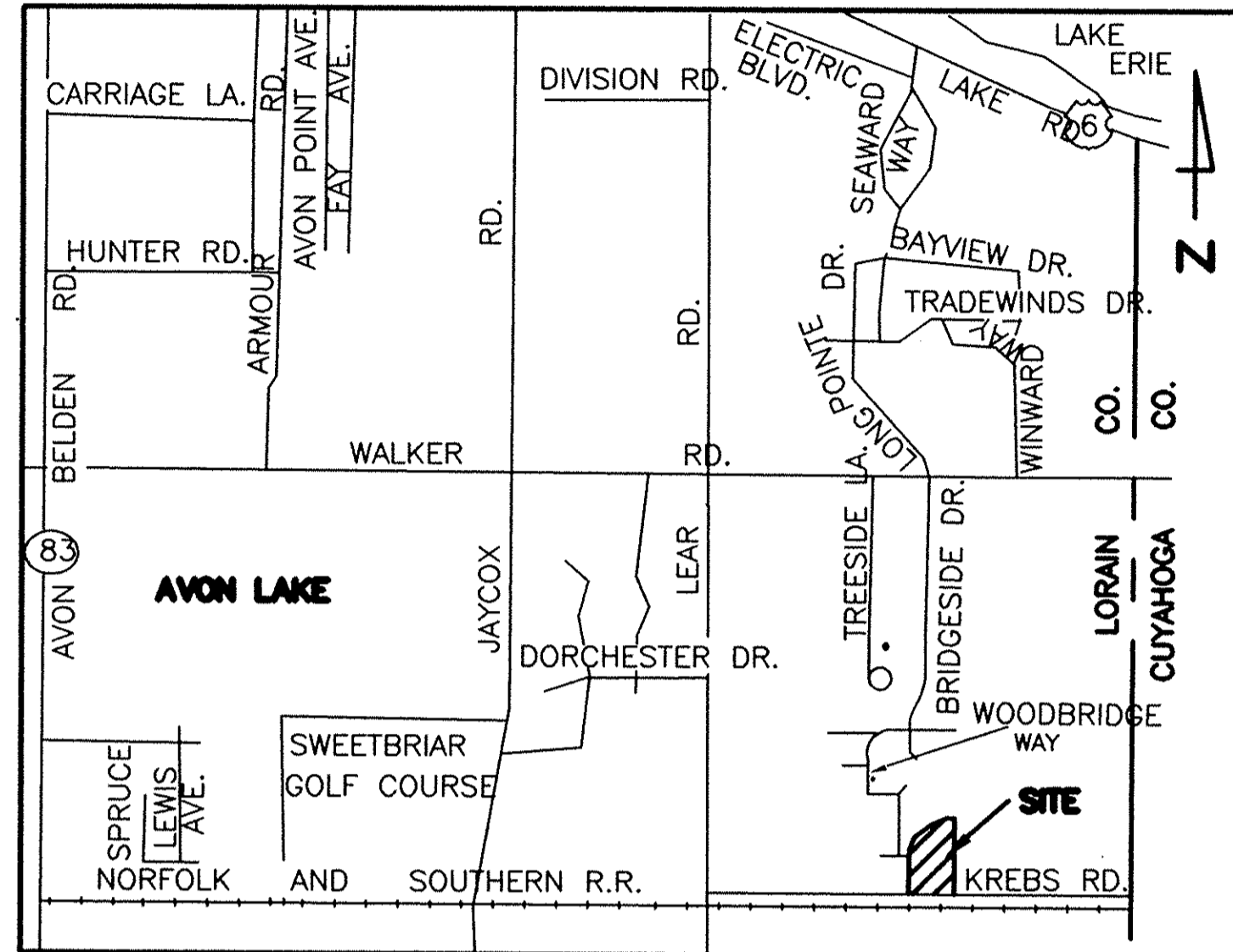


BRIDGESIDE SUBDIVISION NO. 6 PLAT

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 3)



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 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 LAKESIDE DRIVE AND PONDSIDE DRIVE.

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

BY: Fredric 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 FREDRIC C. BOWER, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING PLAT OF BRIDGESIDE SUBDIVISION NO. 6 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. 6 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 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, NATURAL GAS 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, 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. GRANTEEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEEES 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 GRANTEEES.

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

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

Tom Danyla 12/27/02
THE ILLUMINATING COMPANY
Mark Stewart 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. 6, 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 LAKESIDE DRIVE AND PONDSIDE DRIVE.

BY: Maria Nagy, A.V.P.

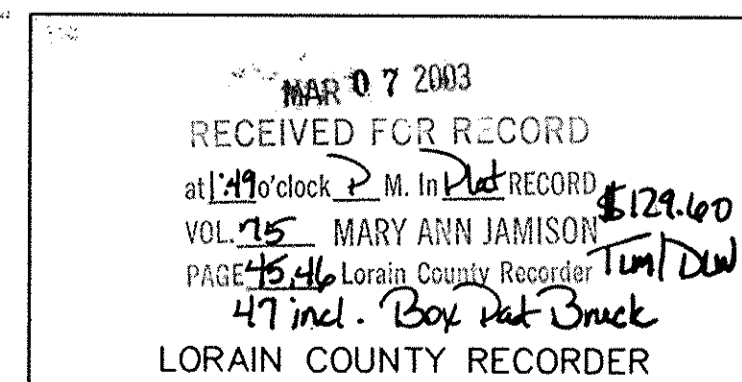
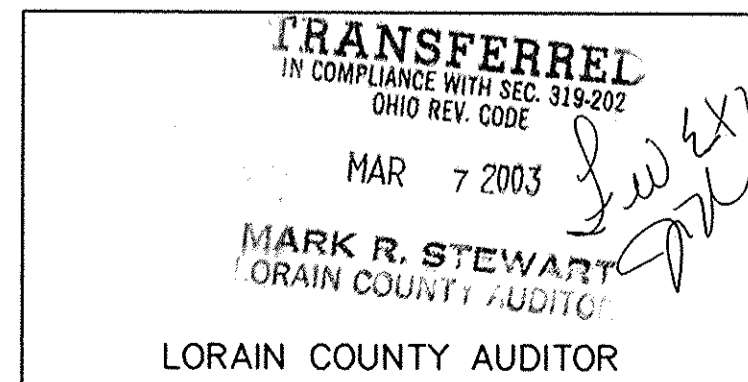
NOTARY PUBLIC

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. 6, 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



CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 6, 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. 6 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. 15-2003 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. 6, 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

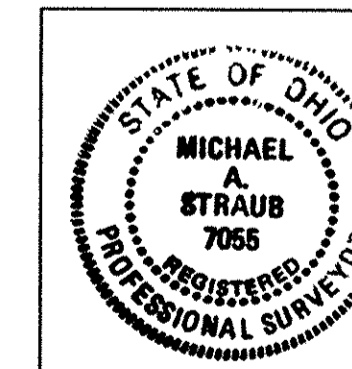
THIS IS TO CERTIFY THAT THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 6 HAS BEEN ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, on January 7, 2003.

Joseph Reitz
PLANNING COMMISSION SECRETARY
JOSEPH REITZ

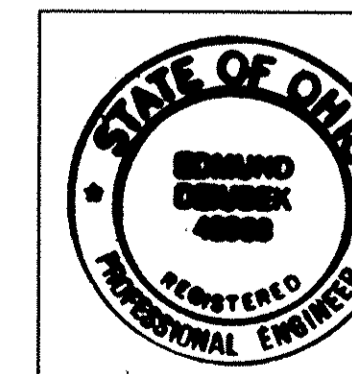
SURVEYOR'S CERTIFICATE AND ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "BRIDGESIDE SUBDIVISION NO. 6" AS SHOWN HEREON AND CONTAINING 8.1710 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 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 STREETS 1.4728 ACRES
ACREAGE IN BLOCKS 6.6342 ACRES
TOTAL ACREAGE 8.1070 ACRES



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



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

NO.	DATE	DESCRIPTION	BY
3	2/20/03	REVISED PER TAX MAP OFFICE COMMENTS	DLH
2	12/20/02	REVISED NOTES	CMM
1	12/13/02	REVISED CERTIFICATES	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
[C: 816401\Survey\TITLE6.dwg]
CMM 12/13/2002 10:39am

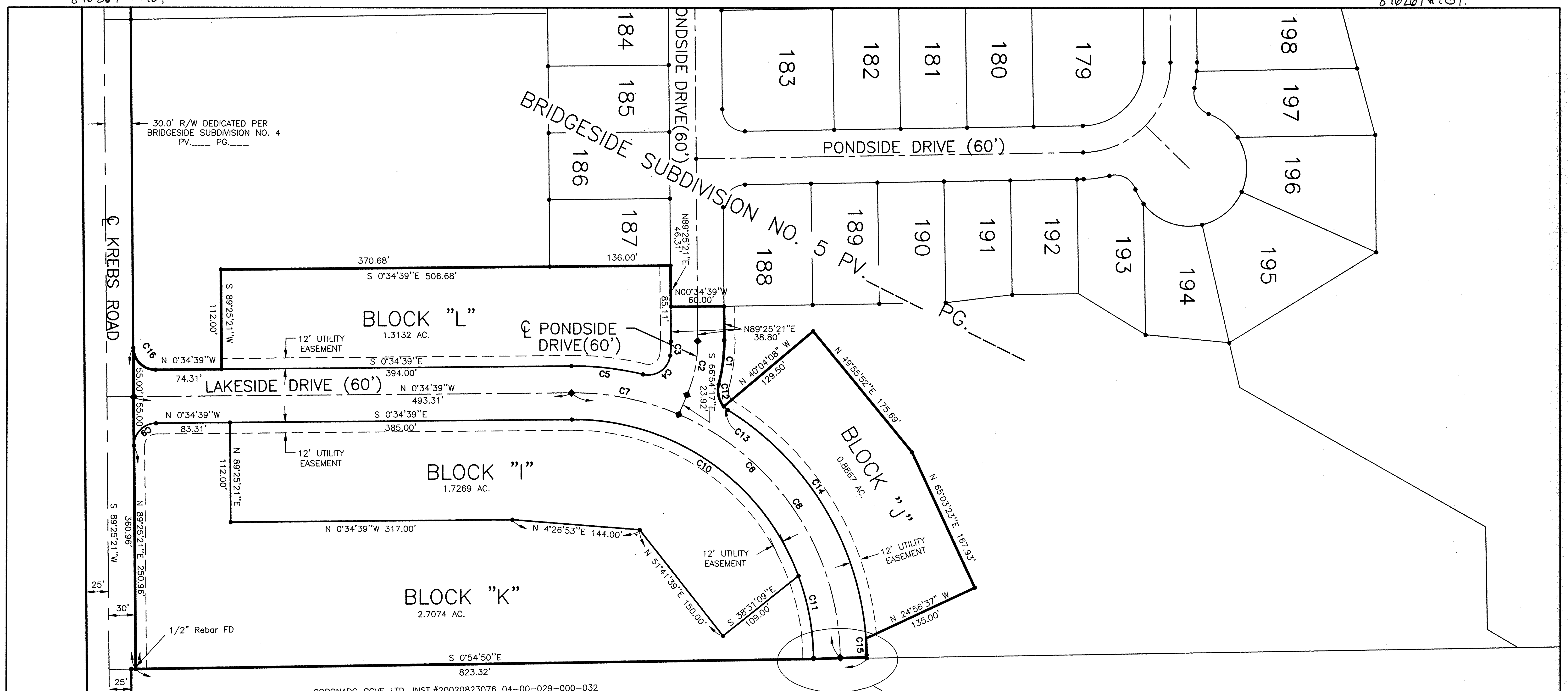
DR. BY: PK
CHK. BY: DLH
APR. BY: MS
DATE: 01/22/02
SCALE: _____

BRIDGESIDE SUBDIVISION NO. 6 PLAT

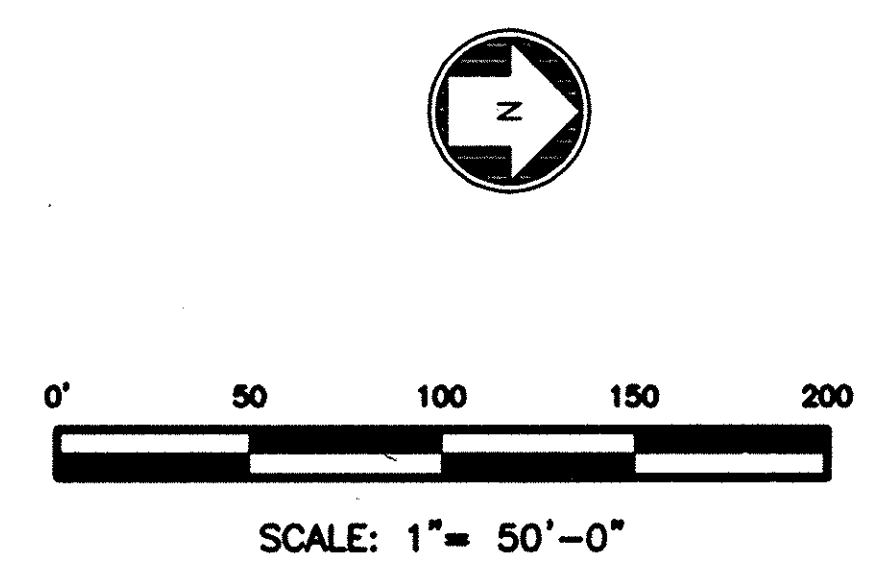
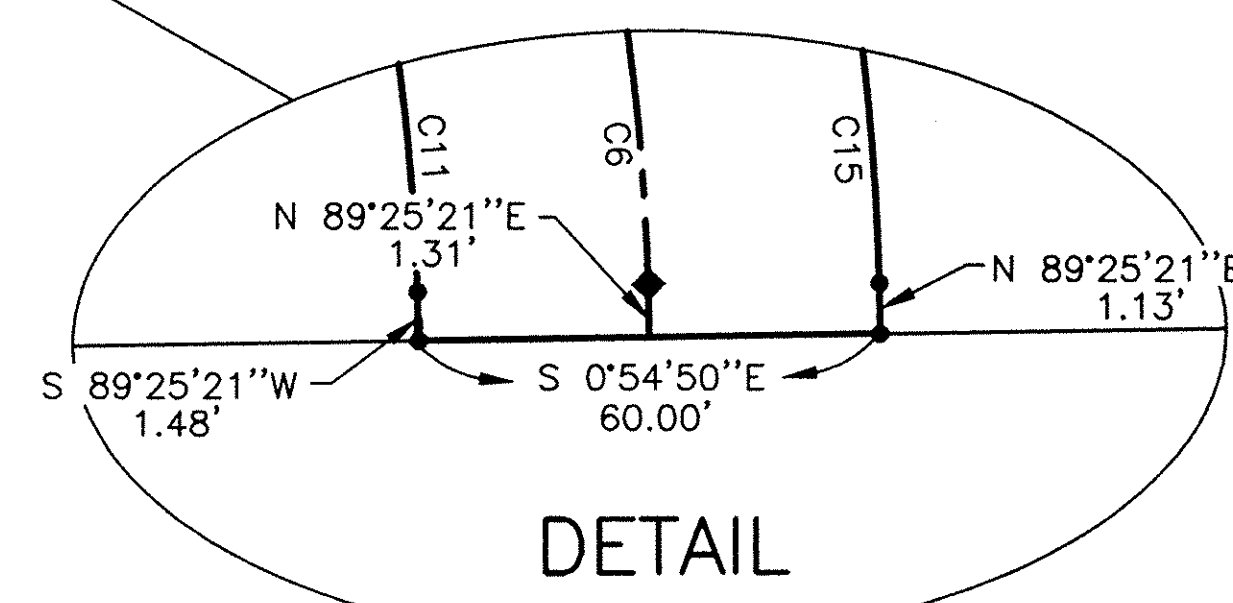
DRAWING NUMBER
1 OF 3

896269 #1934

896269 #1934



NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	16°05'06"	S 82°32'06" E	25.43	180.00	50.53	50.37
C2	23°40'22"	S 78°44'28" E	31.44	150.00	61.97	61.54
C3	07°40'01"	S 86°44'38" E	8.04	120.00	16.06	16.05
C4	96°29'27"	S 34°39'54" E	28.01	25.00	42.10	37.30
C5	14°09'28"	N 06°30'05" E	40.98	330.00	81.54	81.34
C6	90°00'00"	N 44°25'21" E	300.00	300.00	471.24	424.26
C7	23°40'22"	N 11°15'32" E	62.87	300.00	123.95	123.07
C8	66°19'38"	N 56°15'32" E	196.04	300.00	347.29	328.22
C9	90°00'00"	N 45°34'39" W	25.00	25.00	39.27	35.36
C10	69°40'43"	N 34°15'43" E	187.93	270.00	328.35	308.49
C11	20°19'17"	N 79°15'43" E	47.44	270.00	95.76	95.26
C12	58°59'32"	S 76°00'41" W	14.14	25.00	25.74	24.62
C13	14°48'02"	S 39°06'54" W	3.25	25.00	6.46	6.44
C14	54°01'41"	N 58°43'43" E	168.24	330.00	311.18	299.78
C15	03°40'47"	N 87°34'57" E	10.60	330.00	21.19	21.19
C16	90°00'00"	S 44°25'21" W	25.00	25.00	39.27	35.36



NO.	DATE	DESCRIPTION	BY
3	02/20/03	REVISED PER TAX MAP OFFICE COMMENTS	CMM
2	12/13/02	REVISED PER MS COMMENTS	CMM
1	2/25/02	REVISIONS PER CITY OF AVON LAKE	PK
0	2/06/02	ORIGINAL ISSUE	PK

REW R.E. WARNER & ASSOCIATES, INC.
CONSULTING ENGINEERS

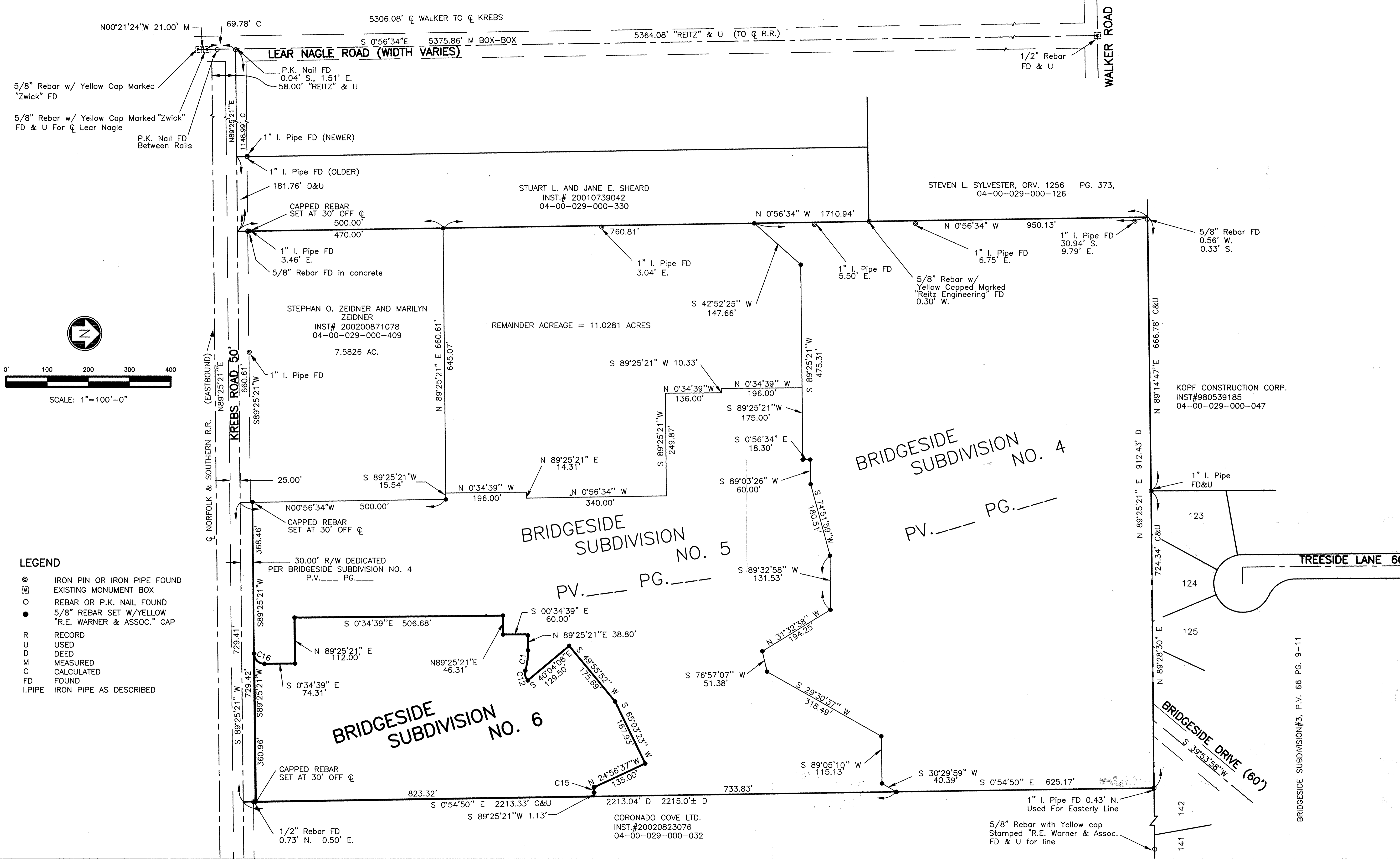
THREE KING JAMES PARK - SUITE 300
24600 CENTER RIDGE ROAD
WESTLAKE, OHIO 44145
TELEPHONE (440) 835-9400

JOB No. 816401

DR. BY	PK
CHK. BY	DLH
APR. BY	MS
DATE	2/06/02
SCALE	1"=50'

**BRIDGESIDE
SUBDIVISION NO. 6
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.P.I.P.E IRON PIPE AS DESCRIBED

NO.	DATE	DESCRIPTION	BY
3	02/20/03	REVISED PER TAX MAP OFFICE COMMENTS	CMM
2	12/13/02	REVISED ANNOTATION	CMM
1	02/25/02	REVISIONS PER CITY OF AVON LAKE	PK
1	02/06/02	ORIGINAL ISSUE	PK

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 24600 CENTER RIDGE ROAD
 WESTLAKE, OHIO 44145
 TELEPHONE (440) 835-9400

JOB No. 816401

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

**BRIDGESIDE
 SUBDIVISION NO. 6
 PLAT**

DRAWING NUMBER
3 OF 3