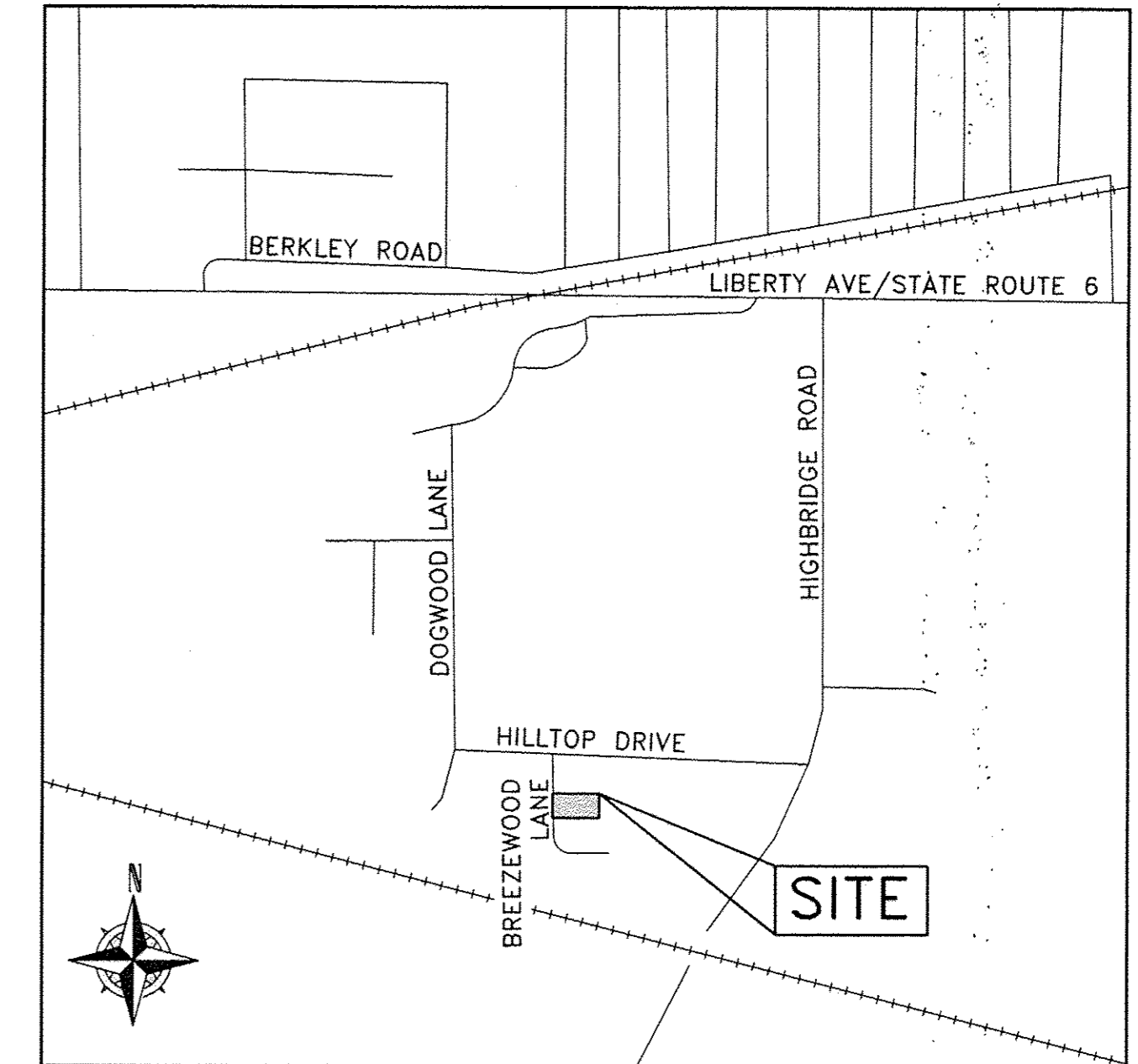


# BREEZEWOOD LANE CONDOMINIUMS PHASE 2

SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN,  
STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL  
BROWNHelm TOWNSHIP LOT NUMBER 15. KNOWN AS BEING ALL OF  
SUBLOT 47 OF HIGHLAND HEIGHTS SUBDIVISION, No. 4 AS RECORDED IN  
VOLUME 92, PAGE 52 OF THE LORAIN COUNTY PLAT RECORDS.



VICINITY MAP  
-NOT TO SCALE-

### SHEET LIST

|                                    |   |
|------------------------------------|---|
| CONDOMINIUM SURVEY VIEW.....       | 1 |
| ARCHITECTURAL FOUNDATION PLAN..... | 2 |
| ARCHITECTURAL FLOOR PLAN.....      | 3 |
| ARCHITECTURAL ELEVATION PLAN.....  | 4 |

### LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- ☒ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- ⊕ DRILL HOLE FOUND AS NOTED
- L.C.A. LIMITED COMMON AREA

### ACREAGE BREAKDOWN

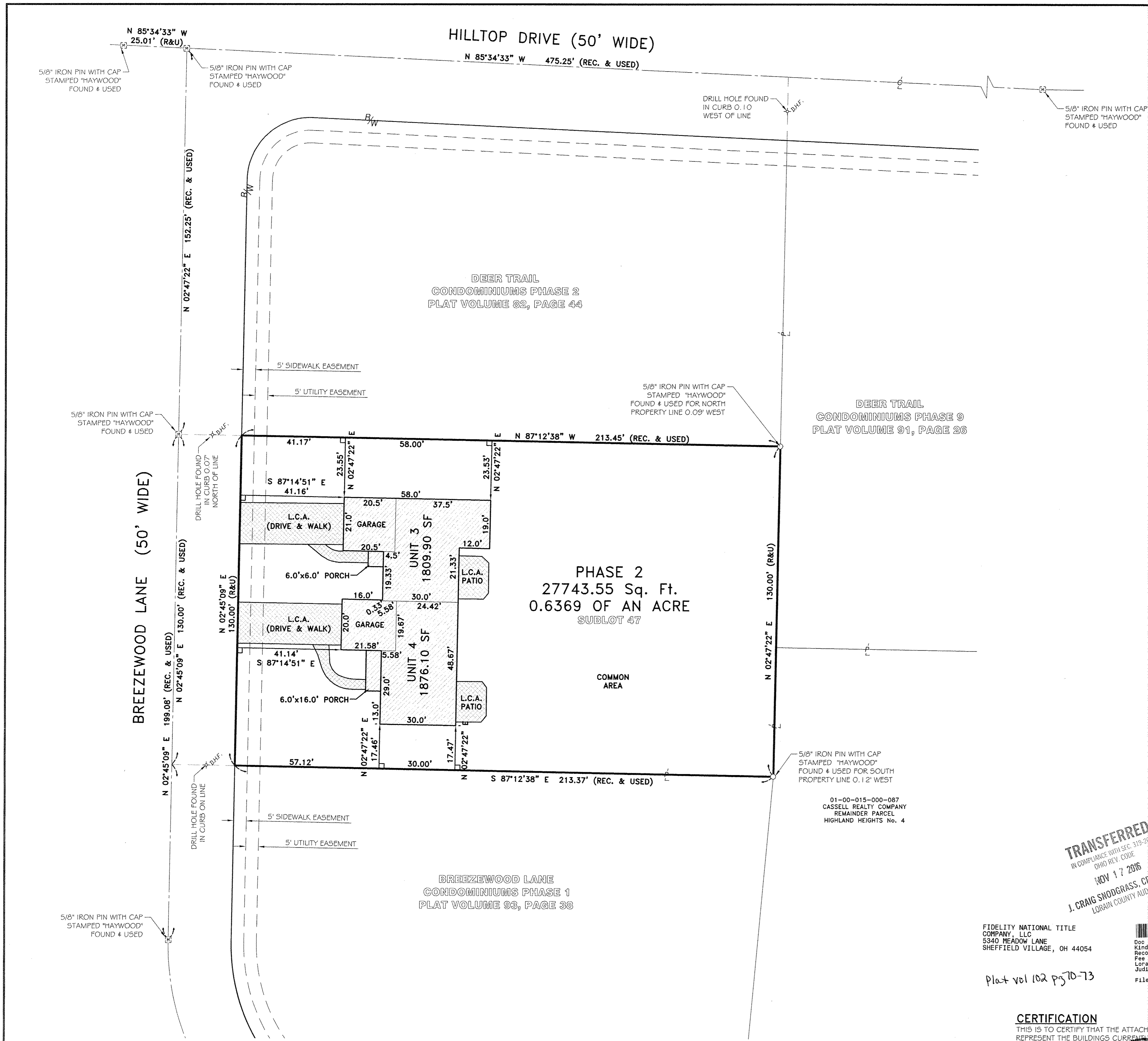
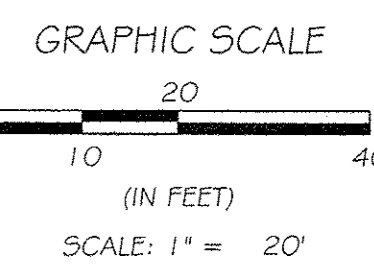
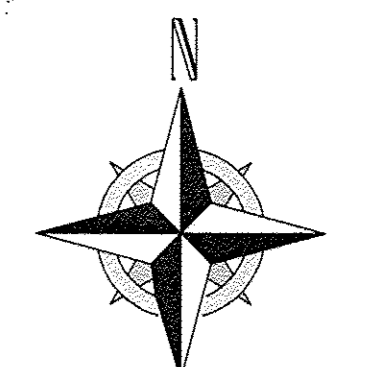
|                      |                   |                   |
|----------------------|-------------------|-------------------|
| UNIT 3 AREA          | 1,809.90 Sq. Ft.  | 0.0415 OF AN ACRE |
| UNIT 3 L.C.A.        | 957.63 Sq. Ft.    | 0.0220 OF AN ACRE |
| UNIT 4 AREA          | 1,876.10 Sq. Ft.  | 0.0431 OF AN ACRE |
| UNIT 4 L.C.A.        | 965.19 Sq. Ft.    | 0.0222 OF AN ACRE |
| COMMON AREA          | 21,134.73 Sq. Ft. | 0.5081 OF AN ACRE |
| OVERALL PROJECT AREA | 27,743.55 Sq. Ft. | 0.6369 OF AN ACRE |

### REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS
- HIGHLAND HEIGHTS SUBDIVISION No. 3 AS RECORDED IN VOLUME 76, PAGES 76-77 OF THE LORAIN COUNTY PLAT RECORDS.
- HIGHLAND HEIGHTS SUBDIVISION No. 4 AS RECORDED IN VOLUME 92, PAGES 52-53 OF THE LORAIN COUNTY PLAT RECORDS.
- DEER TRAIL CONDOMINIUMS PHASE 2 AS RECORDED IN VOLUME 82, PAGES 44-47 OF THE LORAIN COUNTY PLAT RECORDS.
- DEER TRAIL CONDOMINIUMS PHASE 9 AS RECORDED IN VOLUME 91, PAGES 26-29 OF THE LORAIN COUNTY PLAT RECORDS.
- BREEZEWOOD LANE CONDOMINIUMS PHASE 1 AS RECORDED IN VOLUME 93, PAGES 33-41 OF THE LORAIN COUNTY PLAT RECORDS.

### BASIS OF BEARINGS

BASIS OF BEARING IS A PORTION OF THE CENTERLINE OF BREEZEWOOD LANE WHICH IS ASSUMED TO BE N 02°45'09" E AS OBSERVED ON HIGHLAND HEIGHTS SUBDIVISION, No. 4 AS RECORDED IN VOLUME 92, PAGE 52 OF THE LORAIN COUNTY PLAT RECORDS. BEARINGS ARE ASSUMED AND ARE FOR THE PURPOSES OF DESCRIBING ANGLES ONLY.



01-00-015-000-087  
CASSELL REALTY COMPANY  
REMAINDER PARCEL  
HIGHLAND HEIGHTS No. 4

FIDELITY NATIONAL TITLE  
COMPANY, LLC  
5340 MEADOW LANE  
SHEFFIELD VILLAGE, OH 44054

Plat vol 102 pg 70-73

### CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS CURRENTLY UNDER CONSTRUCTION OR COMPLETED AS OBSERVED ON SEPTEMBER 12th 2016.

BRENT D. ANDERSON, P.S.  
REGISTERED PROFESSIONAL SURVEYOR  
10/17/2016 DATE

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
OHIO REV. CODE  
NOV 17 2016  
J. CRAIG SMOODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

Doc ID: 019762580001 Type: OFF  
Kind: PLAT  
Recorded: 11/17/2016 at 10:23:53 AM  
Fee Amt: \$349.50 Page 1 of 1  
Lorain County, Ohio  
Judith H. Neale, County Recorder  
File # 2016-0608781

| REV. | BY  | DATE       | DESCRIPTION   |
|------|-----|------------|---|
| 1    | BDA | 09-19-2016 | ISSUE TO CLIENT   |
| 2    | BDA | 10-17-2016 | REVISED UNITS NUMBERS PER LORAIN COUNTY REQUEST, VERIFIED CLOSURE |

|  |                                 |   |
|--|---------------------------------|---|
| <b>BREEZEWOOD LANE<br/>CONDOMINIUMS PHASE 2<br/>CONDOMINIUM SURVEY VIEW</b><br>SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BROWNHelm TOWNSHIP LOT NUMBERS 15.<br>CASSELL ENTERPRISES, INC.<br>5425 LIBERTY AVENUE,<br>VERMILION, OHIO 44089 |                                 | <b>RAFTER A, LTD</b><br>LAND SURVEYING & ENGINEERING<br>Office: 440-458-6294<br>Fax: 440-458-4483<br>www.RafterA.com<br>10980 LaGrange Road<br>Elyria, Ohio 44035 |
| DRAWN BY: BDA<br>JOB No: 1697A-16  | CHECKED BY: RAF<br>SHEET 1 of 4 |   |



I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION, THE DRAWINGS REPRESENT THE STRUCTURES AS BUILT.  
*Giuseppe Ernandes*  
 Giuseppe Ernandes, R. Architect #0214



**GE ARCHITECT**  
 GIUSEPPE ERNANDES - ARCHITECT  
 3009 STATE ROUTE 60  
 VERMILION, OHIO 44089  
 TEL. (440) 308-7264

Project: UNITS #3 & #4  
**Breezewood Lane Condominiums**  
 829 - 833 BREEZEWOOD LANE  
 VERMILION, OHIO 44089

| No. | Revision/Issue | Date     |
|-----|----------------|----------|
| 1.  | REVIEW SET     | 09-09-16 |
| 2.  | FINAL SET      | 09-12-16 |

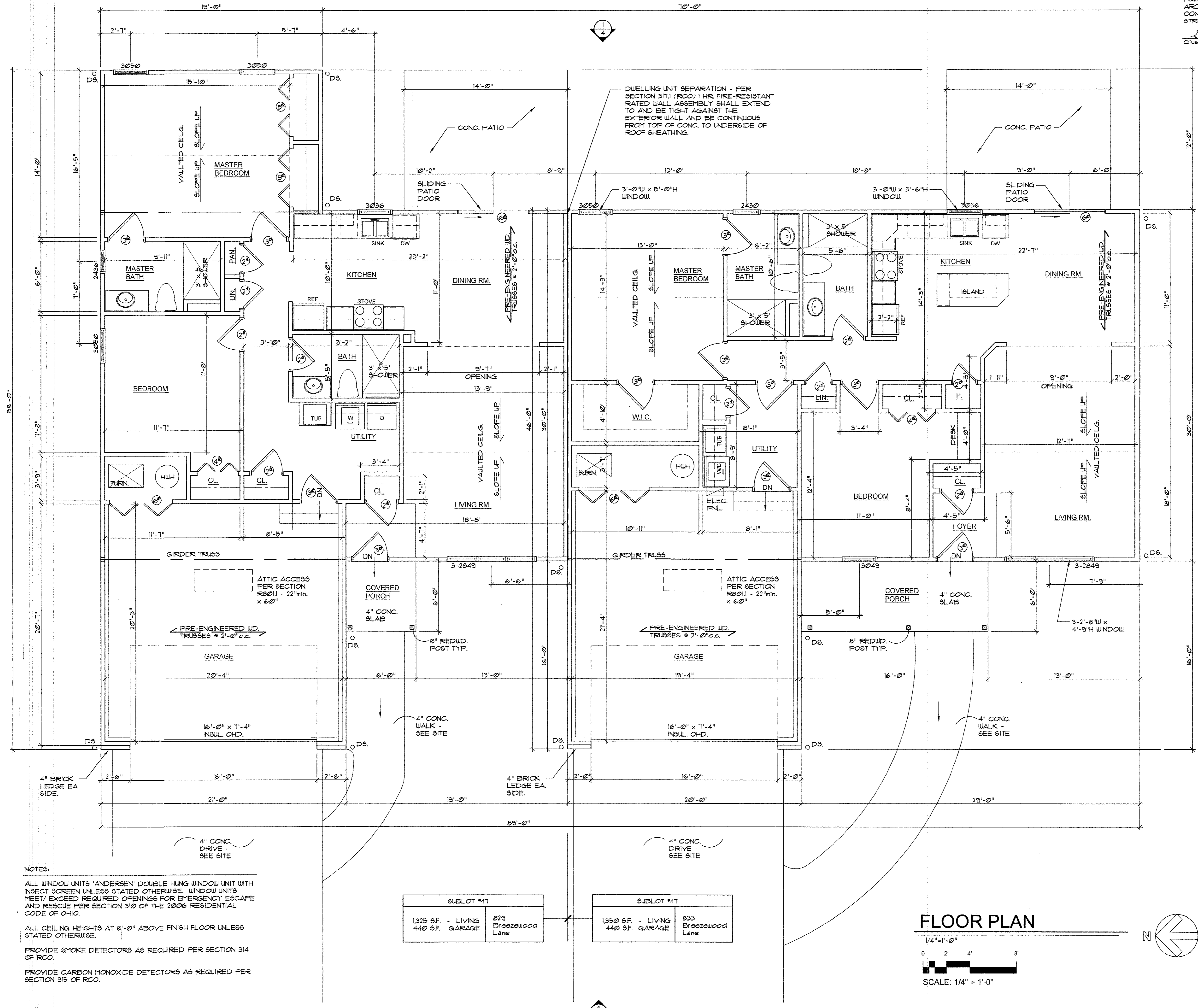
FLOOR PLAN

Date 09/09/16

Job No. 1609

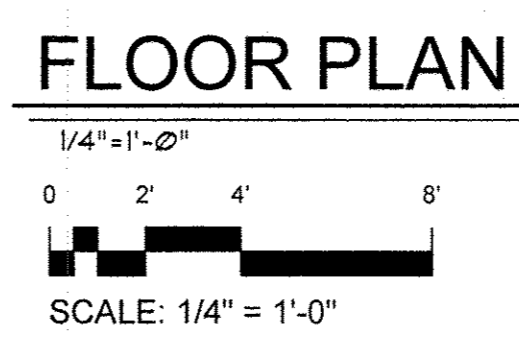
Sheet

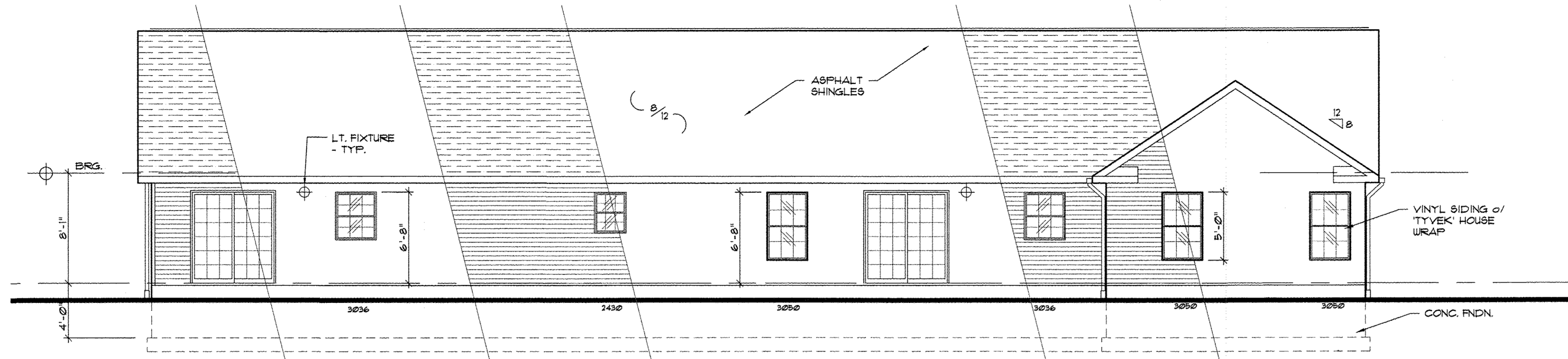
3  
Of 4



**NOTES:**  
 ALL WINDOW UNITS 'ANDERSEN' DOUBLE HUNG WINDOW UNIT WITH INSECT SCREEN UNLESS STATED OTHERWISE. WINDOW UNITS MEET/ EXCEED REQUIRED OPENINGS FOR EMERGENCY ESCAPE AND RESCUE PER SECTION 310 OF THE 2006 RESIDENTIAL CODE OF OHIO.  
 ALL CEILING HEIGHTS AT 8'-0" ABOVE FINISH FLOOR UNLESS STATED OTHERWISE.  
 PROVIDE SMOKE DETECTORS AS REQUIRED PER SECTION 314 OF RCO.  
 PROVIDE CARBON MONOXIDE DETECTORS AS REQUIRED PER SECTION 315 OF RCO.

| SUBLOT #41        |                     | SUBLOT #41        |                     |
|-------------------|---------------------|-------------------|---------------------|
| 1325 SF. - LIVING | 829 Breezewood Lane | 1350 SF. - LIVING | 833 Breezewood Lane |
| 440 SF. GARAGE    |                     | 440 SF. GARAGE    |                     |

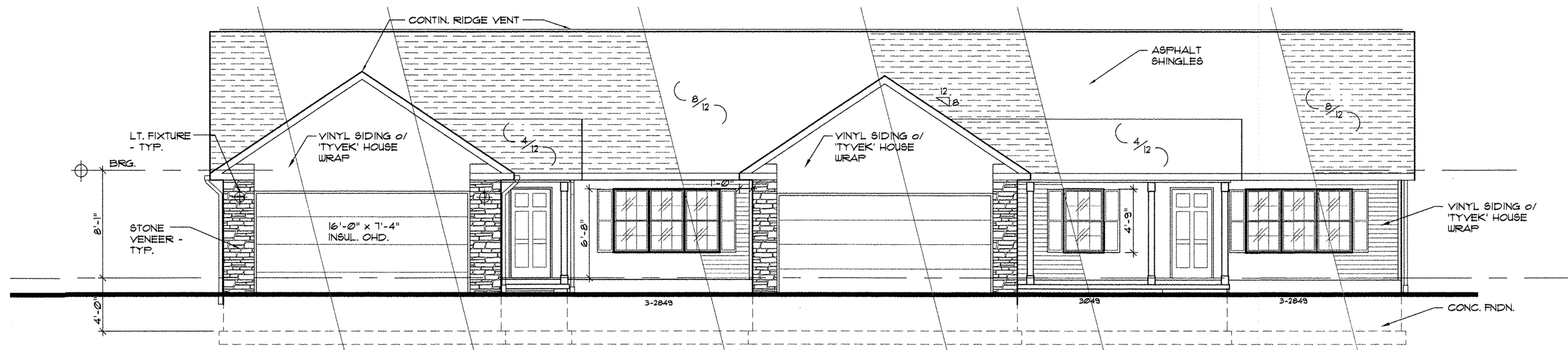




**EAST ELEVATION**

3/16"=1'-0"

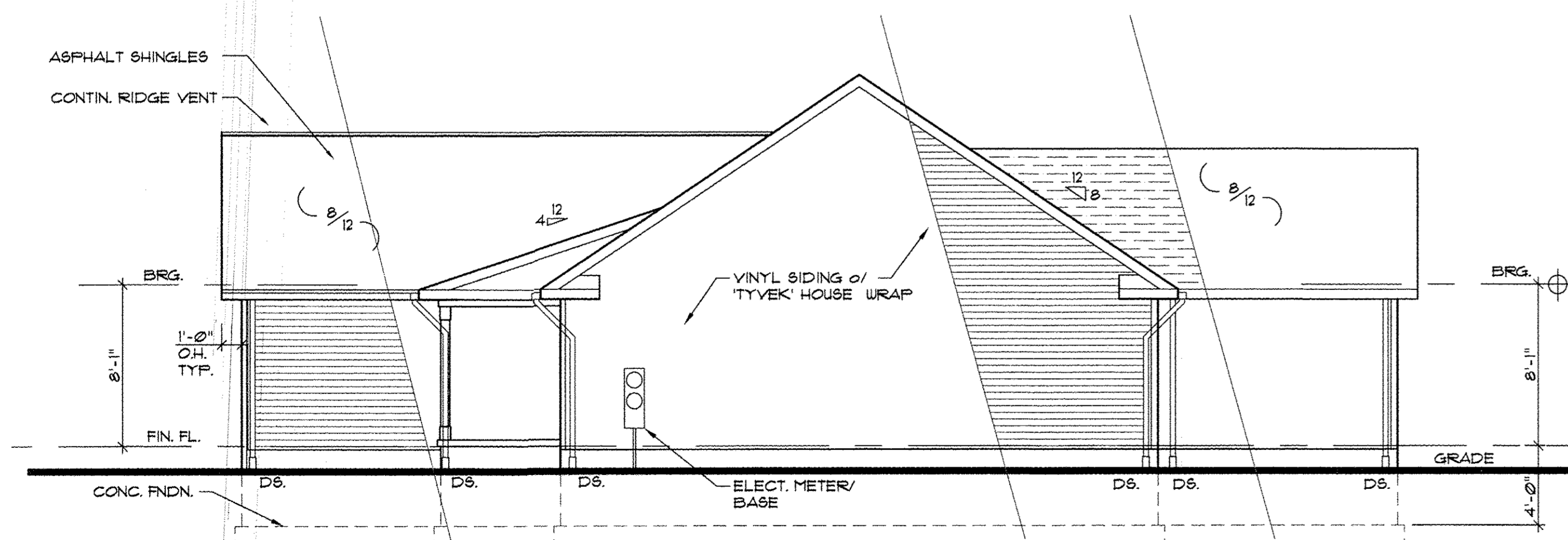
1/4



**WEST ELEVATION**

3/16"=1'-0"

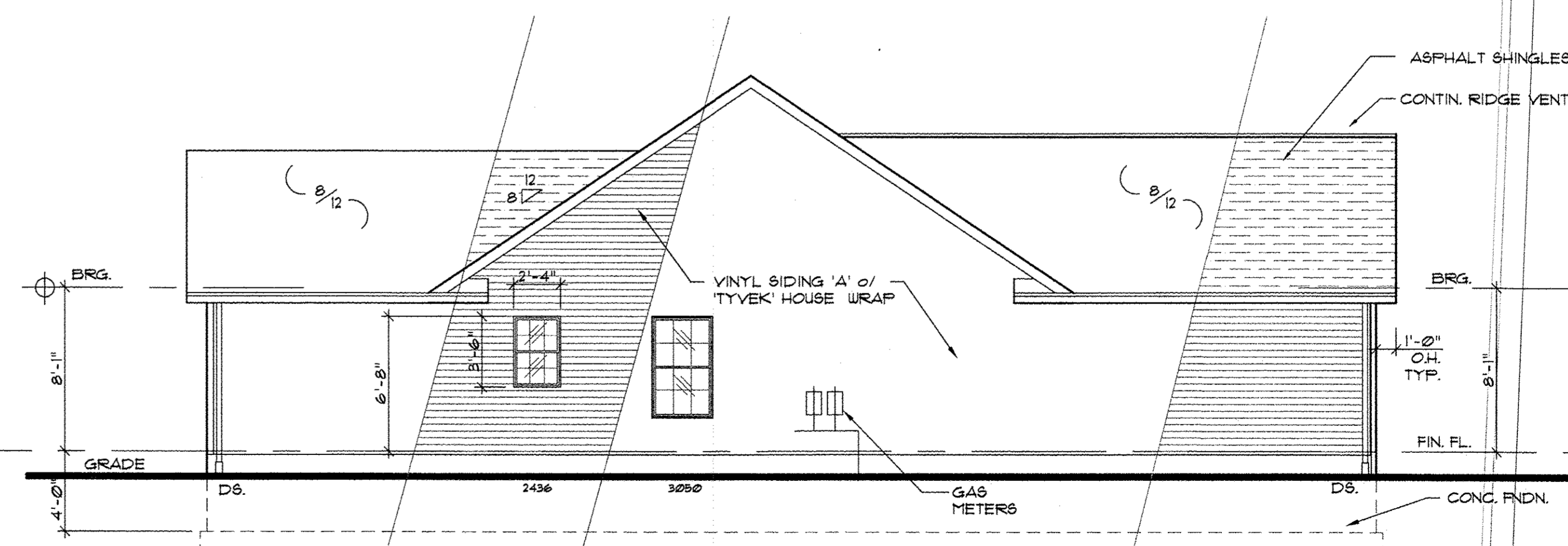
2/4



**SOUTH ELEVATION**

3/16"=1'-0"

3/4



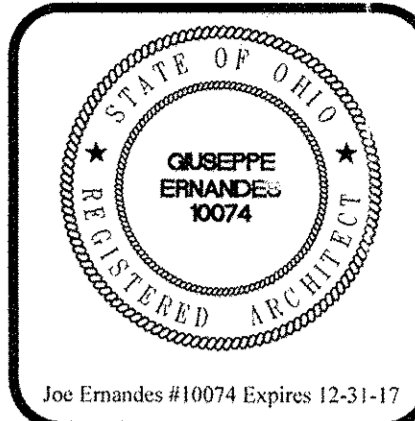
**NORTH ELEVATION**

3/16"=1'-0"

4/4

I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION, THE DRAWINGS REPRESENT THE STRUCTURES AS BUILT.

*Giuseppe Ernandes*  
Giuseppe Ernandes, R. Architect #0074



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| 2.  | FINAL SET      | 09-12-16 |

EXTERIOR ELEVATIONS

Date 09/09/16

Job No. 1609

Sheet

**4**

Of 4