

BRIDGESIDE SUBDIVISION NO. 4 PLAT

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

(BRIDGESIDE PLANNED UNIT DEVELOPMENT PHASE 1)

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 4, 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. 4 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 13-203 PASSED THE 13 DAY OF January, 2003

Robert J. Berner
MAYOR
ROBERT J. BERNER

Kathleen Lynch
CLERK OF COUNCIL
KATHLEEN LYNCH

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 4, 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

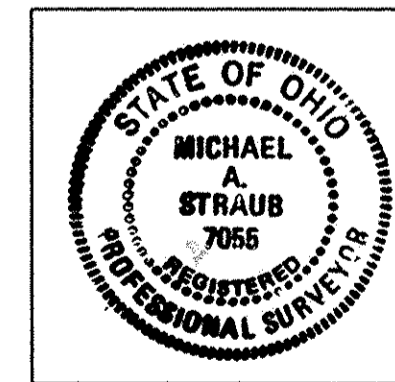
THIS IS TO CERTIFY THAT THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 4 HAS BEEN ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, on January 7, 2003.

Joseph R. Reitz
PLANNING COMMISSION SECRETARY
JOSEPH REITZ

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. 4" AS SHOWN HEREON AND CONTAINING 26.6047 ACRES OF LAND IN AVON TOWNSHIP, SECTION NO. 29, NOW IN THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED, \ominus , IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED, \oplus , IRON PIN MONUMENTS HAVE BEEN SET. 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 BELIEVE TO BE CORRECT.

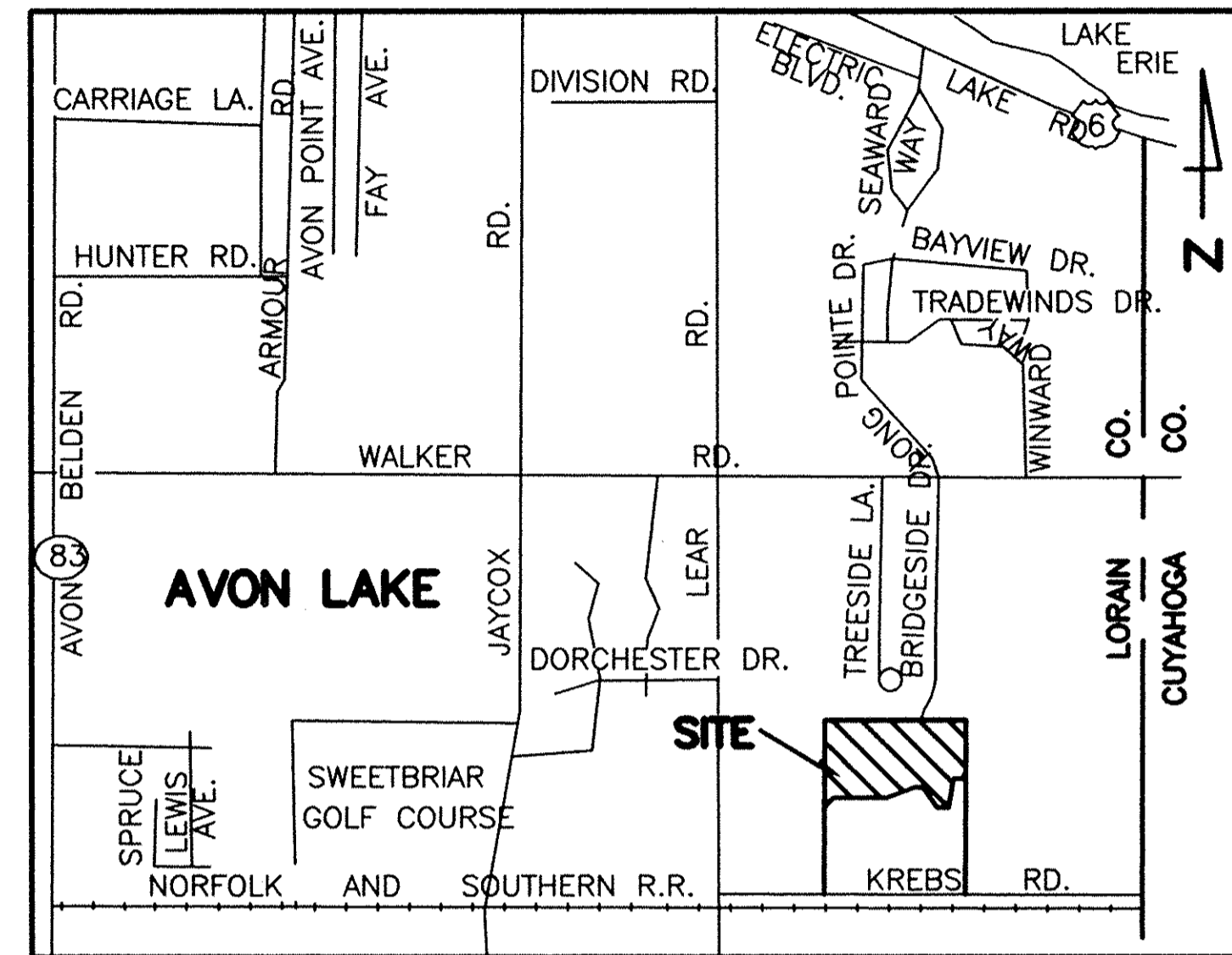
ACREAGE IN 31 SUBLOTS	13.6518	ACRES
ACREAGE IN STREETS	4.0337	ACRES
ACREAGE IN KREBS ROAD	0.5023	ACRES
ACREAGE IN BLOCKS C, D, E & F	8.4169	ACRES
TOTAL ACREAGE	26.6047	ACRES



BY *Michael Straub* DATE 12/20/02
MICHAEL A. STRAUB
PROFESSIONAL SURVEYOR No. 7055



BY *Ed Dziubek* DATE 12/27/02
EDMUND DZIUBEK
PROFESSIONAL ENGINEER No. 42533



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 AT&T BROADBAND, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE), 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 GRANTEE TO DISTRIBUTE AND TRANSMIT ELECTRICITY, NATURAL GAS 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, 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, COMMUNICATIONS AND NATURAL GAS 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. 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 EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEE.

SHORE WEST CONSTRUCTION COMPANY
23826 LORAIN ROAD
NORTH OLMSTED, OHIO 44070
BY: *Frederic C. Bower*
FREDERIC C. BOWER, PRESIDENT

Jim Dugan 12/20/02
THE ILLUMINATING COMPANY
Robert J. Berner 12-26-02
CENTURYTEL COMPANY OF OHIO
Mark Stewart
AT&T BROADBAND

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT HUNTINGTON NATIONAL BANK, THE MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 4, 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 WOODBRIDGE WAY, WOODSIDE CIRCLE, FIELDSTONE CIRCLE. AND THOSE PARTS OF KREBS ROAD AND BRIDGESIDE DRIVE AS SHOWN HEREIN.

Maria Nagy A.V.P.
BY: MARIA NAGY

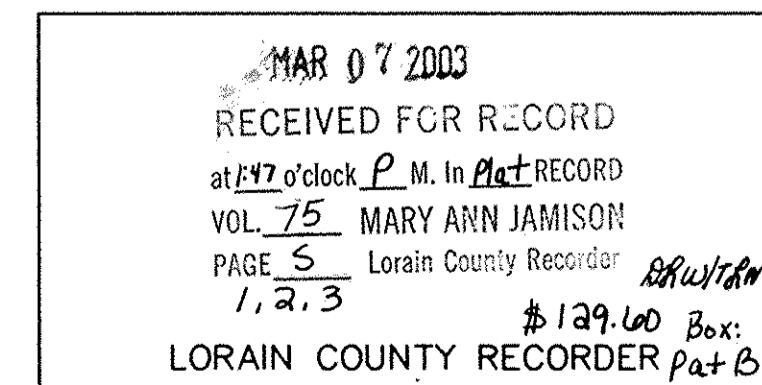
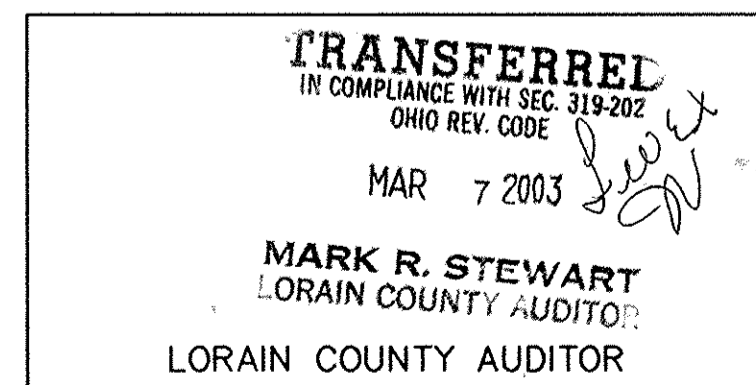
NOTARY PUBLIC

COUNTY OF CUYAHOGA } S.S.
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR MARIA NAGY, A.V.P. REPRESENTING HUNTINGTON NATIONAL BANK WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING PLAT OF BRIDGESIDE SUBDIVISION NO. 4, AND THAT IT WAS HER OWN FREE WILL ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 24th DAY OF DEC., 2002

Marilyn Scott
NOTARY PUBLIC

MY COMMISSION EXPIRES MAR 07 2003
Marilyn Scott
Notary Public, State of Ohio, Cuy. Co.
My Commission Expires Aug. 24, 2005



OWNERS 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, EASEMENTS UNDER, OVER AND THROUGH THE SUBLOTS AND LANDS AS SHOWN HEREON. NO BUILDING OR TREES ARE 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 WOODBRIDGE WAY, WOODSIDE CIRCLE, AND THOSE PARTS OF KREBS ROAD AND BRIDGESIDE DRIVE AS SHOWN HEREON.

WE DO ALSO HEREBY GRANT UNTO THE CITY A TEMPORARY PUMP STATION EASEMENT AS SHOWN HEREIN IN BLOCK "C". THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS THERETO AND THEREFROM, AT ALL TIMES, TO ENTER UPON SAID EASEMENT FOR THE PURPOSES, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE A PUMP STATION AND ATTENDANT SANITARY SEWER LINES IN, UPON AND OVER THE LANDS SHOWN HEREIN IN SAID BLOCK "C". THE CITY, IN PERFORMING ANY MAINTENANCE, REPAIR OR REPLACEMENT TO THE PUMP STATION AND/OR SANITARY SEWER LINES WITHIN THE EASEMENT AREA, SHALL NOT BE REQUIRED TO REPLACE OR REPAIR ANY CURBS, FENCES, SIDEWALKS, DRIVEWAYS, ROADWAYS, PARKING AREAS, SIGNAGE AND LANDSCAPING THAT ARE CONSTRUCTED ON THE EASEMENT AREA AT SHOREWEST CONSTRUCTION'S RISK; THE CITY'S ONLY OBLIGATION BEING TO RESTORE ANY GRASS DAMAGED IN SUCH MAINTENANCE, REPAIR OR REPLACEMENT. NO FENCES, SIGNAGE, MOUNDING OR ROCKS GREATER THAN TWO (2) FEET IN DIAMETER SHALL BE PLACED WITHIN FIVE (5) FEET OF THE PUMP STATION OR SANITARY SEWER WITHOUT PRIOR APPROVAL OF THE CITY. SHOREWEST CONSTRUCTION HEREBY WARRANTS AND DEFENDS THE PREMISES WITH THE APPURTENANCES BELONGING THERETO TO THE CITY AGAINST ALL LAWFUL CLAIMS AND DEMANDS WHATSOEVER.

SHOREWEST CONSTRUCTION COMPANY
23826 LORAIN ROAD
NORTH OLMSTED, OHIO 44070

Frederic C. Bower
FREDERIC C. BOWER, PRESIDENT

NOTE

ALL LOTS ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR BRIDGESIDE P.U.D AS RECORDED BY INSTRUMENT NO. 02-877999 OF LORAIN COUNTY RECORDS AND AMENDED BY AMENDMENT CERTIFICATE TO BE FILED WITH THE CITY OF AVON LAKE AND LORAIN COUNTY. RIGHT OF ENTRY AND MAINTENANCE OF BLOCKS "A" AND "D" (PERTAINING TO THE DETENTION POND) HAVE BEEN GRANTED IN THE ABOVE-CITED INSTRUMENT.

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 FREDERIC C. BOWER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF BRIDGESIDE SUBDIVISION NO. 4 AND THAT IT WAS HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 24th DAY OF DEC. 2002

Marilyn Scott
NOTARY PUBLIC

MARILYN SCOTT
Notary Public, State of Ohio, Cuy. Co.
My Commission Expires Aug. 24, 2005
MY COMMISSION EXPIRES _____

4	2/20/03	REVISED PER TAX MAP OFFICE COMMENTS	DLH
3	12/20/02	REVISED CERTIFICATES	CMM
2	12/13/02	REVISED CERTIFICATES	CMM
1	12/04/02	REVISED PER CITY COMMENTS DATED 12/03/02	CMM
1	01/07/02	ORIGINAL ISSUE	PK
NO.	DATE	DESCRIPTION	BY
REVISIONS			
REFERENCE DRAWINGS			

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. 816401

[C:\816401\Survey\TITLE.dwg]
DWG 12/20/2002 8:39am

DR. BY: PK
CHK. BY: DLH
APR. BY: MS
DATE: 01/08/02
SCALE: _____

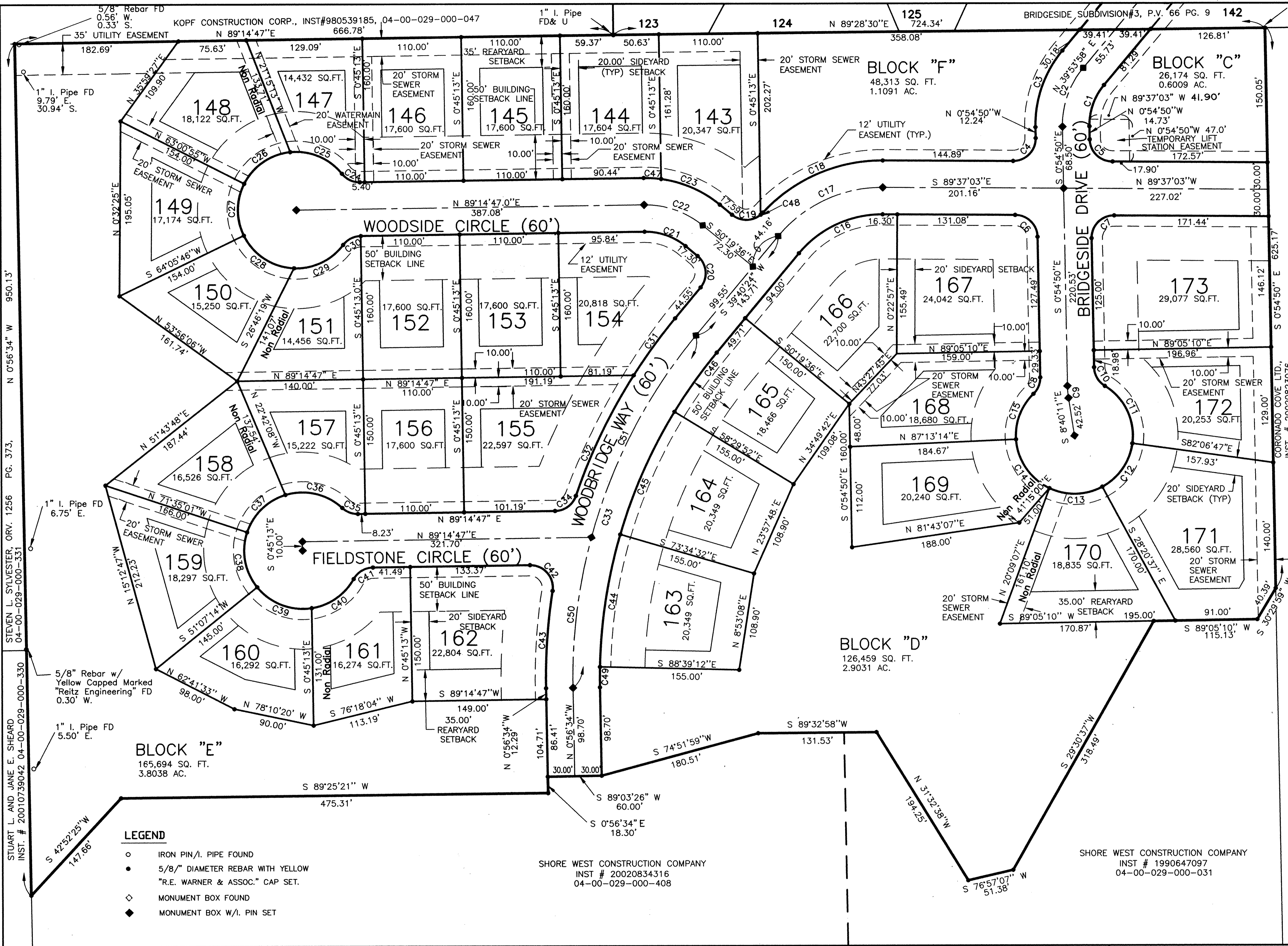
BRIDGESIDE SUBDIVISION NO. 4 PLAT

DRAWING NUMBER
1 OF 3

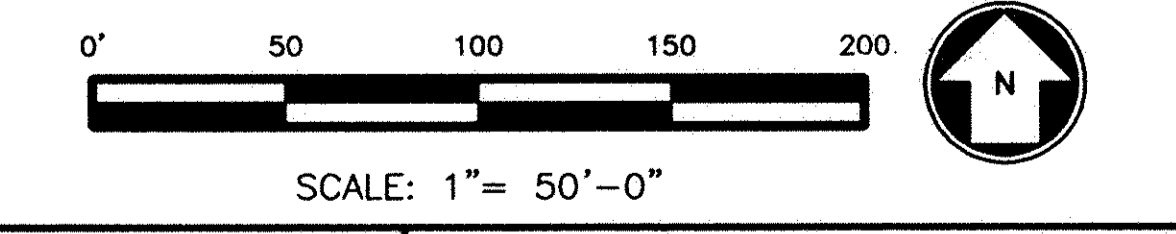
Box: Pat B

TAX MAP COPY *03-0057S

75/39



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	40°48'48"	70.00	49.89	26.04	48.32	W 11°12'33" E
C2	40°48'48"	100.00	71.20	48.36	69.20	W 11°12'33" E
C3	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C4	88°47'15"	25.00	34.95	24.44	34.95	W 11°12'33" E
C5	88°47'15"	25.00	34.95	24.44	34.95	W 11°12'33" E
C6	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C7	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C8	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C9	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C10	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C11	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C12	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C13	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C14	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C15	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C16	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C17	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C18	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C19	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C20	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C21	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C22	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C23	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C24	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C25	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C26	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C27	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C28	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C29	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C30	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C31	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C32	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C33	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C34	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C35	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C36	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C37	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C38	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C39	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C40	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C41	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C42	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C43	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C44	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C45	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C46	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C47	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C48	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C49	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C50	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E
C51	91°17'47"	25.00	39.83	25.57	35.95	W 11°12'33" E



NO.	DATE	DESCRIPTION	BY
4	2/28/03	REVISED PER TAX MAP OFFICE COMMENTS	DLH
3	2/20/03	REVISED PER TAX MAP OFFICE COMMENTS	DLH
2	12/13/02	REVISED ANNOTATION	CMM
1	12/04/02	REVISED PER CITY COMMENTS DATED 12/03/02	CMM
0	01/07/02	ORIGINAL ISSUE	PK

NO.	DATE	DESCRIPTION	BY
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0	01/07/02	ORIGINAL ISSUE	PK

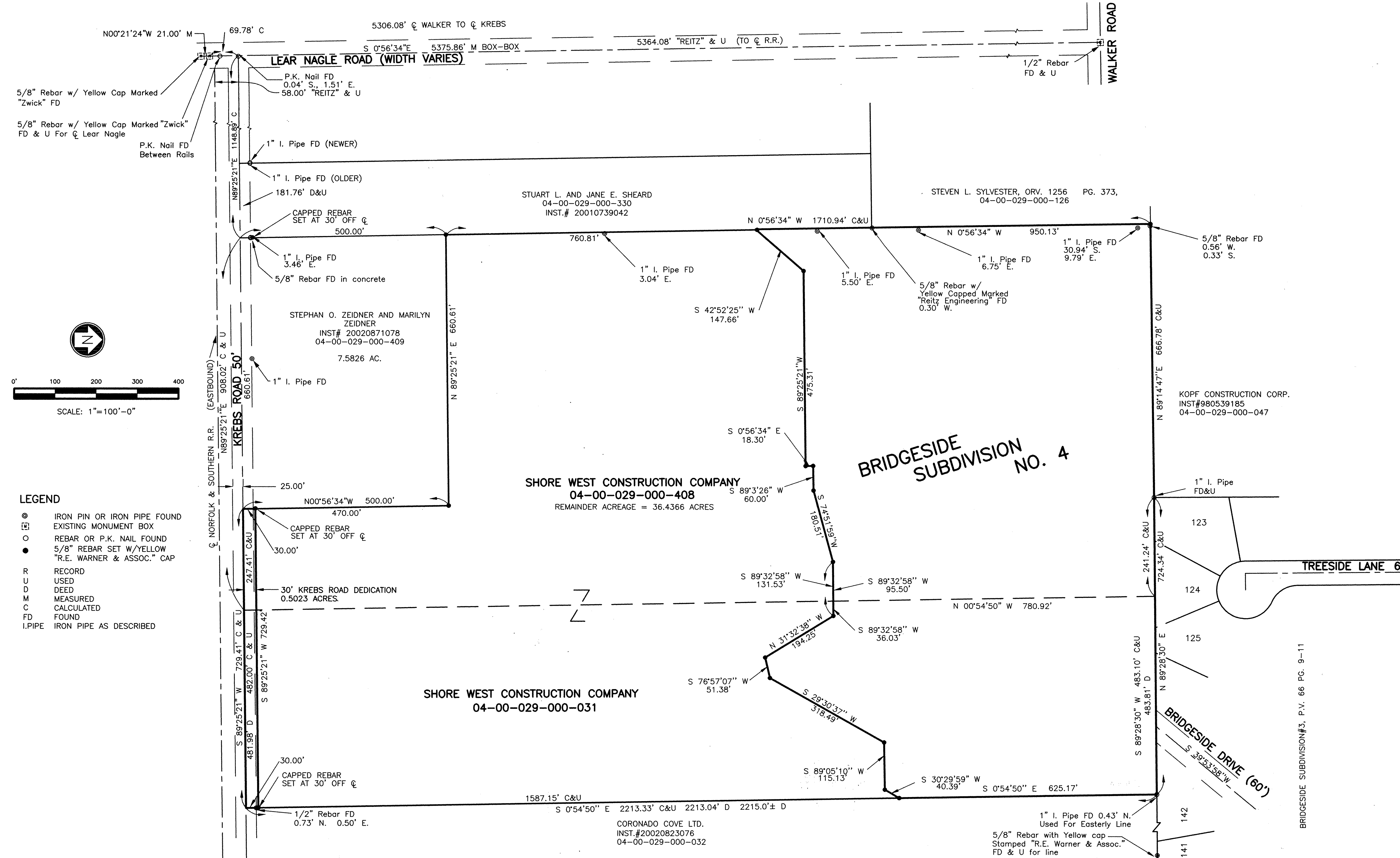
REW R.E. WARNER & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 THREE KING JAMES PARK - SUITE 300
 24600 CENTER RIDGE ROAD
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 TELEPHONE (440) 835-9400

JOB No. 816401

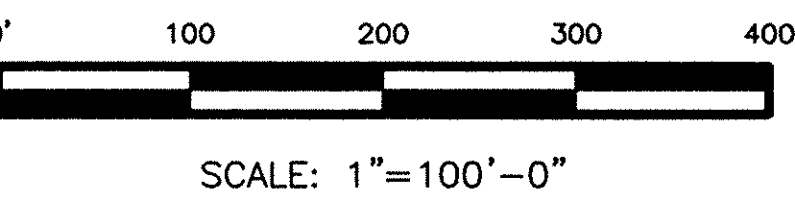
DR. BY	PK
CHK. BY	DLH
APR. BY	MS
DATE	01/07/02
SCALE	1" = 50'

BRIDGESIDE SUBDIVISION NO. 4 PLAT

DRAWING NUMBER
2 OF 3



- LEGEND**
- ⊙ IRON PIN OR IRON PIPE FOUND
 - ⊞ EXISTING MONUMENT BOX
 - REBAR OR P.K. NAIL FOUND
 - 5/8" REBAR SET W/YELLOW "R.E. WARNER & ASSOC." CAP
 - R RECORD
 - U USED
 - D DEED
 - M MEASURED
 - C CALCULATED
 - FD FOUND
 - I.PIPE IRON PIPE AS DESCRIBED



NO.	DATE	DESCRIPTION	BY
1	02/20/03	REVISED PER TAX MAP OFFICE COMMENTS	CMM
2	12/13/02	ORIGINAL ISSUE	CMM

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. 816401

DR. BY	PK
CHK. BY	DLH
APR. BY	MS
DATE	1/11/02
SCALE	1" = 100'

BRIDGESIDE SUBDIVISION NO. 4 PLAT

DRAWING NUMBER
3 OF 3