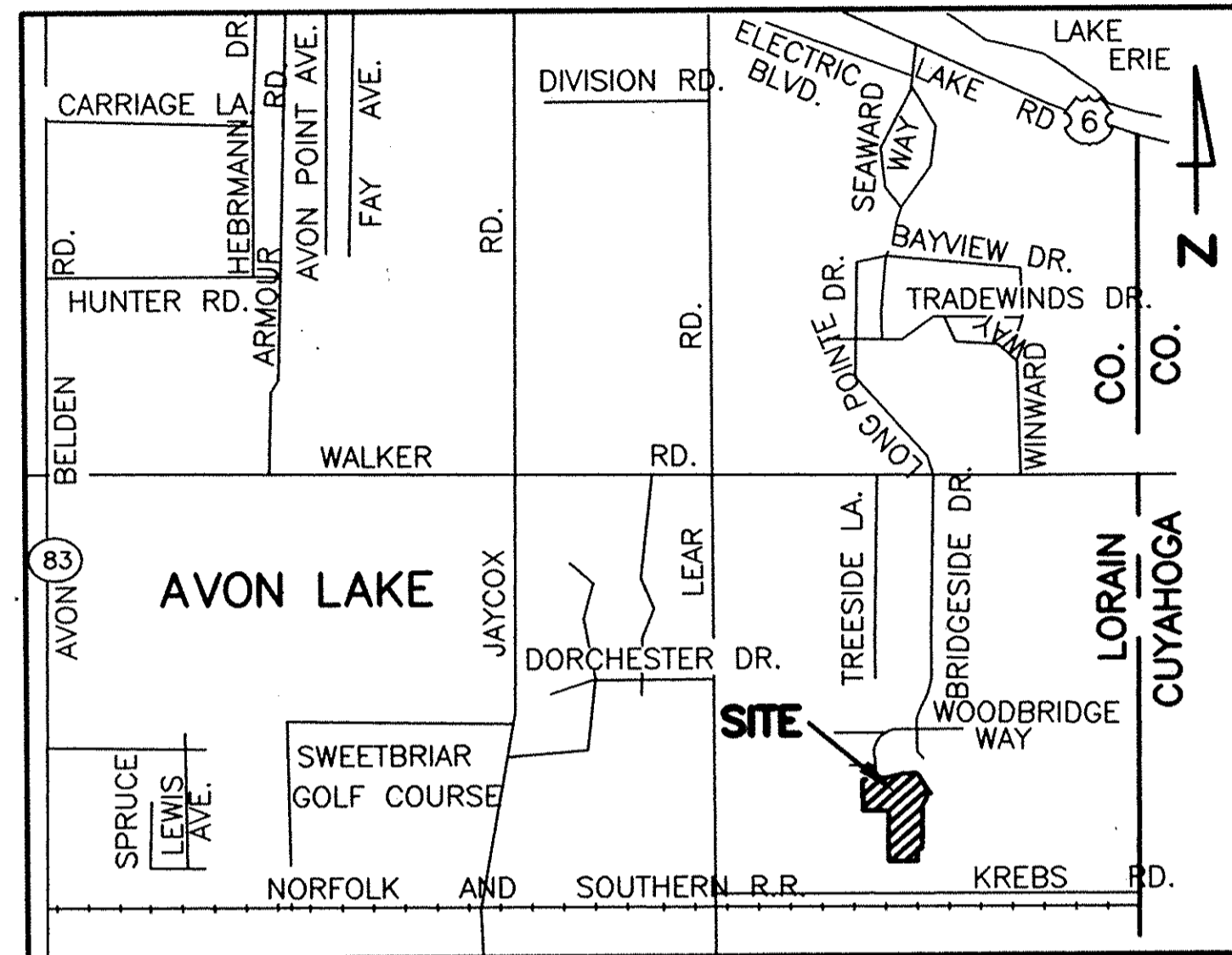


BRIDGESIDE SUBDIVISION NO. 5 PLAT

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 2)



SITE MAP

SCALE: 1"=2000'

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 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 WOODBRIDGE WAY AND PONDSIDE DRIVE.

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

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 FREDERIC C. BOWER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF BRIDGESIDE SUBDIVISION NO. 5 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. Cty.
My Commission Expires Aug. 24, 2005

MY COMMISSION EXPIRES _____

NOTES:
1. ALL LOTS ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR BRIDGESIDE SUBDIVISION NO. 5 AS RECORDED IN INST.#02-877999 OF LORAIN COUNTY RECORDS AND AMENDED BY AMENDMENT CERTIFICATE TO BE FILED WITH THE CITY OF AVON LAKE AND LORAIN COUNTY.

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

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

Tim Dangler 12/27/02
THE ILLUMINATING COMPANY

David H. Hinkle 12-26-02
CENTURYTEL COMPANY OF OHIO
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. 5, 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 AND PONDSIDE DRIVE.

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 WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING PLAT OF BRIDGESIDE SUBDIVISION NO. 5, 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

MARILYN SCOTT
Notary Public, State of Ohio, Cuy. Cty.
My Commission Expires Aug. 24, 2005

MY COMMISSION EXPIRES _____

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
MAR 7 2003
MARK R. STEWART
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD
at 1:28 o'clock P.M. in 2nd RECORD
VOL. 15 MARY ANN JAMISON
PAGE 42, 43 Lorain County Recorder
12/27/02 Ed Drink

CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 5, 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. 5 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 14-2003 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. 5, 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

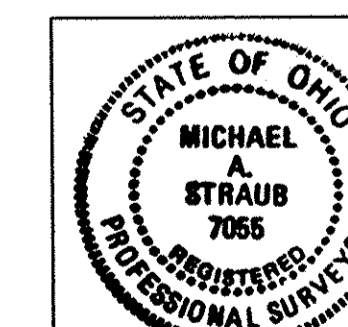
THIS IS TO CERTIFY THAT THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 5 HAS BEEN ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO. on January 7, 2003

Joseph R. Reitz
PLANNING COMMISSION SECRETARY
JOSEPH REITZ

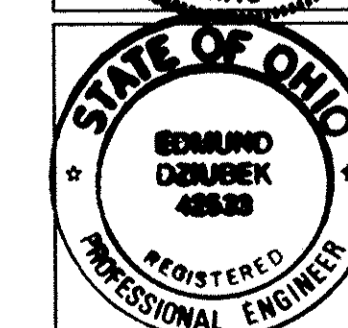
SURVEYOR'S CERTIFICATE AND ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "BRIDGESIDE SUBDIVISION NO. 5" AS SHOWN HEREON AND CONTAINING 17.3015 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 25 SUBLOTS 6.8411 ACRES
ACREAGE IN STREETS 2.2014 ACRES
ACREAGE IN BLOCKS G & H 8.2590 ACRES
TOTAL ACREAGE 17.3015 ACRES



Michael A. Straub DATE 12/20/2002
BY: MICHAEL A. STRAUB
PROFESSIONAL SURVEYOR No. 7055



Edmund Dziubek DATE 12/27/02
BY: EDMUND DZIUBEK
PROFESSIONAL ENGINEER NO. 42533

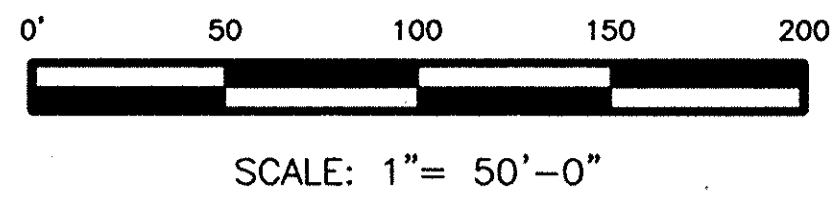
4	2/20/03	REVISED PER TAX MAP OFFICE COMMENTS	DLH
3	12/20/02	REVISED NOTES	CMM
2	12/13/02	REVISED CERTIFICATES	CMM
1	12/9/02	REVISED PER CITY COMMENTS DATED 12/3/02	CMM
1	01/22/02	ORIGINAL ISSUE	PK
NO.	DATE	DESCRIPTION	BY
REVISIONS			
REFERENCE DRAWINGS			

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

DR. BY: PK
CHK. BY: DLH
APR. BY: MS
DATE: 01/22/02
SCALE:

**BRIDGESIDE
SUBDIVISION NO. 5
PLAT**

DRAWING NUMBER
1 OF 3



STEPHAN O. ZEIDNER AND MARILYN ZEIDNER,
INST# 20020871078, 04-00-029-000-030

SHORE WEST CONSTRUCTION COMPANY
04-00-029-000-408

BLOCK "H"
3.3052 ACRES

BLOCK "G"
4.9538 ACRES

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°21'55"	S 44°14'23" W	25.16	25.00	39.43	35.47
C2	89°38'05"	N 45°45'36" W	24.84	25.00	39.11	35.24
C3	04°27'08"	S 88°21'05" E	5.05	130.00	10.10	10.10
C4	08°27'46"	S 81°53'38" E	9.62	130.00	19.20	19.18
C5	82°34'18"	S 61°03'06" W	21.95	25.00	36.03	32.99
C6	37°53'00"	N 38°42'27" E	22.31	65.00	42.98	42.20
C7	56°24'52"	N 85°51'23" E	34.86	65.00	64.00	61.45
C8	52°53'18"	S 39°29'32" E	32.33	65.00	60.00	57.89
C9	65°20'51"	S 19°37'32" W	41.69	65.00	74.13	70.18
C10	16°24'53"	S 60°30'24" W	9.38	65.00	18.62	18.56
C11	82°34'19"	N 27°25'41" E	21.95	25.00	36.03	32.99
C12	12°54'54"	S 07°24'01" E	14.71	130.00	29.30	29.24
C13	89°38'05"	S 45°45'36" E	69.56	70.00	109.51	98.68
C14	89°38'05"	S 45°45'36" E	99.36	100.00	156.44	140.97
C15	90°21'55"	S 44°14'23" W	25.16	25.00	39.43	35.47
C16	89°38'05"	N 45°45'36" W	24.84	25.00	39.11	35.24
C17	90°00'00"	S 44°25'21" W	25.00	25.00	39.27	35.36
C18	44°49'02"	S 68°10'08" E	41.23	100.00	78.22	76.24
C19	44°49'02"	S 23°21'05" E	41.23	100.00	78.22	76.24
C20	16°05'06"	S 82°32'06" E	25.43	180.00	50.53	50.37
C21	58°59'32"	S 76°00'41" W	14.14	25.00	25.74	24.62
C22	03°40'47"	N 87°34'57" E	10.60	330.00	21.19	21.19

1/2" Rebar FD
0.73' N. 0.50' E.

04-00-029-000-032

CORONADO COVE LTD
INST. # 20020823076

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

DR. BY: PK
CHK. BY: DLH
APR. BY: MS
DATE: 1/22/02
SCALE: 1" = 50'

**BRIDGESIDE
SUBDIVISION NO. 5
PLAT**

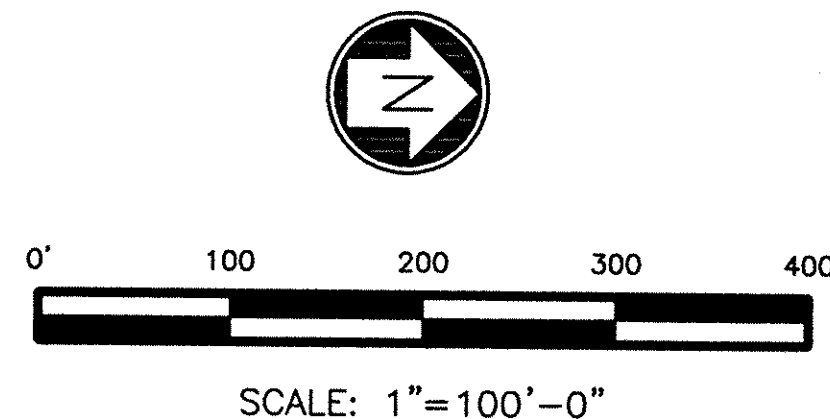
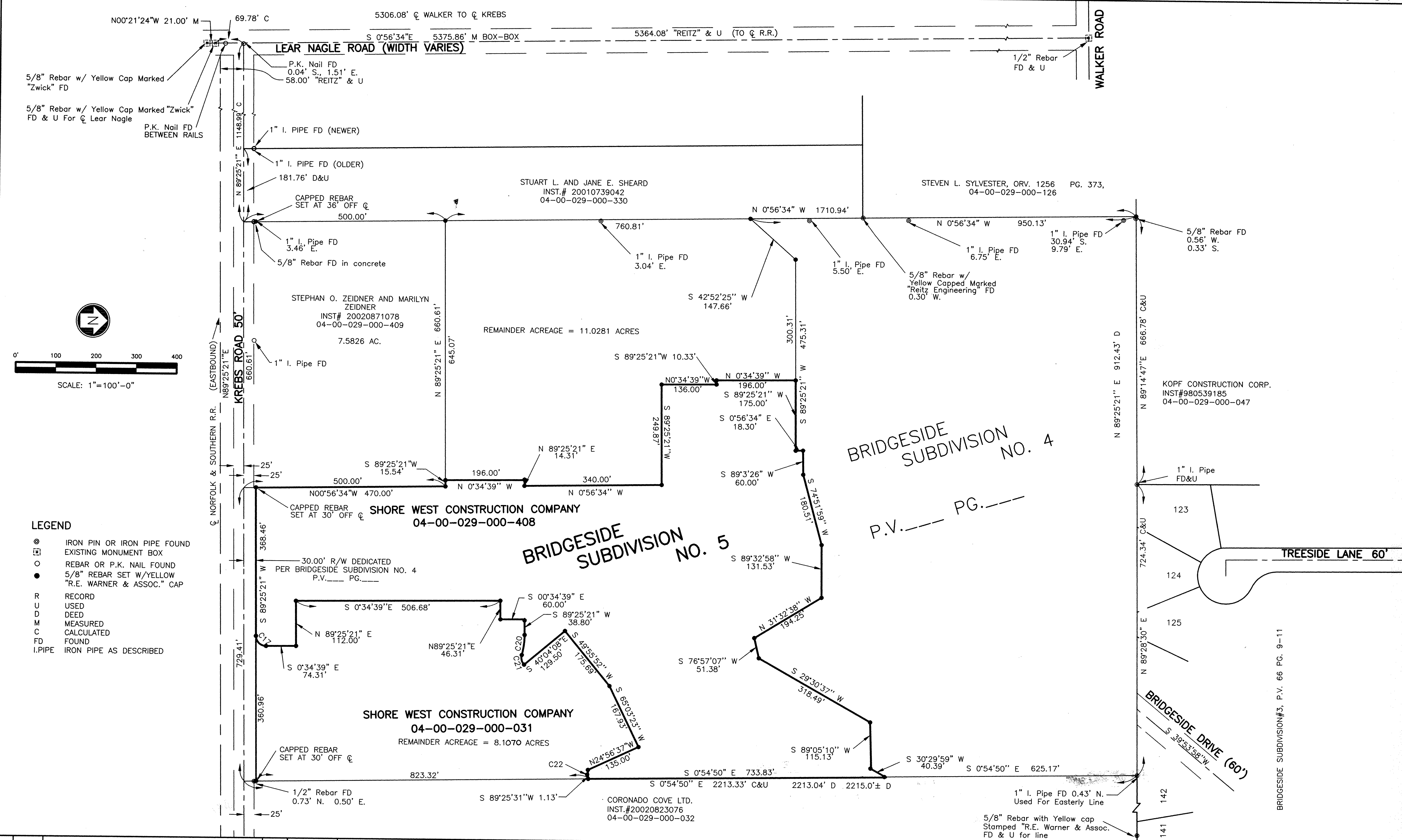
DRAWING NUMBER
2 OF 3

JOB No. 816401

[c:\816401\Survey\plot5a.dwg]
CMM 2/21/2003 12:59pm

TAX MAP COPY #03-00576

75/43



- 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.P.I.P.E IRON PIPE AS DESCRIBED

NO.	DATE	DESCRIPTION	BY
2	3/6/03	REVISED PER TAX MAP OFFICE COMMENTS	DLH
1	02/20/03	REVISED PER TAX MAP OFFICE COMMENTS	CMM
1	12/13/02	ORIGINAL ISSUE	CMM
REVISIONS			BY
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

[O:\816401\Survey\plat5b.dwg]
 CMM 2/21/2003 12:24pm

DR. BY	PK
CHK. BY	DLH
APR. BY	MS
DATE	1/06/02
SCALE	1"=100'

BRIDGESIDE SUBDIVISION NO. 5 PLAT

DRAWING NUMBER
3 OF 3