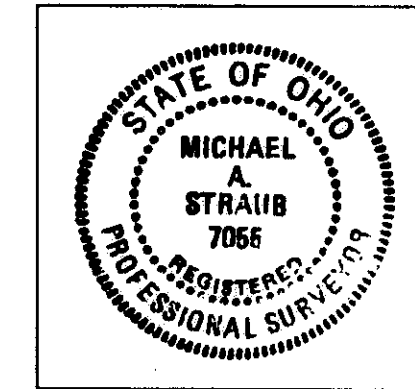


**SURVEYOR'S CERTIFICATE AND ENGINEER'S CERTIFICATE**

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "BRIDGESIDE SUBDIVISION NO. 3" AS SHOWN HEREON AND CONTAINING 25.8174 ACRES OF LAND IN AVON TOWNSHIP, SECTION NO. 29, NOW IN THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED, IRON PIN MONUMENTS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF IMPROVEMENTS. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY, ALL OF WHICH I CERTIFY TO BE CORRECT.



ACREAGE IN 43 SUBLOTS 18.2437 ACRES  
ACREAGE IN STREETS 4.9461 ACRES  
ACREAGE IN BLOCK B 2.6276 ACRES  
TOTAL ACREAGE 25.8174 ACRES

BY: Michael A. Straub DATE: Feb. 15, 2000  
MICHAEL A. STRAUB  
PROFESSIONAL SURVEYOR No. 7055

BY: Elizabeth Fulton DATE: Dec 14, 1999  
ELIZABETH FULTON  
PROFESSIONAL ENGINEER No. 61000



**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, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY GRANT UNTO THE CITY OF AVON LAKE 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 PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS TREESIDE LANE, MILLSIDE LANE, ARBORSIDE LANE AND AND BRIDGESIDE DRIVE. \* INCLUDES A 20.00 FOOT WIDE STORM SEWER EASEMENT FOR REARYARD DRAINAGE AT SUBLOTS 124 AND 125.

SHORE WEST CONSTRUCTION COMPANY  
23826 LORAIN ROAD  
NORTH OLMSTED, OHIO 44070

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

**NOTARY PUBLIC**

COUNTY OF CUYAHOGA } S.S.  
STATE OF OHIO

THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR SHORE WEST CONSTRUCTION COMPANY BY: FREDERIC C. BOWER, PRESIDENT WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF BRIDGESIDE SUBDIVISION NO. 3 AND THAT IT WAS HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 10th DAY OF Nov. 1999.

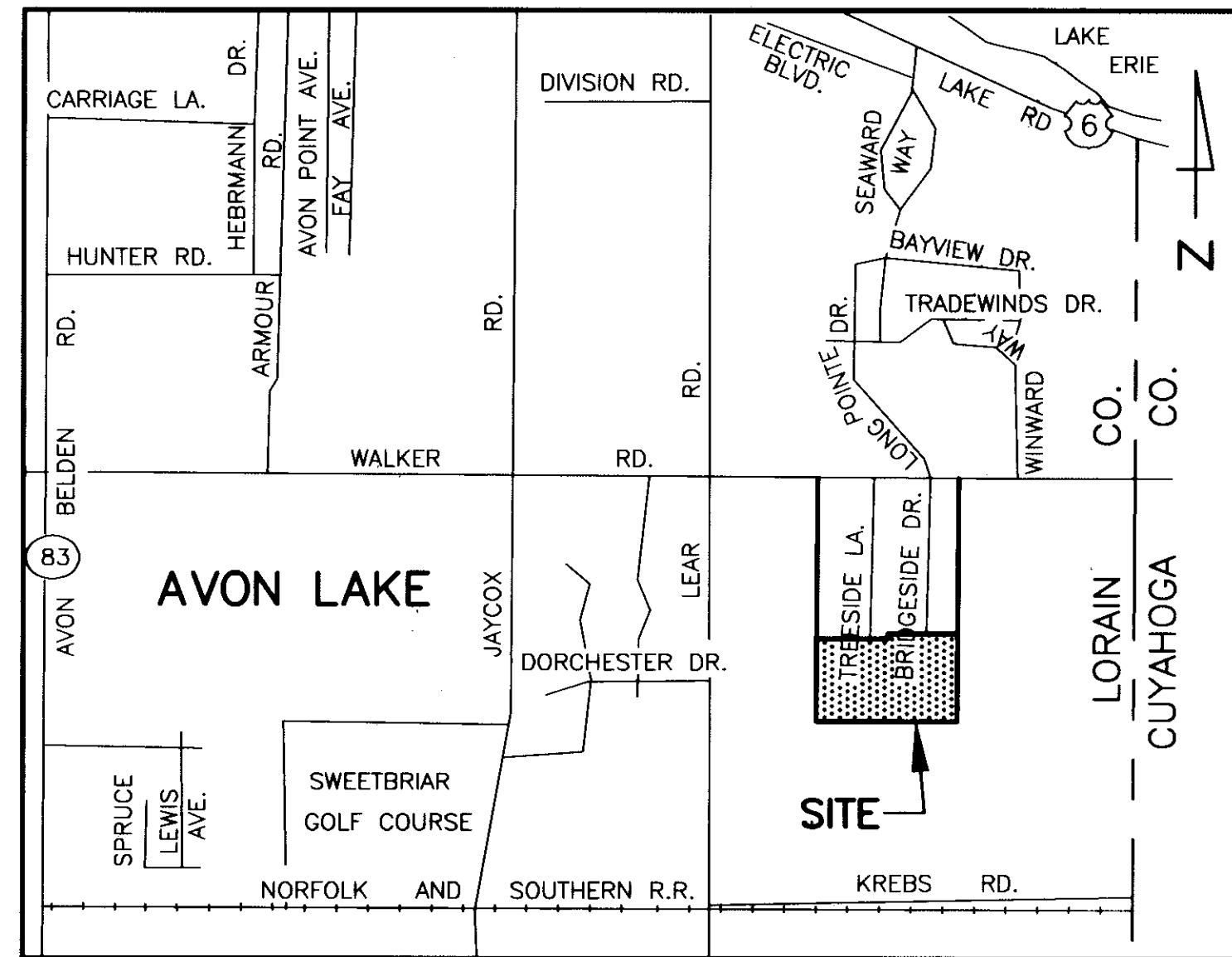
Marilyn Scott  
NOTARY PUBLIC  
Marilyn Scott  
Notary Public, State of Ohio, Cuy. Co.  
My Commission Expires August 22, 2000  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTE:**

ALL LOTS ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR BRIDGESIDE SUBDIVISION NO. 1 AS RECORDED IN OFFICIAL RECORD VOLUME 1126, PAGE 1 OF LORAIN COUNTY RECORDS AND AS AMENDED BY AMENDMENT CERTIFICATE TO BE FILED WITH THE CITY OF AVON LAKE AND LORAIN COUNTY.

# BRIDGESIDE SUBDIVISION NO. 3 PLAT

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



**SITE MAP**

SCALE: 1"=2000'

**12' UTILITY EASEMENT**

SHORE WEST CONSTRUCTION COMPANY, THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE ILLUMINATING COMPANY CENTURYTEL COMPANY OF OHIO AND MEDIA ONE, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEEES), A PERMANENT RIGHT-OF-WAY EASEMENT TWELVE FEET (12') 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 GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREOF, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC AND COMMUNICATIONS FACILITIES. THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES AND WITH THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT OF WAY AND EASEMENT GRANT. ALL SUBLOTS WILL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

SHORE WEST CONSTRUCTION COMPANY  
23826 LORAIN ROAD  
NORTH OLMSTED, OHIO 44070

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

Raymond B. Butkus  
THE ILLUMINATING COMPANY  
David Zelenka  
CENTURYTEL COMPANY OF OHIO  
Gregory J. Sandus  
MEDIA ONE

**MORTGAGEE'S CERTIFICATE**

THIS IS TO CERTIFY THAT HUNTINGTON NATIONAL BANK THE MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 3, 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, MILLSIDE LANE, ARBORSIDE LANE AND BRIDGESIDE DRIVE.

HUNTINGTON NATIONAL BANK  
BY: Raymond B. Butkus  
BY: RAYMOND B. BUTKUS, Vice President

**NOTARY PUBLIC**

COUNTY OF CUYAHOGA } S.S.  
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR RAYMOND B. BUTKUS, Vice President REPRESENTING HUNTINGTON NATIONAL BANK WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF BRIDGESIDE SUBDIVISION NO. 3, AND THAT IT WAS HIS OWN FREE WILL ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 13 DAY OF DECEMBER, 1999.

Marilyn Scott  
NOTARY PUBLIC  
Marilyn Scott  
Notary Public, State of Ohio, Cuy. Co.  
My Commission Expires August 22, 2000  
MY COMMISSION EXPIRES \_\_\_\_\_

**CITY ENGINEER**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 3, 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.

Waide M. Mertz  
AVON LAKE MUNICIPAL ENGINEER  
WAIDE M. MERTZ, P.E.

**CITY COUNCIL**

THIS IS TO CERTIFY THAT THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 3 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 106-2000 PASSED THE 8 DAY OF July, 2000

Vincent M. Urbin  
MAYOR  
VINCENT M. URBIN

Kathleen Lynch  
CLERK OF COUNCIL  
KATHLEEN LYNCH

**LAW DIRECTOR**

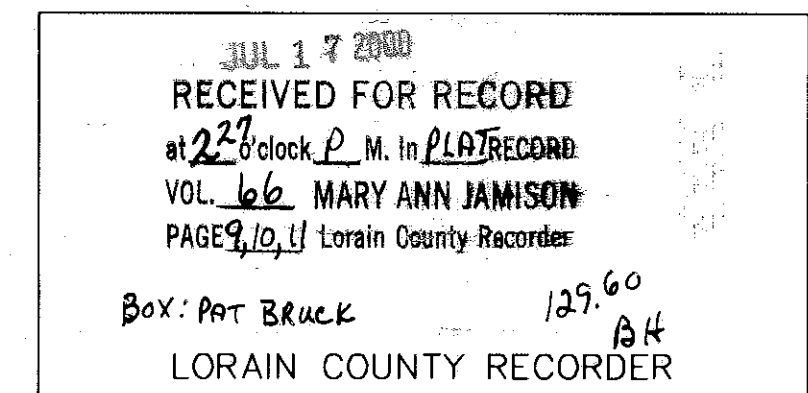
THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 3, AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Geoffrey R. Smith  
AVON LAKE LAW DIRECTOR  
GEOFFREY R. SMITH

**PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 3 HAS BEEN ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO.

Pennie Ackerman  
PLANNING COMMISSION SECRETARY  
PENNIE ACKERMAN



REVISIONS	DATE	REVISIONS PER LORAIN COUNTY COMMENTS	BY
	7-3-00	REVISIONS PER LORAIN COUNTY COMMENTS	HB
	6-8-00	EASEMENT CLAUSE	HB
	4-2-00	OWNER'S CERTIFICATE	
	11-12-99	MORTGAGEE CERTIFICATE	HB

## BRIDGESIDE SUBDIVISION NO. 3 PLAT

**REW R.E. WARNER & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
THREE KING JAMES PARK - SUITE 300  
24600 CENTER RIDGE ROAD  
WESTLAKE, OHIO 44145  
TELEPHONE (440) 835-9400

JOB No. 87995

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8-11-99

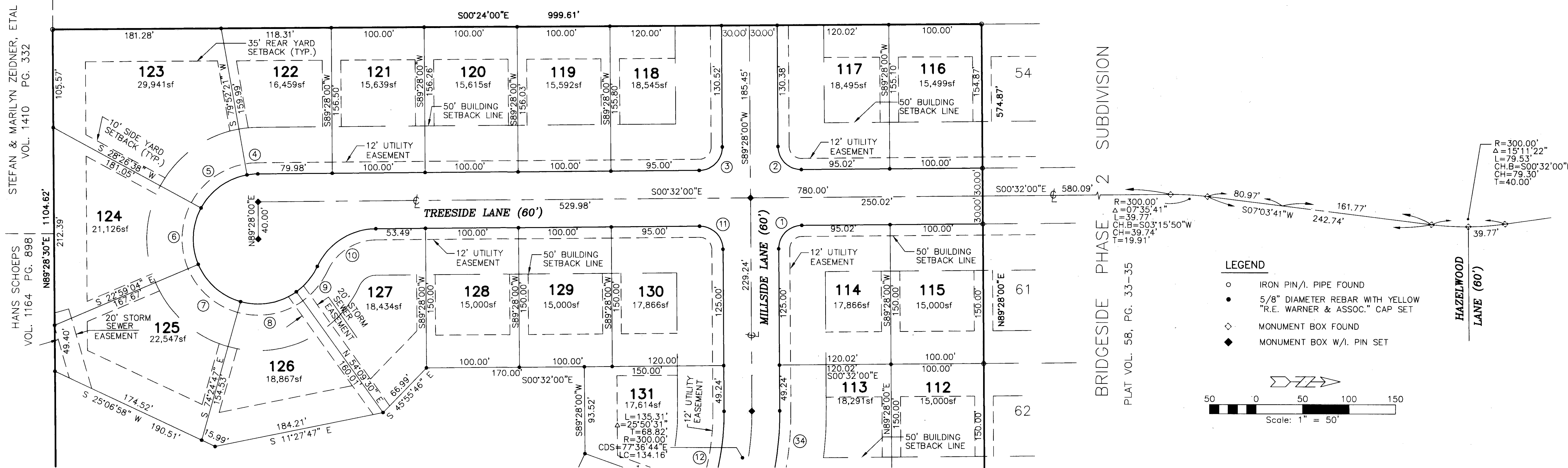
CURVE DATA ON ROW LINE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
1	39.27'	90°00'00"	25.00'	25.00'	S45°32'00"E	35.36'
2	39.27'	90°00'00"	25.00'	25.00'	N44°28'00"E	35.36'
3	39.27'	90°00'00"	25.00'	25.00'	N45°32'00"W	35.36'
4	11.72'	09°35'39"	70.00'	5.87'	N05°19'50"W	11.71'
5	62.83'	51°25'43"	70.00'	33.71'	N35°50'31"W	60.74'
6	62.83'	51°25'42"	70.00'	33.71'	S87°16'13"E	60.74'
7	62.83'	51°25'43"	70.00'	33.71'	N41°18'05"E	60.74'
8	62.83'	51°25'43"	70.00'	33.71'	S10°07'38"E	60.74'
9	35.81'	29°18'53"	70.00'	18.31'	S50°29'57"E	35.43'
10	78.95'	64°37'23"	70.00'	44.27'	S32°50'42"E	74.83'
11	39.27'	90°00'00"	25.00'	25.00'	N44°28'00"E	35.36'
12	95.45'	20°15'19"	270.00'	48.23'	S80°24'20"E	94.95'
13	26.33'	05°35'12"	270.00'	13.17'	S67°29'05"E	26.32'
14	87.02'	15°06'33"	330.00'	43.77'	S72°14'46"E	86.77'
15	61.82'	10°43'58"	330.00'	31.00'	S85°10'01"E	61.73'
16	39.27'	90°00'00"	25.00'	25.00'	S45°32'00"E	35.36'
17	67.19'	22°38'42"	170.00'	34.04'	S10°47'21"W	66.75'
18	52.78'	17°47'16"	170.00'	26.60'	S31°00'20"W	52.57'
19	23.56'	90°00'00"	15.00'	15.00'	S84°53'58"W	21.21'
20	58.13'	50°05'00"	66.50'	31.07'	N75°08'32"W	56.30'
21	60.00'	51°41'44"	66.50'	32.22'	S53°58'06"W	57.99'
22	71.70'	61°46'44"	66.50'	39.78'	S02°46'08"E	68.28'
23	19.08'	16°26'32"	66.50'	9.61'	N41°52'46"W	19.02'
24	23.56'	90°00'00"	15.00'	15.00'	N05°06'02"W	21.21'
25	7.13'	01°46'34"	230.00'	3.57'	N39°00'41"E	7.13'
26	111.24'	27°42'41"	230.00'	56.73'	N24°16'03"E	110.16'
27	43.94'	10°56'43"	230.00'	22.04'	N04°56'21"E	43.87'
28	39.27'	90°00'00"	25.00'	25.00'	N44°28'00"E	35.36'
29	39.27'	90°00'00"	25.00'	25.00'	S45°32'00"E	35.36'
30	39.27'	90°00'00"	25.00'	25.00'	N44°28'00"E	35.36'
31	84.89'	18°00'54"	270.00'	42.80'	S81°31'33"E	84.54'
32	31.41'	71°59'06"	25.00'	18.16'	S36°31'33"E	29.38'
33	44.65'	102°19'22"	25.00'	31.05'	N50°37'41"E	38.95'
34	70.97'	12°19'22"	330.00'	35.62'	S84°22'19"E	70.84'

BRIDGESIDE SUBDIVISION NO. 3

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

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



SEE SHEET NO. 3 FOR CONTINUATION

STEFAN & MARILYN ZEIDNER, ETAL VOL. 1410 PG. 332  
HANS SCHOEPS VOL. 1164 PG. 898

BRIDGESIDE PHASE 2 SUBDIVISION PLAT VOL. 58, PG. 33-35

REVISIONS		
7-3-00	REVISIONS PER LORAIN COUNTY COMMENTS	HB
2-14-00	ADDED 20' STORM EASEMENT AT S/L 124 & 125	HB

BRIDGESIDE SUBDIVISION NO. 3 PLAT

R.E. WARNER & ASSOCIATES, INC. CONSULTING ENGINEERS  
THREE KING JAMES PARK - SUITE 300  
24600 CENTER RIDGE ROAD  
WESTLAKE, OHIO 44145  
TELEPHONE (440) 835-9400

JOB No. 87995

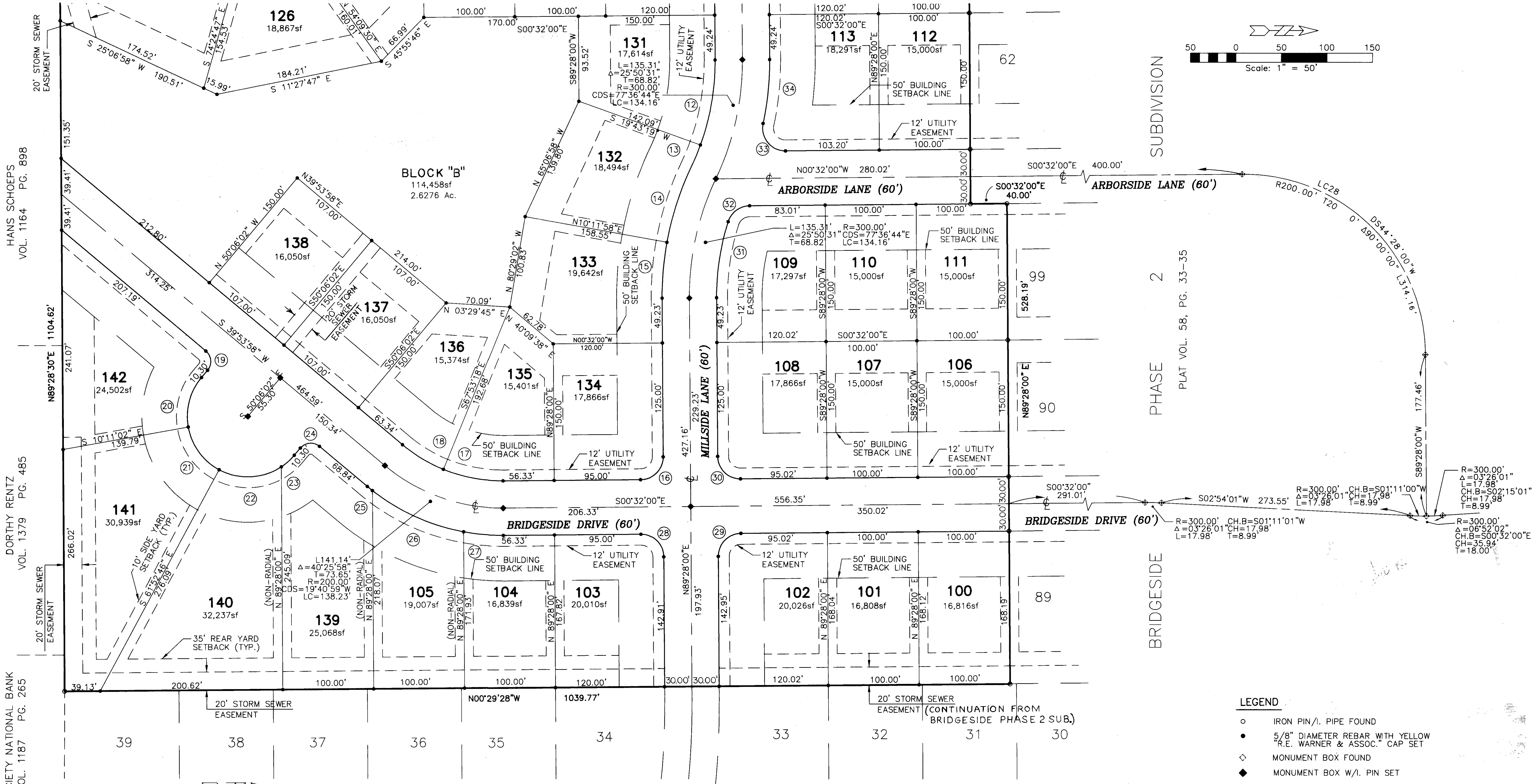
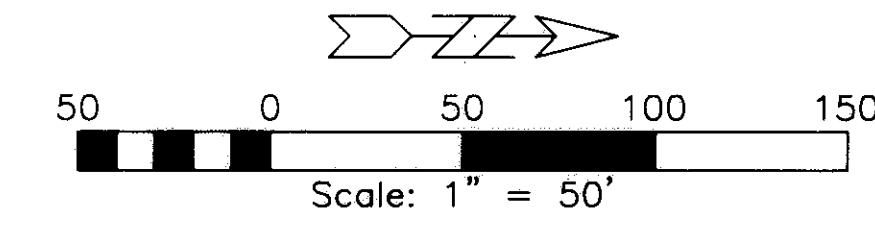
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# BRIDGESIDE SUBDIVISION NO. 3

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

SEE SHEET NO. 2 FOR CONTINUATION



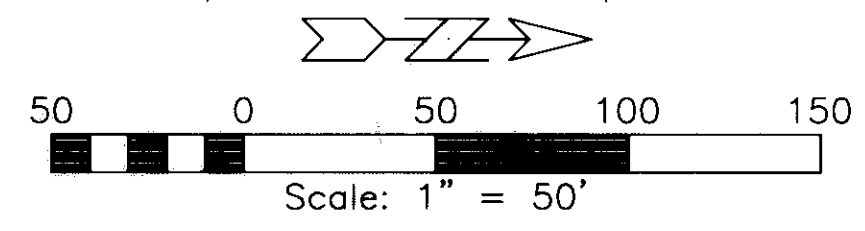
BRIDGESIDE PHASE 2 SUBDIVISION

PLAT VOL. 58, PG. 33-35

PARKSIDE SUBDIVISION PHASE 2  
PLAT VOL. 64 PG. 27-29

- LEGEND**
- IRON PIN/I. PIPE FOUND
  - 5/8" DIAMETER REBAR WITH YELLOW "R.E. WARNER & ASSOC." CAP SET
  - ◇ MONUMENT BOX FOUND
  - ◆ MONUMENT BOX W/I. PIN SET

SOCIETY NATIONAL BANK VOL. 1187 PG. 265  
 DORTHY RENTZ VOL. 1379 PG. 485  
 HANS SCHOEPS VOL. 1164 PG. 898



REVISIONS		
7-3-00	REVISIONS PER LORAIN COUNTY COMMENTS	HB
2-14-00	ADDED 20' STORM EASEMENT AT S/L 124 & 125	HB

## BRIDGESIDE SUBDIVISION NO. 3 PLAT

**R.E. WARNER & ASSOCIATES, INC.**  
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