
MATCH LINE SEE SHEET 2

- NOTES:
1. SEE SHEET NO. 2 FOR CURVE DATA ON CENTERLINE
 2. SEE SHEET NO. 2 FOR CONTINUATION
 3. DETENTION BASIN (BLOCK "A") TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.



CURVE DATA ON STREET RIGHT OF WAY LINE

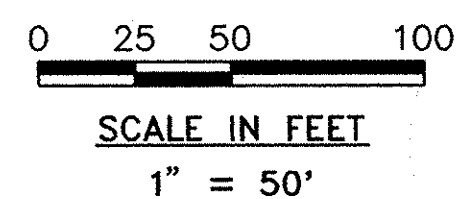
#	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD	TANGENT
C1	330.00'	03°27'32"	19.92'	S 02°15'46" E	19.92'	9.96'
C2	330.00'	04°08'09"	23.82'	S 06°03'37" E	23.82'	11.92'
C3	270.00'	07°35'40"	35.79'	S 04°19'51" E	35.76'	17.92'
C4	270.00'	07°35'42"	35.79'	S 03°15'50" W	35.76'	17.92'
C5	270.00'	07°35'41"	35.79'	N 04°19'51" W	35.76'	17.92'
C6	25.00'	82°24'18"	35.96'	S 49°19'51" E	32.94'	21.89'
C7	170.00'	06°45'22"	20.05'	S 86°05'19" W	20.03'	10.03'
C8	170.00'	83°14'37"	246.99'	S 41°05'19" W	225.83'	151.05'
C9	230.00'	21°28'57"	86.24'	S 10°12'29" W	85.73'	43.63'
C10	230.00'	21°10'36"	85.01'	S 31°32'15" W	84.53'	42.99'
C11	230.00'	21°10'39"	85.01'	S 52°42'53" W	84.53'	43.00'
C12	230.00'	21°10'30"	85.00'	S 73°53'28" W	84.52'	42.99'
C13	230.00'	04°59'17"	20.02'	S 86°58'22" W	20.02'	10.02'
C14	25.00'	90°00'01"	39.27'	S 44°28'00" W	35.36'	25.00'
C15	25.00'	90°00'00"	39.27'	S 45°32'00" E	35.36'	25.00'
C16	170.00'	06°45'17"	20.04'	N 86°05'21" E	20.03'	10.03'
C17	170.00'	83°14'42"	246.99'	N 41°05'21" E	225.84'	151.05'
C18	230.00'	21°01'21"	84.39'	N 09°58'49" E	83.92'	42.67'
C19	230.00'	19°53'16"	79.84'	N 30°26'08" E	79.44'	40.32'
C20	230.00'	21°53'00"	87.85'	N 51°19'16" E	87.31'	44.46'
C21	230.00'	21°45'27"	87.34'	N 73°08'29" E	86.82'	44.20'
C22	230.00'	05°26'42"	21.86'	N 86°44'39" E	21.86'	10.94'
C23	25.00'	82°24'18"	35.96'	N 48°15'51" E	32.94'	21.89'

ACREAGE

AREA IN 47 SUBLOTS = 20.060 ACRES
 AREA IN R.O.W.-STREETS = 4.457 ACRES
 AREA IN DETENTION BASIN (BLOCK "A") = 2.210 ACRES
 TOTAL ACRES = 26.727 ACRES

LORAIN COUNTY TAX MAP DEPARTMENT COPY

CITY OF AVON LAKE
 COUNTY & CITY CORPORATION LINE
 CITY OF BAY VILLAGE



LEGEND

- IRON PIN/I. PIPE FOUND
- IRON PIN SET
- ◇ MONUMENT BOX FOUND
- ◆ MONUMENT BOX W/I. PIN SET

REVISIONS	DATE	DESCRIPTION

BRIDGESIDE SUBDIVISION NO. 1
FINAL PLAT

REW R.E. WARNER & ASSOCIATES
 CONSULTING ENGINEERS
 THREE KING JAMES PARK - SUITE 300
 24600 CENTER RIDGE ROAD
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