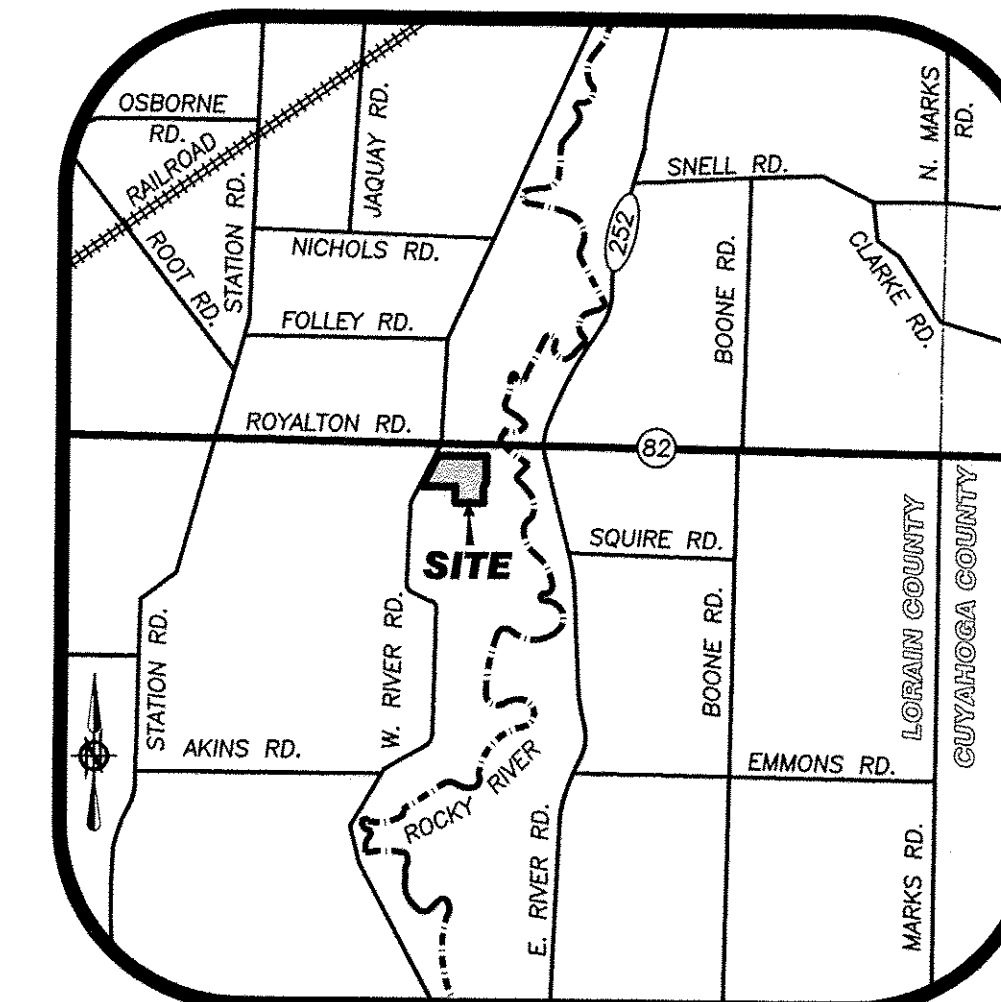
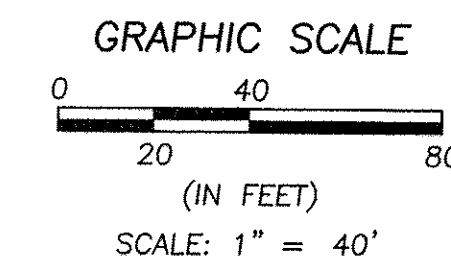


# ONE COLUMBIA CONDOMINIUM

SITUATED IN THE TOWNSHIP OF COLUMBIA, COUNTY OF LORAIN, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOT NUMBERS 46 & 55



VICINITY MAP  
NOT TO SCALE



ROYALTON ROAD (a.k.a. STATE ROUTE 82) (R/W VARIES)

N 89°58'49" E 895.02'(M) 895.10'(R) N 89°58'49" E 902.19'(M) 902.16'(R)

### OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER OF LAND CONTAINED WITHIN THIS ONE COLUMBIA CONDOMINIUM PLAT, HAVING EXAMINED THE SAME, ACCEPTS IT TO BE CORRECT.

HAROLD MADDOCK  
MANAGER 1750 INDUSTRIES LLC

### NOTARY PUBLIC:

STATE OF OHIO  
COUNTY OF LORAIN  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED HAROLD MADDOCK WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 29th DAY OF April, 2016.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 12/19/2020



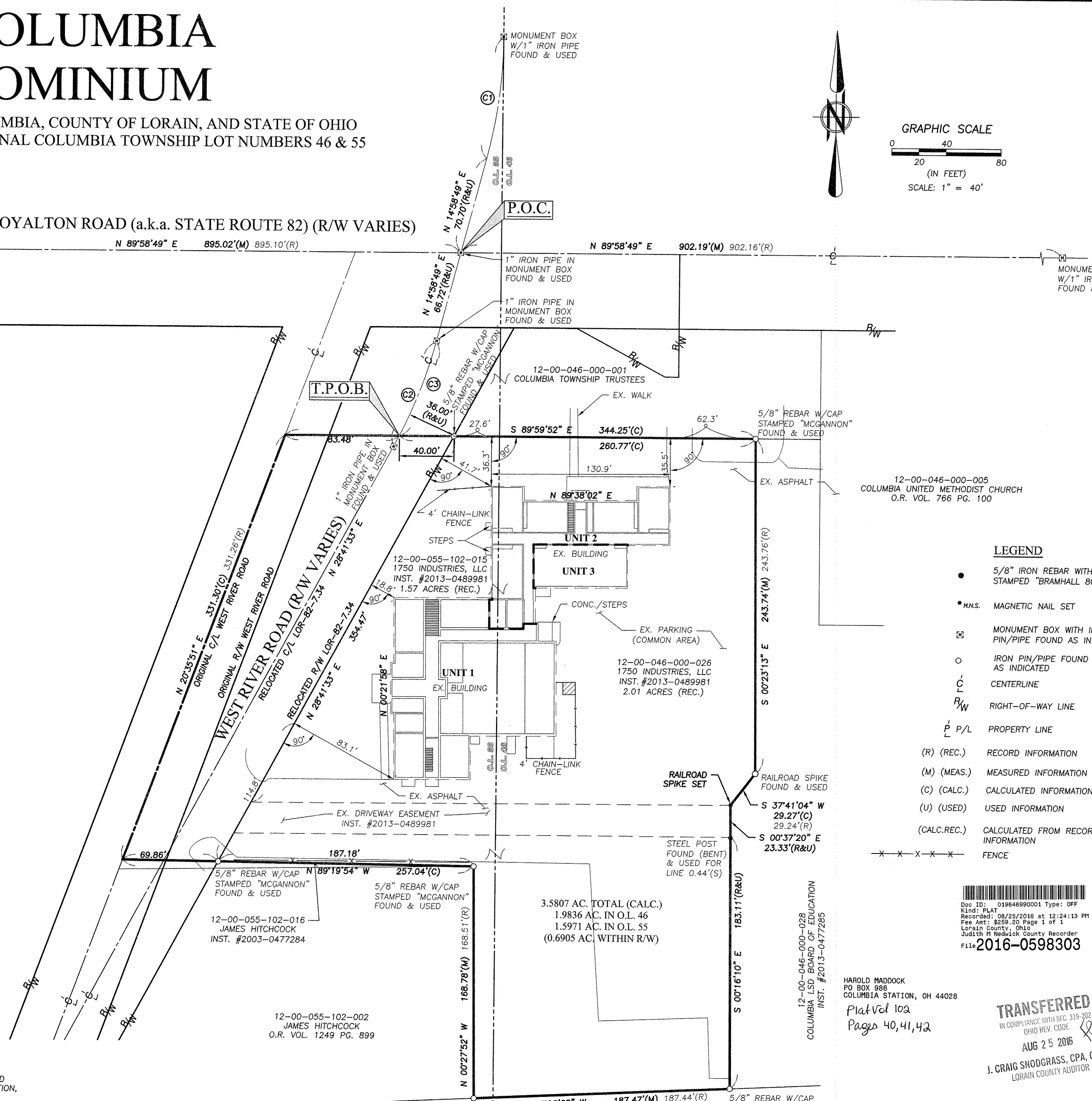
KEVIN SULLIVAN  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
December 19, 2020

①	②	③
L=84.70'(R&U) R=347.25'(R&U) TAN=42.56'(R&U) Δ=13°58'31" CH=84.49'(R&U) CB=N 07°59'35" E	L=83.11'(R&U) R=347.25'(R&U) TAN=41.75'(R&U) Δ=13°42'46" CH=82.91'(R&U) CB=N 21°50'11" E	L=74.25' R=347.25' TAN=37.27' Δ=12°15'06" CH=74.11' CB=N 21°06'21" E

### REFERENCES

- LORAIN COUNTY TAX MAP RECORDS.
- LORAIN COUNTY DEED RECORDS FOR SUBJECT, ADJACENT, & ADJOINING PARCELS.
- ODOT LOR-82-7.34 PID NO. 18532 PLANS, PREPARED BY RICHLAND ENGINEERING LIMITED
- BOUNDARY SURVEY PREPARED FOR COLUMBIA LOCAL SCHOOL DISTRICT BOARD OF EDUCATION, PREPARED BY MCGANNON SURVEYING, LLC

REVISION	DATE	BY	DESCRIPTION
	12-14-2015	AMK	PRELIMINARY ISSUE TO CLIENT
	01-14-2016	AMK	ISSUE TO CLIENT
	04-21-2016	AMK	UPDATED PER COUNTY COMMENTS

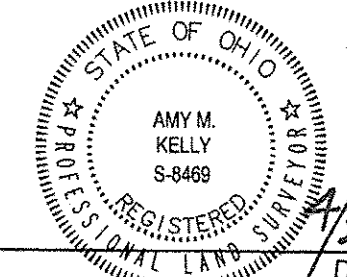


### SHEET INDEX:

- ONE COLUMBIA CONDOMINIUM OVERALL PROPERTY MAP.
- INTERIOR DIMENSIONS, AND OWNERSHIP PERCENTAGES.
- ELEVATION VIEWS.

### SURVEYOR'S CERTIFICATE:

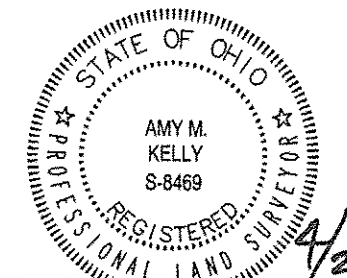
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE "STANDARDS FOR BOUNDARY SURVEYS"



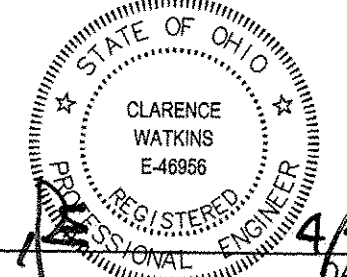
AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR No. 8469

### CERTIFICATION:

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDING AS CONSTRUCTED AND THAT THERE ARE NO ENCROACHMENTS ON ADJUTING PROPERTIES.



AMY M. KELLY, P.S.  
REGISTERED OHIO SURVEYOR No. 8469



CLARENCE D. WATKINS, P.E.  
REGISTERED OHIO ENGINEER No. 46956

### LEGEND

- 5/8" IRON REBAR WITH CAP STAMPED "BRAMHALL 8073" SET
- M.N.S. MAGNETIC NAIL SET
- MONUMENT BOX WITH IRON PIN/PIPE FOUND AS INDICATED
- IRON PIN/PIPE FOUND AS INDICATED
- C CENTERLINE
- R/W RIGHT-OF-WAY LINE
- P/L PROPERTY LINE
- (R) (REC.) RECORD INFORMATION
- (M) (MEAS.) MEASURED INFORMATION
- (C) (CALC.) CALCULATED INFORMATION
- (U) (USED) USED INFORMATION
- (CALC.REC.) CALCULATED FROM RECORD INFORMATION
- X-X-X-X-X FENCE

2016-0598303

HAROLD MADDOCK  
PO BOX 986  
COLUMBIA STATION, OH 44028  
Platvel 10a  
Pages 40,41,42

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
AUG 25 2016  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

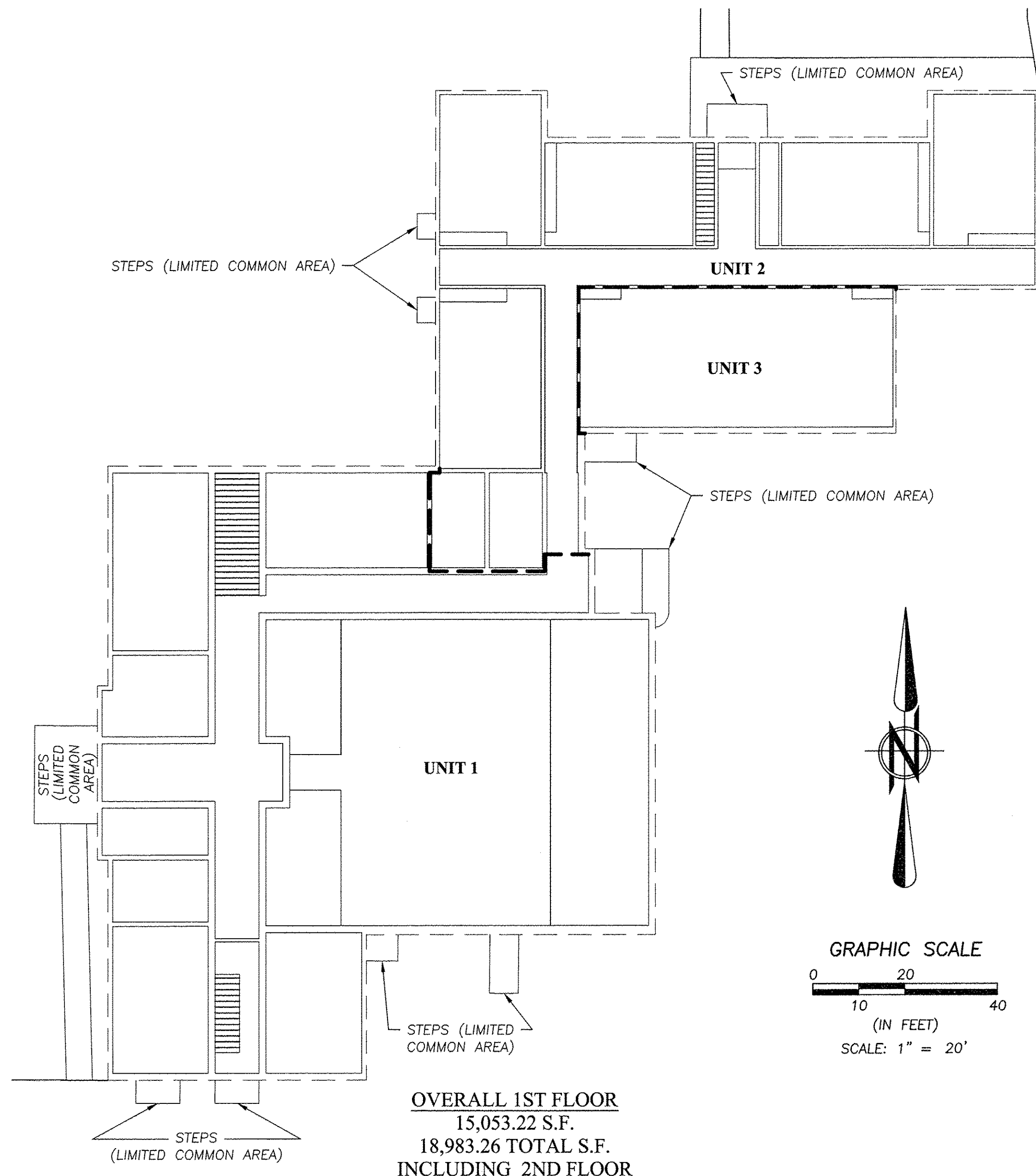
BASIS OF BEARINGS:  
A PORTION OF THE CENTERLINE OF ROYALTON ROAD WHICH WAS ASSUMED TO BE NORTH 89°58'49" EAST

AS SURVEYED BY BRAMHALL ENGINEERING & SURVEYING CO., INC. IN FEBRUARY 2015 & DECEMBER 2015.

DRAWN BY: JAD		SHEET 1 OF 3
CHECKED BY: AMK		JOB NO. 15-4116A

ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

# OVERALL



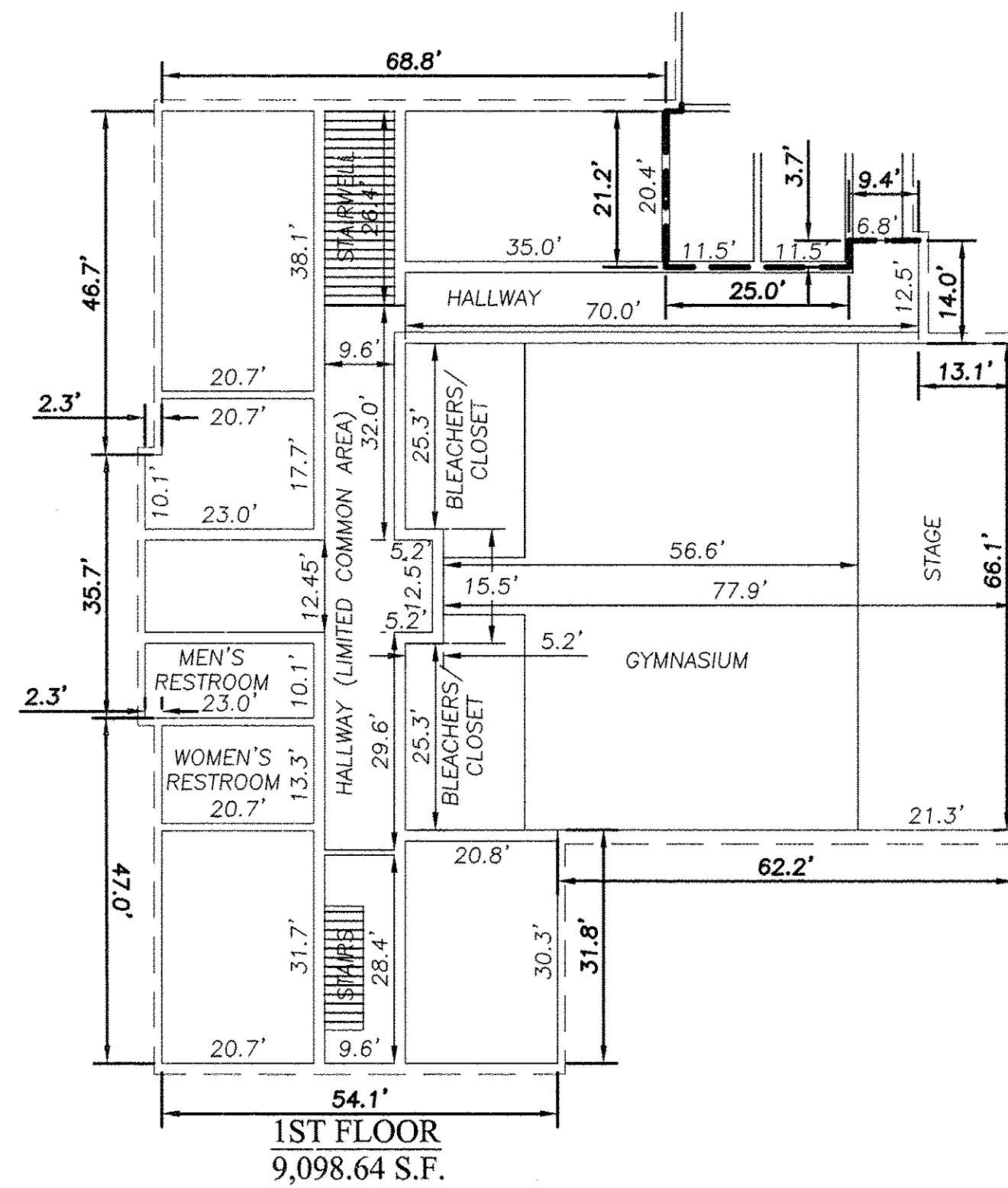
OVERALL 1ST FLOOR  
15,053.22 S.F.  
18,983.26 TOTAL S.F.  
INCLUDING 2ND FLOOR

OWNERSHIP PERCENTAGES				
UNIT	FLOOR	S.F.	ELEV. F.F.	% OWNERSHIP
1	1ST	9098.64	100.00	68.63%
	2ND	3930.04	111.70	
	TOTAL	13028.68		
2	1ST	3961.29	100.00	20.87%
3	1ST	1993.29	100.00	10.50%
TOTAL		18983.26		100.00%

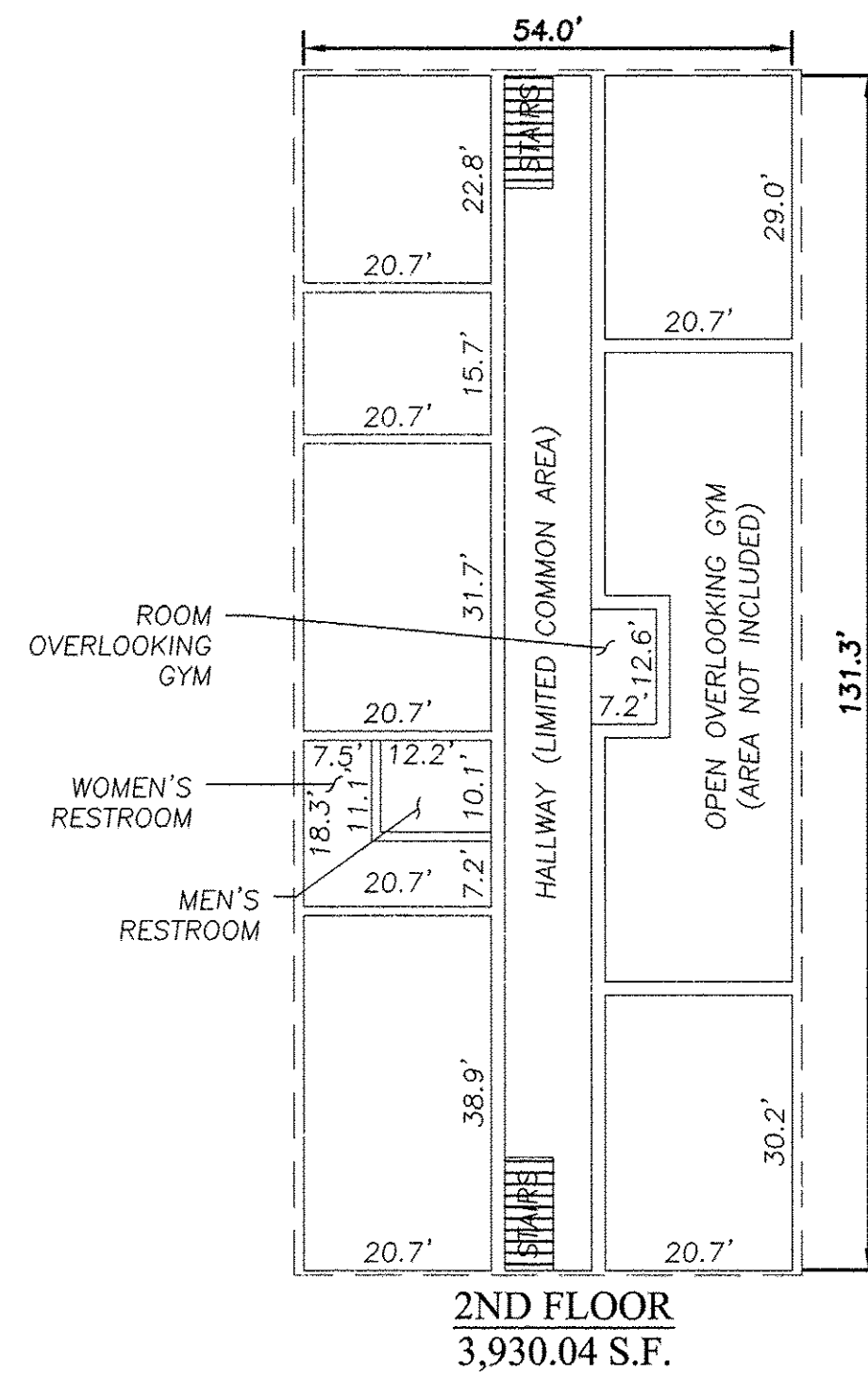
NOTE:  
AREA IN HALLWAYS & STAIRWELLS ARE NOT  
INCLUDED AS PART OF THE SQUARE FOOTAGE  
CALCULATIONS.

# UNIT 1

TOTAL  
13,028.68 S.F.



1ST FLOOR  
9,098.64 S.F.

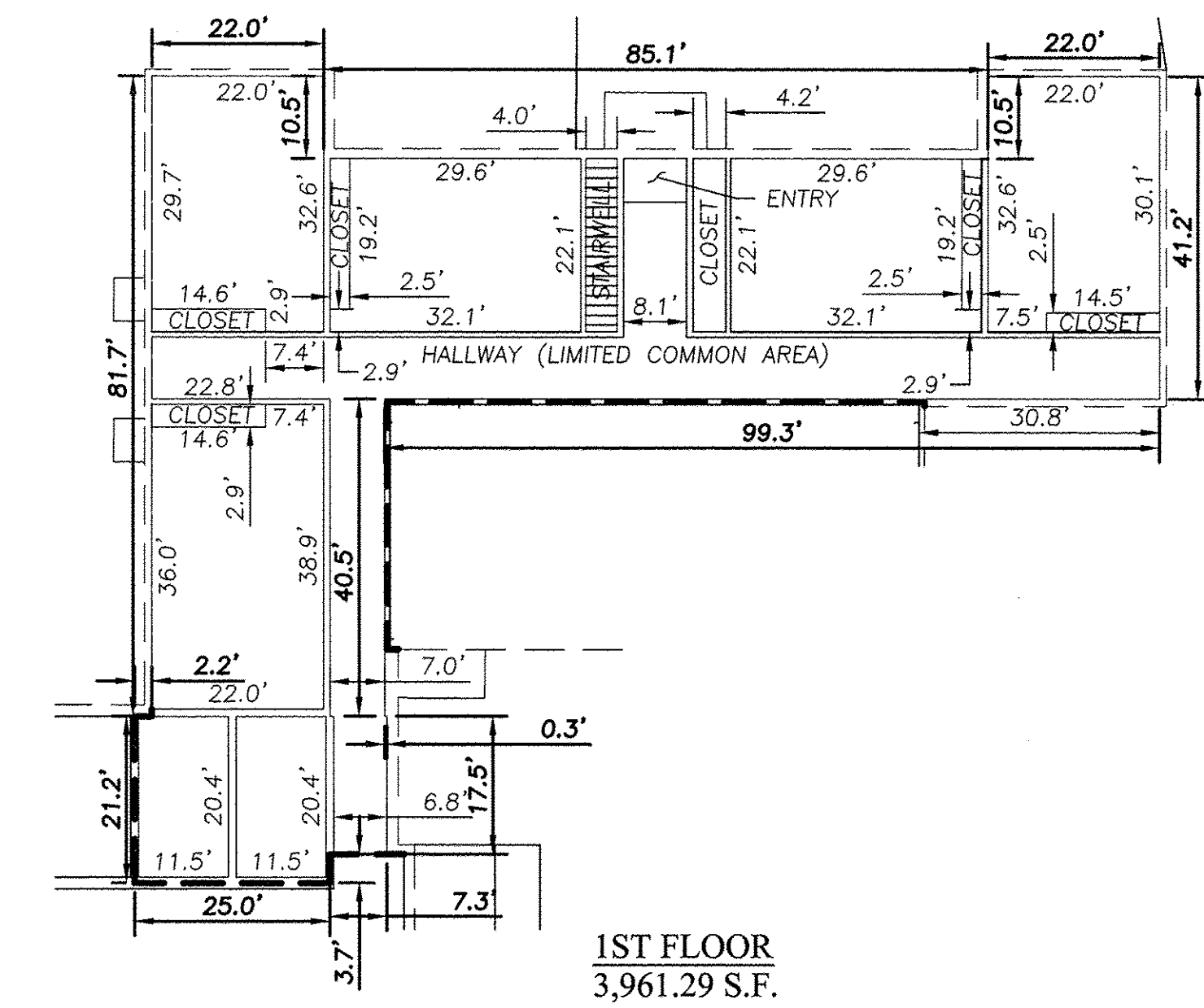


2ND FLOOR  
3,930.04 S.F.

GRAPHIC SCALE  
0 10 20  
(IN FEET)  
SCALE: 1" = 20'

# UNIT 2

TOTAL  
3,961.29 S.F.

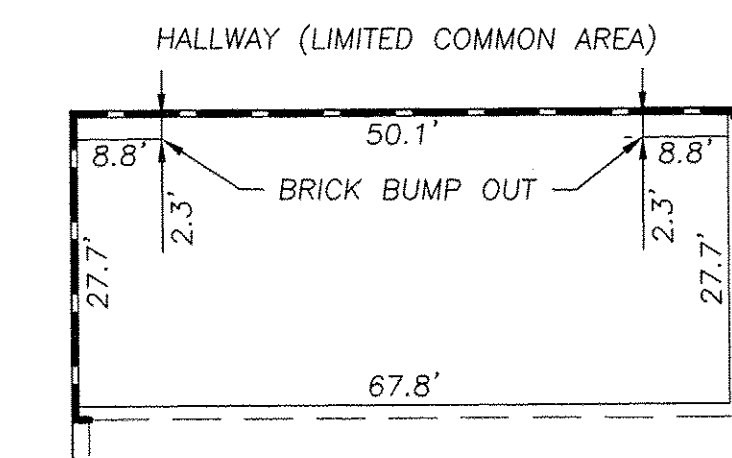


1ST FLOOR  
3,961.29 S.F.

GRAPHIC SCALE  
0 10 20  
(IN FEET)  
SCALE: 1" = 20'

# UNIT 3

TOTAL  
1,993.29 S.F.



1ST FLOOR  
1,993.29 S.F.

GRAPHIC SCALE  
0 10 20  
(IN FEET)  
SCALE: 1" = 20'

J:\154116A West River Condo Floor Drawings\15-4116A MASTER.dwg, Plotter: Apr 21, 2016, 8:33am

REVISION	DATE	BY	DESCRIPTION
	12-14-2015	AMK	PRELIMINARY ISSUE TO CLIENT
	01-14-2016	AMK	ISSUE TO CLIENT
	04-21-2016	AMK	UPDATED PER COUNTY COMMENTS

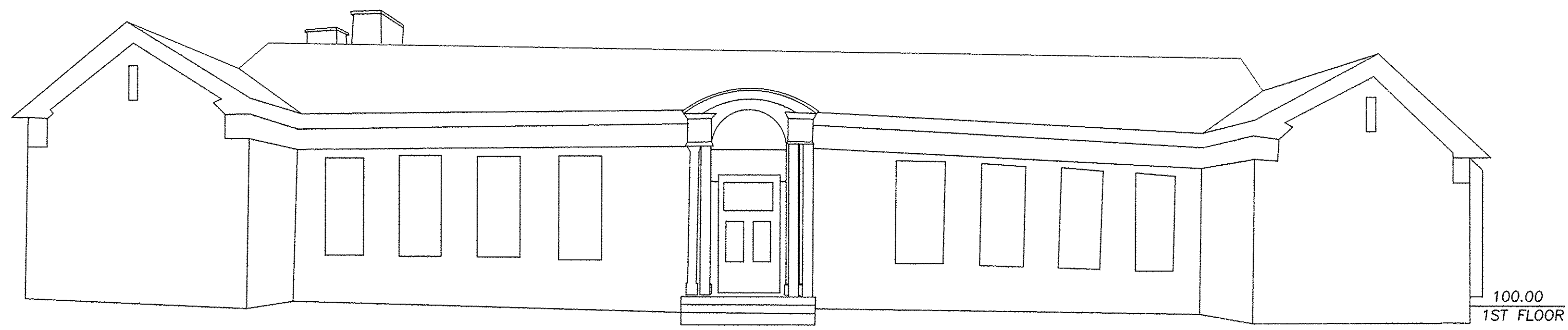
DRAWN BY:  
JAD

CHECKED BY:  
AMK

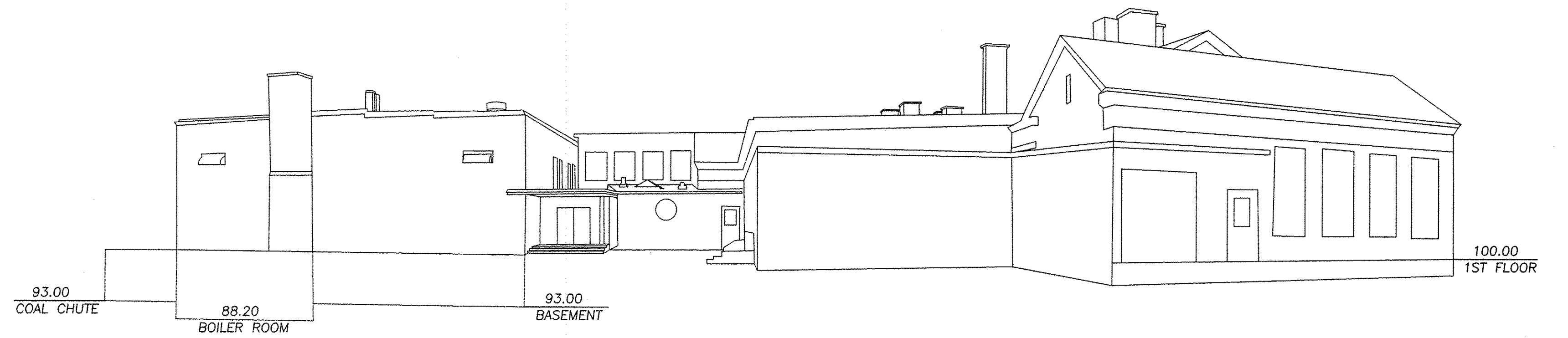
**BRAMHALL**  
ENGINEERING AND SURVEYING COMPANY  
801 MOORE ROAD AVON, OHIO 44011  
(440) 934 - 7878 (440) 934 - 7879 FAX

SHEET  
2 OF 3  
JOB NO.  
15-4116A

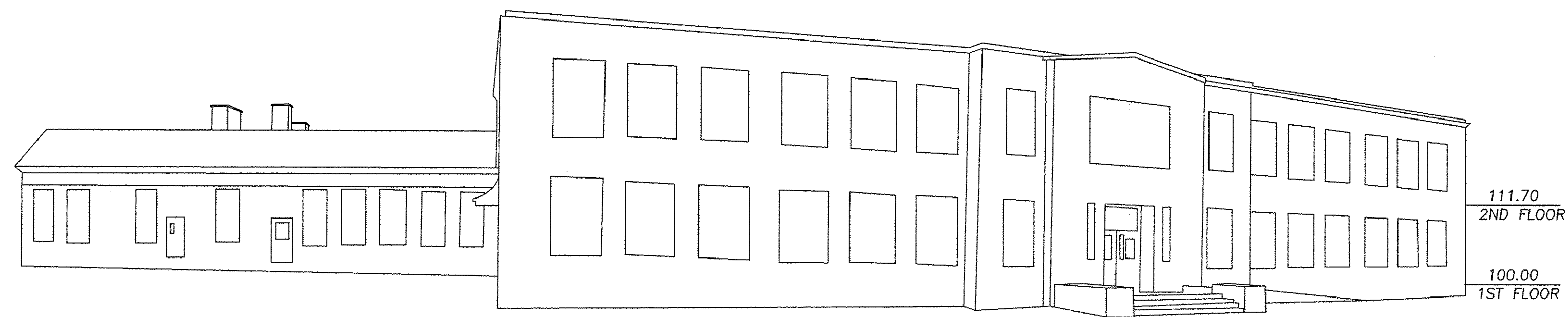




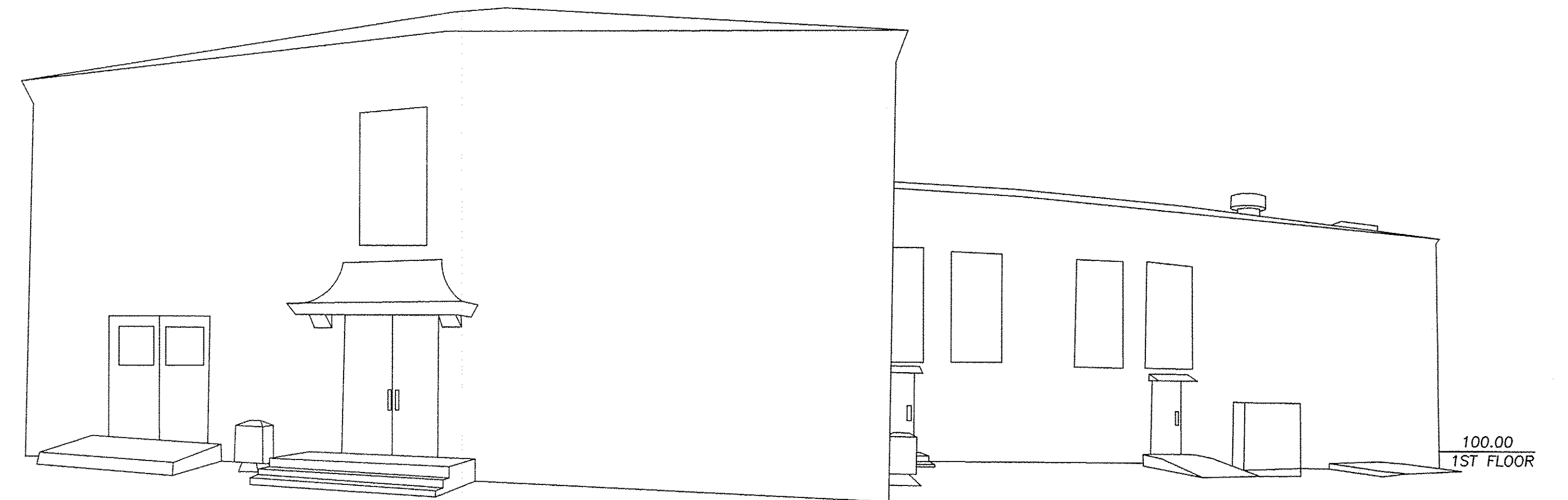
NORTH ELEVATION  
-NOT TO SCALE-



EAST ELEVATION  
-NOT TO SCALE-




WEST ELEVATION  
-NOT TO SCALE-



SOUTH ELEVATION  
-NOT TO SCALE-

J:\154116A West River Corridor\Drawings\15-4116A MASTER.dwg, Plotted: Apr 21, 2016, 8:31am

REVISION	DATE:	BY:	DESCRIPTION:
	12-14-2015	AMK	PRELIMINARY ISSUE TO CLIENT
	01-14-2016	AMK	ISSUE TO CLIENT
	04-21-2016	AMK	UPDATED PER COUNTY COMMENTS

DRAWN BY: JAD	 <p><b>BRAMHALL</b> ENGINEERING AND SURVEYING COMPANY 801 MOORE ROAD AVON, OHIO 44011 (440) 934 - 7878 (440) 934 - 7879 FAX</p>
CHECKED BY: AMK	

SHEET  
3 OF 3  
JOB NO.  
15-4116A