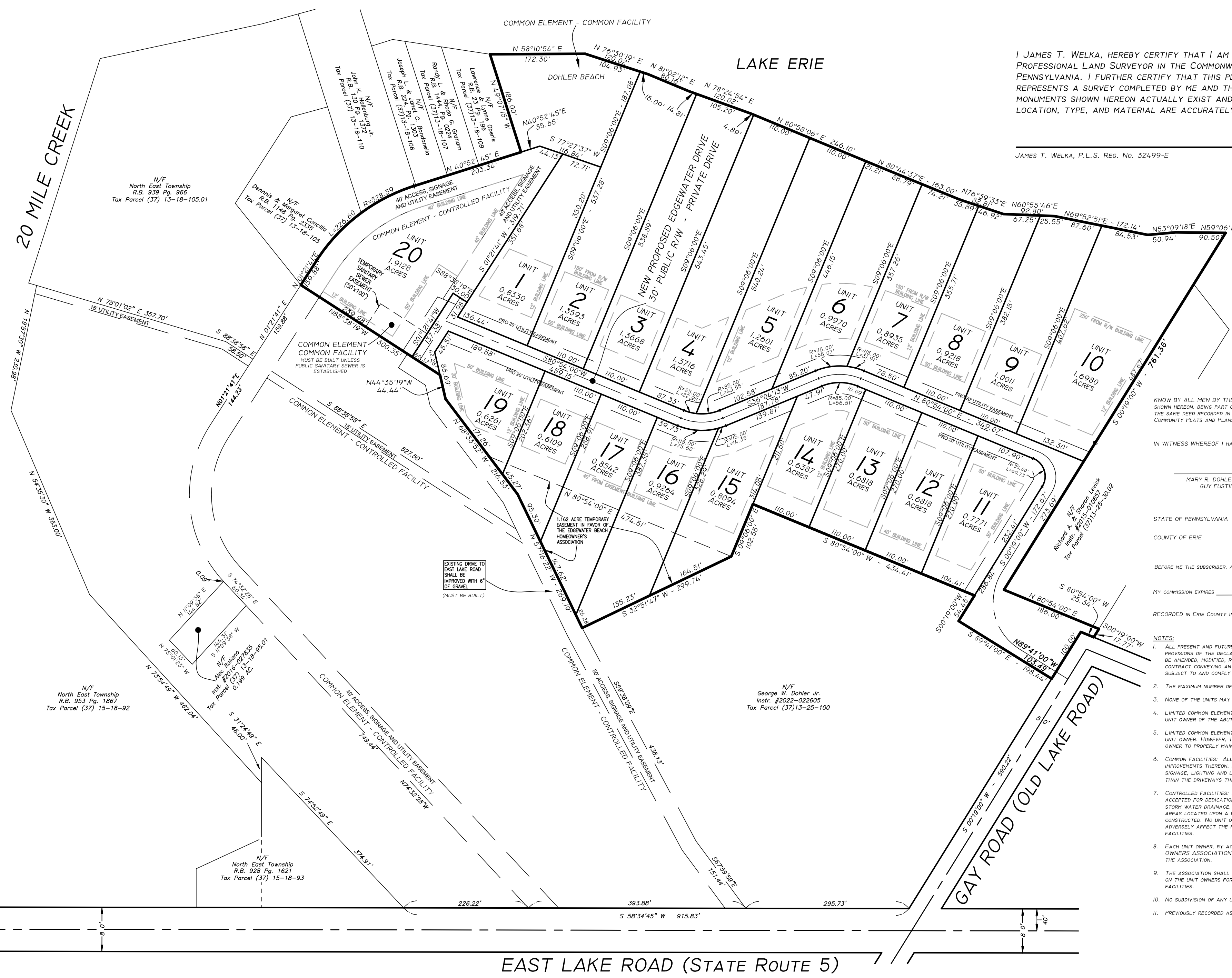
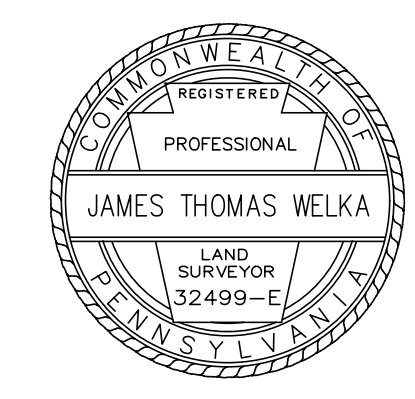


120' 0' 120'
SCALE: 1" = 120'

I JAMES T. WELKA, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA. I FURTHER CERTIFY THAT THIS PLOT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR LOCATION, TYPE, AND MATERIAL ARE ACCURATELY SHOWN.

JAMES T. WELKA, P.L.S. REG. NO. 32499-E



KNOW BY ALL MEN BY THESE PRESENTS, THAT EDGEWATER SUBDIVISION A PLANNED COMMUNITY, OWNERS OF THE LAND SHOWN HEREON, BEING PART OF TRACTS 166 AND 167 IN NORTH EAST TOWNSHIP, ERIE COUNTY, PENNSYLVANIA, HAVING ACQUIRED THE SAME DEED RECORDED IN ERIE COUNTY AS INSTRUMENT NUMBER 2022-022604, DOES HEREBY ACKNOWLEDGE THE PLANNED COMMUNITY PLATS AND PLANS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS _____ DAY OF _____ 2023

MARY R. DOHLER LIQUIDATING TRUST
GUY FUSTINE (CO-TRUSTEE)

MARY R. DOHLER LIQUIDATING TRUST
CHRIS ORTON (CO-TRUSTEE)

STATE OF PENNSYLVANIA
COUNTY OF ERIE

BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME THE ABOVE NAMED

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

RECORDED IN ERIE COUNTY INSTRUMENT NUMBER _____

- NOTES:**
- ALL PRESENT AND FUTURE UNIT OWNERS AND RESIDENTS OF A UNIT SHALL BE SUBJECT TO AND SHALL COMPLY WITH PROVISIONS OF THE DECLARATION, THE RULES AND REGULATIONS AND OF THE BYLAWS OF THE COMMUNITY, AS THE SAME MAY BE AMENDED, MODIFIED, RESTATED OR REPLACED FROM TIME TO TIME. THE ACCEPTANCE OF A DEED OR A LEASE OR A CONTRACT CONVEYING AN INTEREST IN OR THE OCCUPANCY OF ANY UNIT SHALL CONSTITUTE SUCH AGREEMENT TO BE SUBJECT TO AND COMPLY WITH THE DECLARATION, THE RULES AND REGULATIONS AND THE BYLAWS.
 - THE MAXIMUM NUMBER OF UNITS THAT MAY BE CREATED IN THE PLANNED COMMUNITY IS 20.
 - NONE OF THE UNITS MAY BE OWNED IN TIME-SHARE ESTATES.
 - LIMITED COMMON ELEMENTS: INCLUDING SIDEWALKS AND CURBING ABUTTING A UNIT SHALL BE THE RESPONSIBILITY OF THE UNIT OWNER OF THE ABUTTING UNIT. THE ASSOCIATION SHALL HAVE NO RESPONSIBILITY FOR ANY MAINTENANCE.
 - LIMITED COMMON ELEMENTS: ANY LANDSCAPING IS REGARDED AS A LIMITED CONTROLLED FACILITY TO BE MAINTAINED BY THE UNIT OWNER. HOWEVER, THE ASSOCIATION RESERVES THE RIGHT TO INSPECT AND CURE ANY FAILURE ON THE PART OF A UNIT OWNER TO PROPERLY MAINTAIN SUCH LIMITED CONTROLLED FACILITIES.
 - COMMON FACILITIES: ALL OPEN AREAS, PLAY AREAS, BEACH AREAS, AND ANY EASEMENTS, LANDSCAPING AND/OR IMPROVEMENTS THEREON, NOT LOCATED WITHIN UNIT BOUNDARIES. SHALL ALSO INCLUDE, COMMUNITY ENTRANCE, STREET SIGNAGE, LIGHTING AND LANDSCAPE NOT LOCATED WITHIN UNIT BOUNDARIES, PARKING AREAS WITHIN THE COMMUNITY (OTHER THAN THE DRIVEWAYS THAT SERVE THE UNITS, NOT LOCATED WITHIN THE UNIT BOUNDARIES).
 - CONTROLLED FACILITIES: SHALL INCLUDE IMPROVEMENTS AND/OR FACILITIES LOCATED THEREIN OTHER THAN THOSE ACCEPTED FOR DEDICATION TO THE PUBLIC OR OWNED BY A UTILITY PROVIDER OR GOVERNMENT AUTHORITY. INCLUDING ALL STORM WATER DRAINAGE, WETLANDS, CONSERVATION, UTILITY (INCLUDING WATER AND SANITARY SEWER) AND EASEMENT AREAS LOCATED UPON A UNIT AS SHOWN. ALL CONTROLLED FACILITY EASEMENT AREAS SHALL REMAIN AS INITIALLY CONSTRUCTED. NO UNIT OWNER SHALL BE PERMITTED TO MAKE ANY MODIFICATIONS TO AN EASEMENT AREA THAT COULD ADVERSELY AFFECT THE PURPOSE OR FUNCTION OF THE EASEMENT AREA, OR AFFECT ANY OTHER UNIT OR THE COMMON FACILITIES.
 - EACH UNIT OWNER, BY ACCEPTING A DEED FOR THE UNIT, SHALL BE A MEMBER OF THE EDGEWATER SUBDIVISION UNIT OWNERS ASSOCIATION INC., HAVING ONE VOTE AND RESPONSIBLE FOR A FRACTIONAL SHARE OF THE COMMON EXPENSES OF THE ASSOCIATION.
 - THE ASSOCIATION SHALL HAVE THE POWERS, INCLUDING BUT NOT LIMITED TO, THE POWER TO IMPOSE ASSESSMENTS AND LIENS ON THE UNIT OWNERS FOR MAINTENANCE, IMPROVEMENT AND REPLACEMENT OF THE COMMON FACILITIES AND CONTROLLED FACILITIES.
 - NO SUBDIVISION OF ANY UNIT SHALL BE PERMITTED.
 - PREVIOUSLY RECORDED AS INSTRUMENT #2023-014971.

EAST LAKE ROAD (STATE ROUTE 5)



3200 WEST 32nd STREET ERIE, PENNSYLVANIA 16506
PHONE (814) 833-3900 FAX (814) 833-9550

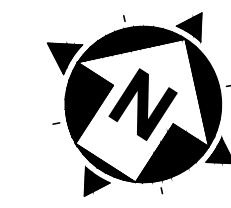
EDGEWATER BEACH A PLANNED COMMUNITY DEVELOPMENT

ERIE COUNTY ERIE, PENNSYLVANIA

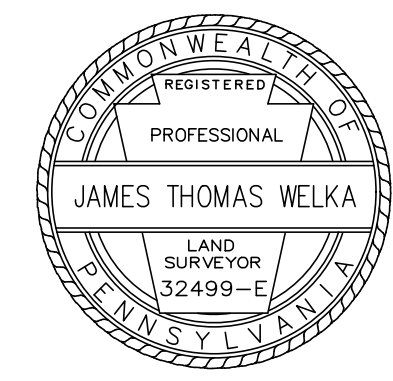
ISSUED FOR:	FINAL
ISSUE DATE:	10/9/2023
SCALE:	1" = 120'
JURISDICTION:	NORTH EAST TOWNSHIP
TAX PARCELS:	(37) 13-25-200

AMENDED PLATS AND PLANS

PROJECT NO.	534.00
DISCIPLINE	CIVIL
SHEET NAME	P & P-01
SHEET	1
OF	2



80' 0' 80'
SCALE: 1" = 80'

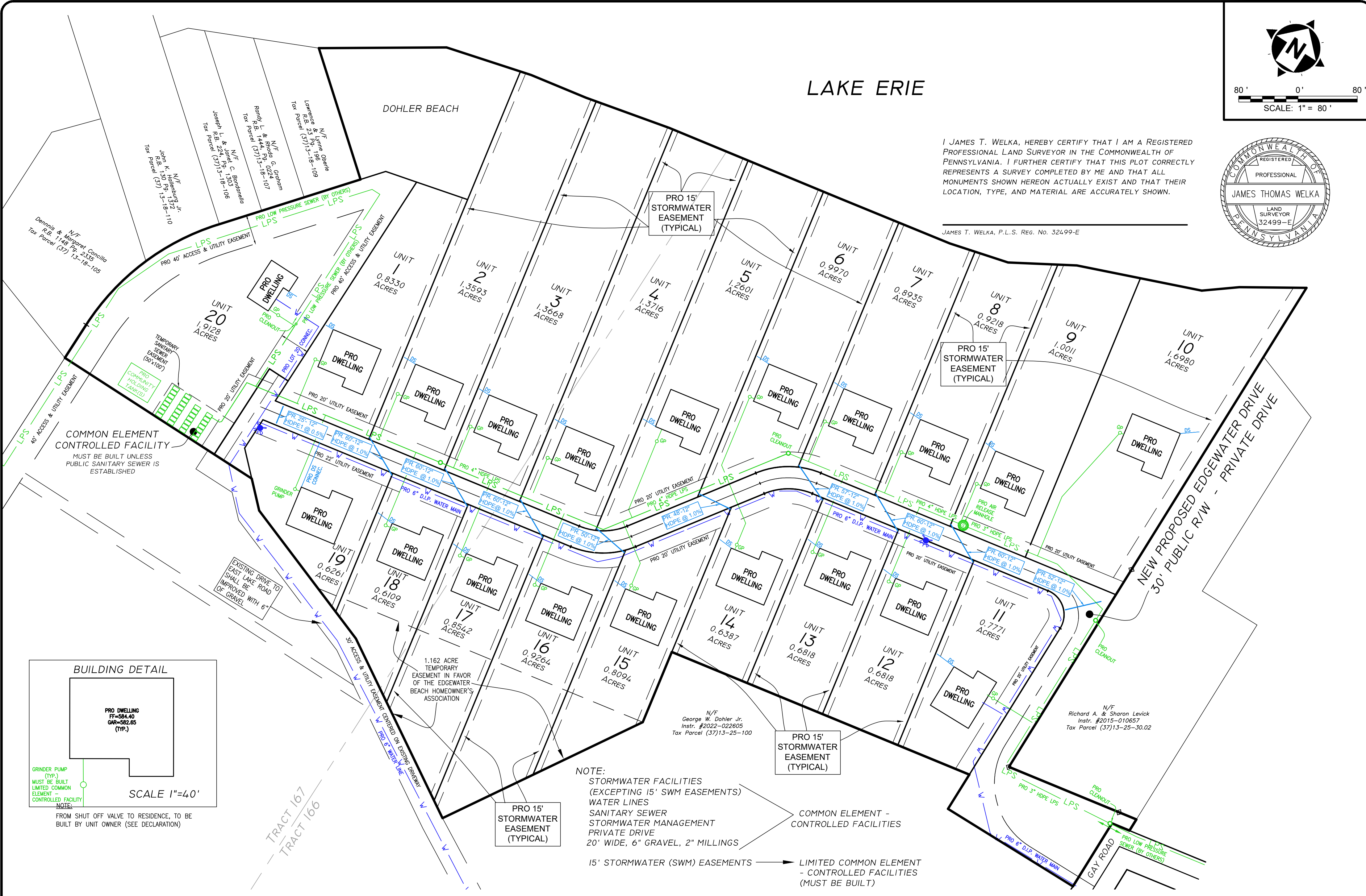


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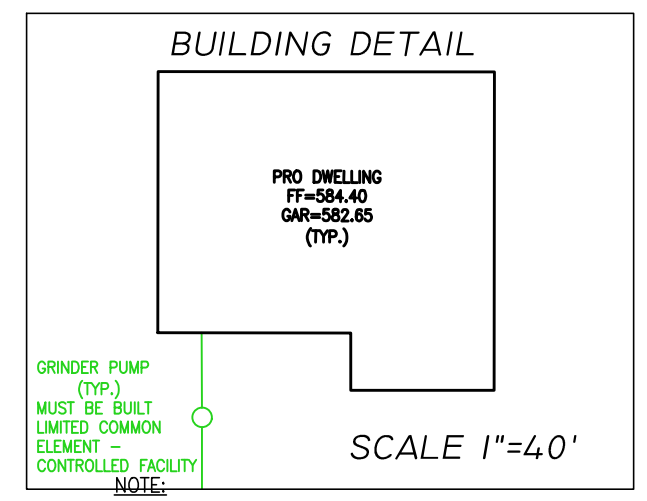
JAMES T. WELKA, P.L.S. REG. NO. 32499-E

LAKE ERIE

DOHLER BEACH



COMMON ELEMENT CONTROLLED FACILITY
MUST BE BUILT UNLESS PUBLIC SANITARY SEWER IS ESTABLISHED



NOTE:
STORMWATER FACILITIES (EXCEPTING 15' SWM EASEMENTS)
WATER LINES
SANITARY SEWER
STORMWATER MANAGEMENT
PRIVATE DRIVE
20' WIDE, 6" GRAVEL, 2" MILLINGS
15' STORMWATER (SWM) EASEMENTS → LIMITED COMMON ELEMENT - CONTROLLED FACILITIES (MUST BE BUILT)

your trusted advisor
consultants → engineers
architects
planners

3200 WEST 32nd STREET
ERIE, PENNSYLVANIA 16506

PHONE (814) 833-3900
FAX (814) 833-9550

EDGEWATER BEACH
A PLANNED COMMUNITY DEVELOPMENT

ERIE COUNTY

ERIE, PENNSYLVANIA

ISSUED FOR:	FINAL
ISSUE DATE:	10/5/2023
SCALE:	1" = 80'
JURISDICTION:	NORTH EAST TOWNSHIP
TAX PARCELS:	(37) 13-25-200

AMENDED PLATS AND PLANS

PROJECT NO.	534.00
DISCIPLINE	CIVIL
SHEET NAME	P & P-02
SHEET	2
OF	2