

NOTE:

20' SANITARY SEWER EASEMENT

SHORE WEST CONSTRUCTION COMPANY, THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE CITY OF AVON LAKE, THEIR SUCCESSORS AND ASSIGNS, (HEREINAFTER REFERRED TO AS THE GRANTEE), A PERMANENT RIGHT OF WAY EASEMENT TWENTY FEET (20') IN WIDTH OVER, UNDER AND THROUGH THE COMMON LINE BETWEEN SUBLOTS 211 AND 212, TEN FEET (10') EACH SIDE, TO CONSTRUCT, PLACE OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND CONDUITS, SURFACE STRUCTURES, AND OTHER FACILITIES NECESSARY AND CONVENIENT FOR THE GRANTEE TO CONVEY SANITARY SEWAGE FOR PUBLIC AND PRIVATE USE AS GRANTEE MAY DETERMINE, SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREOF, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND OUTSIDE OF SAID EASEMENT WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID SANITARY SEWER SERVICE, AND THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SEWER 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 EASEMENT AND GRANT. GRANTEE SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY THE 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.

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 IT'S 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 BROOKSIDE CIRCLE AND PONDSIDE DRIVE.

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

BY: Frederic C. Bower
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. 7 AND THAT IT WAS HIS OWN FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 6th DAY OF Jan. 2004.

Marilyn Scott
NOTARY PUBLIC

MARILYN SCOTT
Notary Public, State of Ohio, Civ. City,
My Commission Expires Aug. 24, 2005

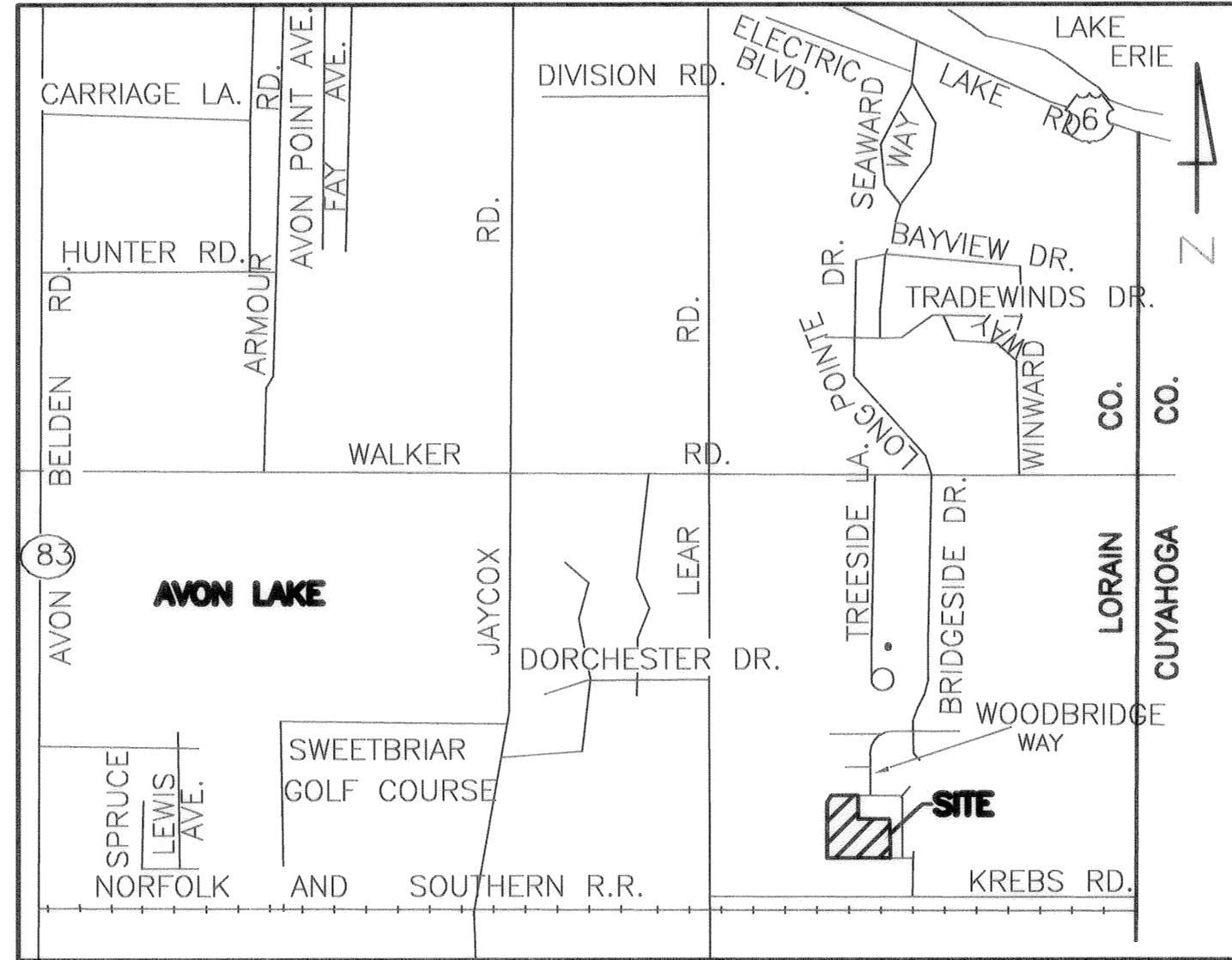
MY COMMISSION EXPIRES _____

NOTES:
1. ALL LOTS ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR BRIDGESIDE SUBDIVISION NO. 7 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.

BRIDGESIDE SUBDIVISION NO. 7 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 4)



SITE MAP

SCALE: 1"=2000'

12' UTILITY EASEMENT & 20' GAS LINE EASEMENT S/L 213 & 214

SHORE WEST CONSTRUCTION COMPANY, THE OWNER OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE ILLUMINATING COMPANY, CENTURYTEL COMPANY OF OHIO, COMCAST, AND COLUMBIA GAS THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEES), 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 GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, NATURAL GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES 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 AND 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. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, 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 GRANTEES.

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

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

Tim Denzler 12/5/03
TIM DENZLER
THE ILLUMINATING COMPANY

Robert J. Debi 12-15-03
CENTURYTEL COMPANY OF OHIO

Comcast 01-06-04
COMCAST

Don S 1/2/04
COLUMBIA GAS

MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT HUNTINGTON NATIONAL BANK, THE MORTGAGEE OF LANDS CONTAINED WITHIN THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 7, 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 BROOKSIDE CIRCLE AND PONDSIDE DRIVE.

BY: Marie Nagy, ASST. VICE PRES.

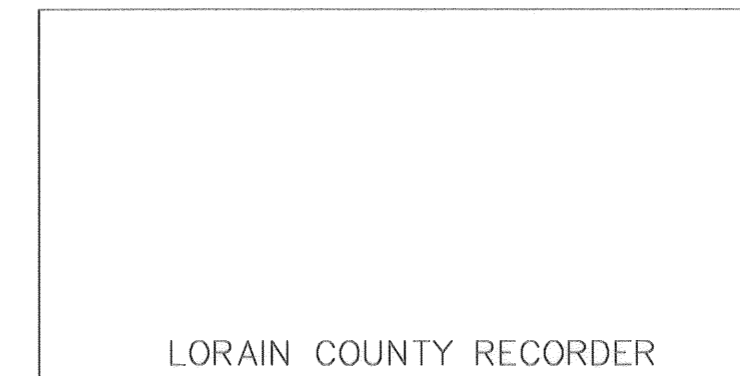
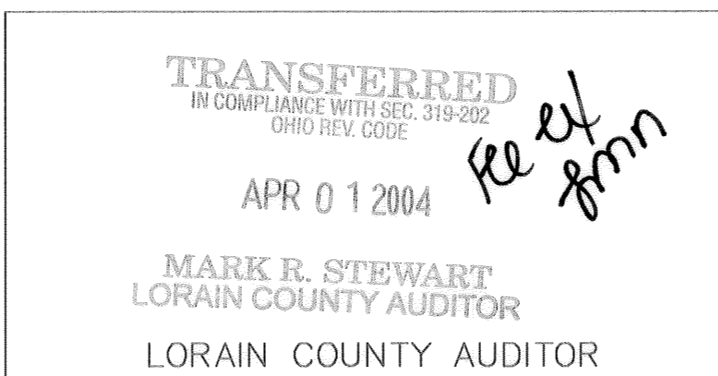
NOTARY PUBLIC

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, ASST. VICE PRES. REPRESENTING HUNTINGTON NATIONAL BANK WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING PLAT OF BRIDGESIDE SUBDIVISION NO. 7, AND THAT IT WAS HER OWN FREE WILL ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 4th DAY OF Dec., 2003.

Marilyn Scott
NOTARY PUBLIC

MY COMMISSION EXPIRES _____



CITY ENGINEER

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 7, AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE, AND FIND THE MONUMENTS ARE SUFFICIENT TO DEFINE THE STREETS AS SHOWN HEREON.

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

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 7 HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO, BY ORDINANCE NO. ~~68-2004~~ PASSED THE 22 DAY OF March, 2004.

Robert J. Berner
MAYOR
ROBERT J. BERNER

Barbara Dopp
CLERK OF COUNCIL
BARBARA DOPP

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 7, AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

Goeffrey R. Smith
AVON LAKE LAW DIRECTOR
GOEFFREY R. SMITH

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF BRIDGESIDE SUBDIVISION NO. 7 HAS BEEN ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO. P.C. approval March 2, 2004

Joseph R. Reitz
PLANNING COMMISSION SECRETARY
JOSEPH REITZ

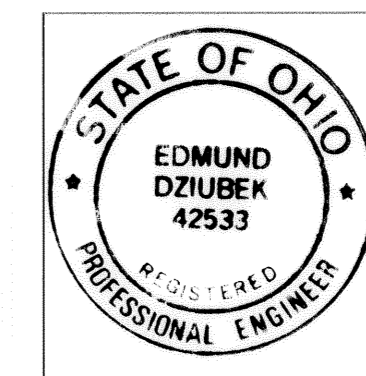
SURVEYOR'S CERTIFICATE AND ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "BRIDGESIDE SUBDIVISION NO. 7" AS SHOWN HEREON AND CONTAINING 11.0281 ACRES OF LAND IN AVON TOWNSHIP, SECTION NO. 29, NOW IN THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED, -o-, 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 2.0709 ACRES
ACREAGE IN 30 SUBLOTS 8.9572 ACRES
TOTAL ACREAGE 11.0281 ACRES



BY: Michael Straub DATE 12/3/2003
MICHAEL A. STRAUB
PROFESSIONAL SURVEYOR No. 7055



BY: Ed Dziubek DATE 12-3-03
EDMUND DZIUBEK
PROFESSIONAL ENGINEER NO. 42533

NO.	DATE	DESCRIPTION	BY	REFERENCE DRAWINGS
1	2/5/04	ADDED AND REVISED NOTES PER CITY	GZ	
2	12/02/03	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

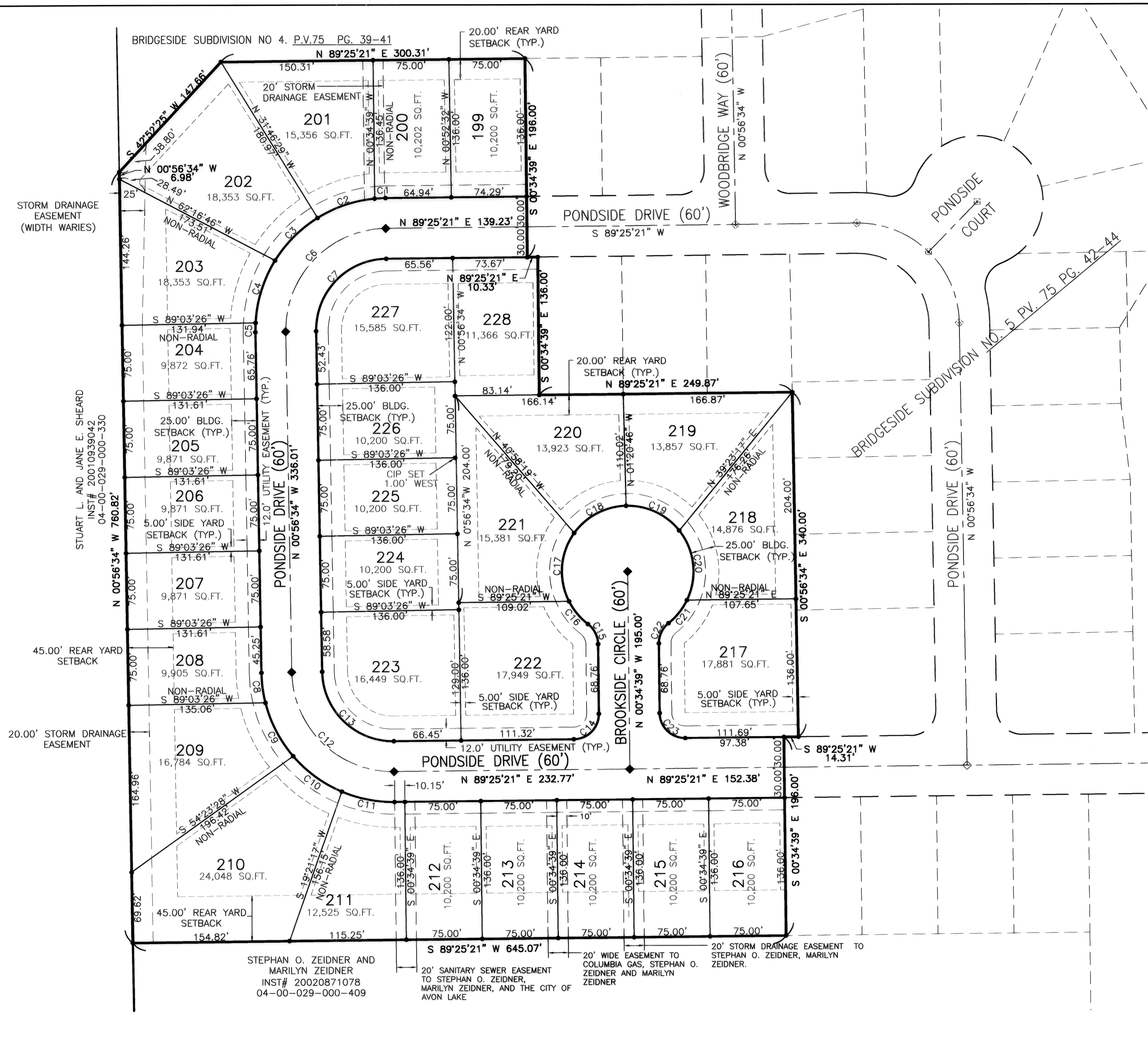
JOB No. 816401

[0:\816401\Survey\PLAT7A.DWG]
PK 12/2/2003 4:04pm

DR. BY: CMM
CHK. BY: DLH
APR. BY: MS
DATE: 11/12/03
SCALE: NO SCALE

BRIDGESIDE SUBDIVISION NO. 7 PLAT

DRAWING NUMBER
1 OF 2

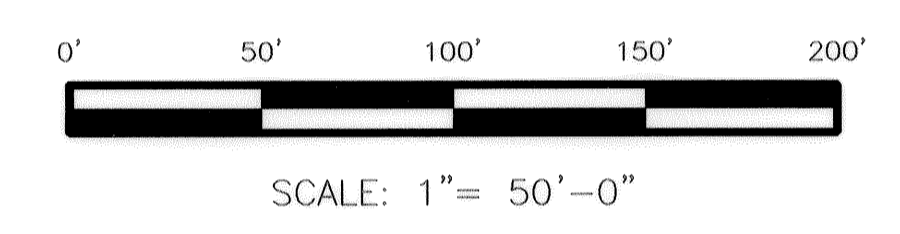
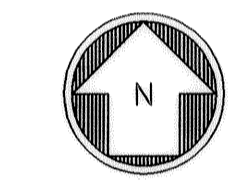


CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	130.00'	04°45'11"	5.40'	10.78'	10.78'	S 87°02'46" W
C2	130.00'	26°26'39"	30.54'	60.00'	59.47'	S 71°26'51" W
C3	130.00'	26°26'39"	30.54'	60.00'	59.47'	S 45°00'12" W
C4	130.00'	28°38'52"	33.19'	65.00'	64.32'	S 17°27'26" W
C5	130.00'	04°04'34"	4.63'	9.25'	9.25'	N 01°05'43" E
C6	100.00'	90°21'55"	100.64'	157.72'	141.87'	N 44°14'24" E
C7	70.00'	90°21'55"	70.45'	110.40'	99.31'	S 44°14'24" W
C8	130.00'	13°13'49"	15.08'	30.02'	29.95'	N 07°33'28" W
C9	130.00'	26°26'39"	30.55'	60.00'	59.47'	S 27°23'42" E
C10	130.00'	26°26'39"	30.54'	60.00'	59.47'	S 53°50'21" E
C11	130.00'	23°30'58"	27.06'	53.36'	52.98'	N 78°49'10" W
C12	100.00'	89°38'05"	99.36'	156.44'	140.97'	N 45°45'37" W
C13	70.00'	89°38'05"	69.56'	109.51'	98.68'	N 45°45'37" W
C14	25.00'	90°00'00"	25.00'	39.27'	35.35'	S 44°25'21" W
C15	25.00'	52°19'48"	12.28'	22.83'	22.05'	S 26°44'33" E
C16	65.00'	25°49'59"	14.91'	29.31'	29.06'	N 39°59'28" W
C17	65.00'	62°50'24"	39.71'	71.29'	67.77'	N 04°20'43" E
C18	65.00'	52°53'19"	32.33'	60.00'	57.89'	N 62°12'34" E
C19	65.00'	52°53'19"	32.33'	60.00'	57.89'	N 64°54'07" W
C20	65.00'	64°22'38"	40.91'	73.03'	69.25'	S 06°16'08" E
C21	65.00'	25°49'59"	14.91'	29.31'	29.06'	S 38°50'10" W
C22	25.00'	52°19'48"	12.28'	22.83'	22.05'	N 25°35'15" E
C23	25.00'	90°00'00"	25.00'	39.27'	35.36'	N 45°34'39" W

LEGEND

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



NO.	DATE	DESCRIPTION	BY
2	2/5/04	REVISED PER CITY COMMENTS RECEIVED 2/5/04	PK
1	1/29/04	REVISED PER CITY COMMENTS RECEIVED 1/27/04	PK
1	12/02/03	ORIGINAL ISSUE	PK

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

JOB NUMBER 816401

[G:\816401\Survey\PLAT7A.DWG] 3/23/2004 12:43pm

DR. BY	CMM
CHK. BY	DLH
APR. BY	MS
DATE	11/12/03
SCALE	1" = 50'

**BRIDGESIDE
 SUBDIVISION NO. 7
 PLAT**

DRAWING NUMBER
2 OF 2