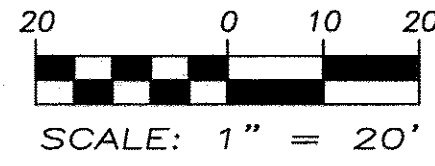


EAST COLLEGE STREET ~ 60'

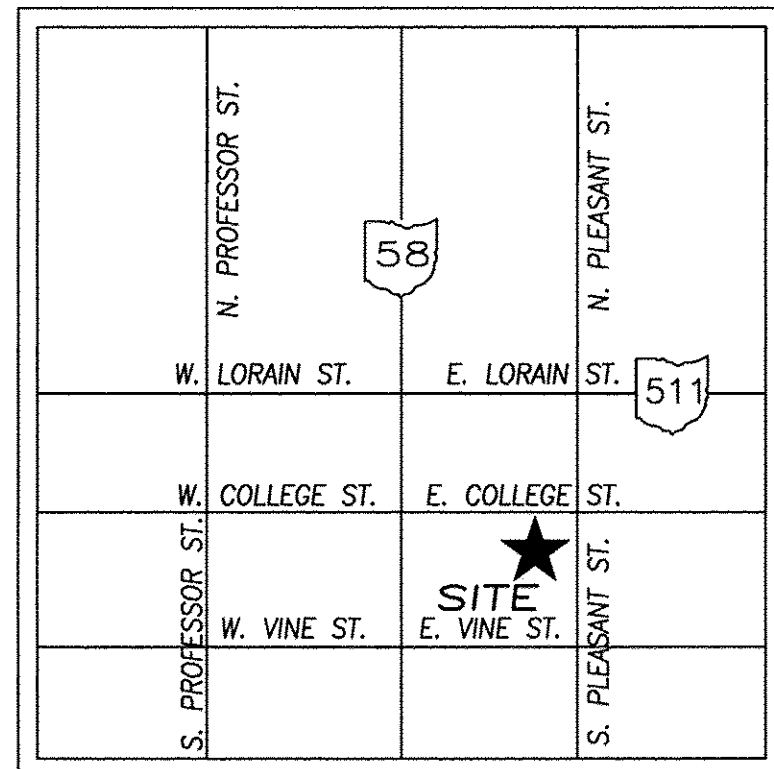
MONUMENTATION

- DENOTES IRON PIN FOUND AS NOTED
- ✕ DENOTES MAG (MASONRY) NAIL FOUND AS NOTED
- ✕ DENOTES DRILL HOLE FOUND AS NOTED
- DENOTES 5/8" DIAMETER X 30" LONG IRON PIN WITH "C. DEMPSEY P.S. 6914" ID CAP SET
- DENOTES 5/8" DIAMETER X 30" LONG IRON PIN WITH "C. DEMPSEY P.S. 6914" ID CAP INSIDE MONUMENT BOX ASSEMBLY SET
- ⊠ DENOTES MAG (MASONRY) NAIL SET
- ⊙ DENOTES MAG SPIKE SET
- ⊗ DENOTES DRILL HOLE SET



ABBREVIATIONS

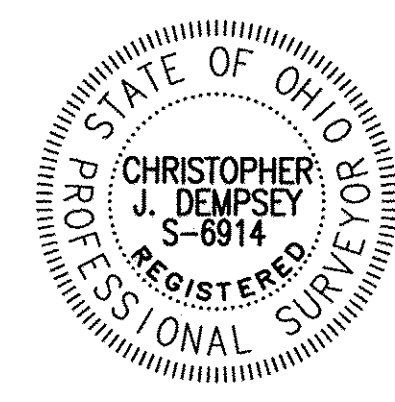
- dd - DEED
- MSD - MEASURED
- ACT - ACTUAL
- CALC. - CALCULATED
- OBS. - OBSERVED
- TD - TURNED
- FD - FOUND
- ENCR. - ENCROACHES
- CLRS. - CLEARS
- ASPH. - ASPHALT
- CONC. - CONCRETE
- SUBL. - SUBJECT
- CONT. - CONTIGUOUS
- U.G. - UNDERGROUND
- O.H. - OVERHEAD



VICINITY MAP

EXISTING FACILITIES LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- COMBINATION MANHOLE
- CATCH BASIN
- CLEANOUT
- MONITOR WELL
- HYDRANT
- SAMOSE HYDRANT
- WATER LINE VALVE
- WATER SERVICE VALVE
- WATER MANHOLE
- WATER METER
- SPRINKLER CONTROL BOX
- POST INDICATOR VLVE
- UTILITY POLE & TRANSFORMER
- LIGHT POLE
- STREET LIGHT ASSEMBLY
- FLAG POLE
- GUY ANCHOR
- BOLLARD
- GAS VALVE
- GAS METER
- GAS LINE MARKER
- PETROLEUM LINE MARKER
- GASOLINE INTAKE VALVE
- GASOLINE PUMP
- ELECTRIC GROUND TRANSFORMER
- CABLE TV PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- PULL BOX
- TELEPHONE PEDESTAL
- SIGN
- UTILITY VAULT
- DECIDUOUS TREE
- CONIFEROUS TREE
- ELECTRIC TRANSMISSION TOWER
- TRAFFIC SIGNAL ARM
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD UTILITY WIRES



SURVEYOR'S CERTIFICATION:

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL LOCATIONS SHOWN HEREON. DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. THE MAP SHOWS GRAPHICALLY, INsofar AS POSSIBLE, THE LOCATION OF BOUNDARIES; THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE EXTERIOR OF THE BUILDING FOOTPRINT; THE LOCATION AND DIMENSIONS OF ALL APPURTENANT EASEMENTS; OTHER THAN SHOWN THAT THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PREMISES NOR FROM THE SUBJECT PREMISES OTHER THAN AS SHOWN; AND THAT ALL PROPERTIES SURVEYED ARE CONTIGUOUS TO THE PERMETER LINES ALONG THEIR ENTIRE LENGTH. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE, INCLUDING THE REQUIREMENT THAT THIS MAP ACCURATELY SHOWS THE BUILDING AS CONSTRUCTED.

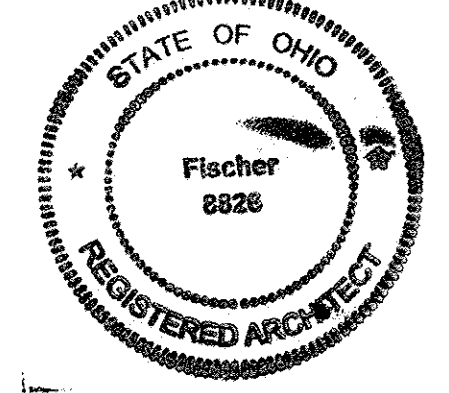
CHRISTOPHER J. DEMPSEY, P.S.
PROFESSIONAL SURVEYOR NO. 6914
DATE OF SURVEY: FEBRUARY 8, 2018
DATE SIGNED: June 6, 2018

DEMPSEY / SURVEYING / COMPANY
216/228/1130 12816 DETROIT AVENUE
216/228/1131 CLEVELAND, OH 44107-2835

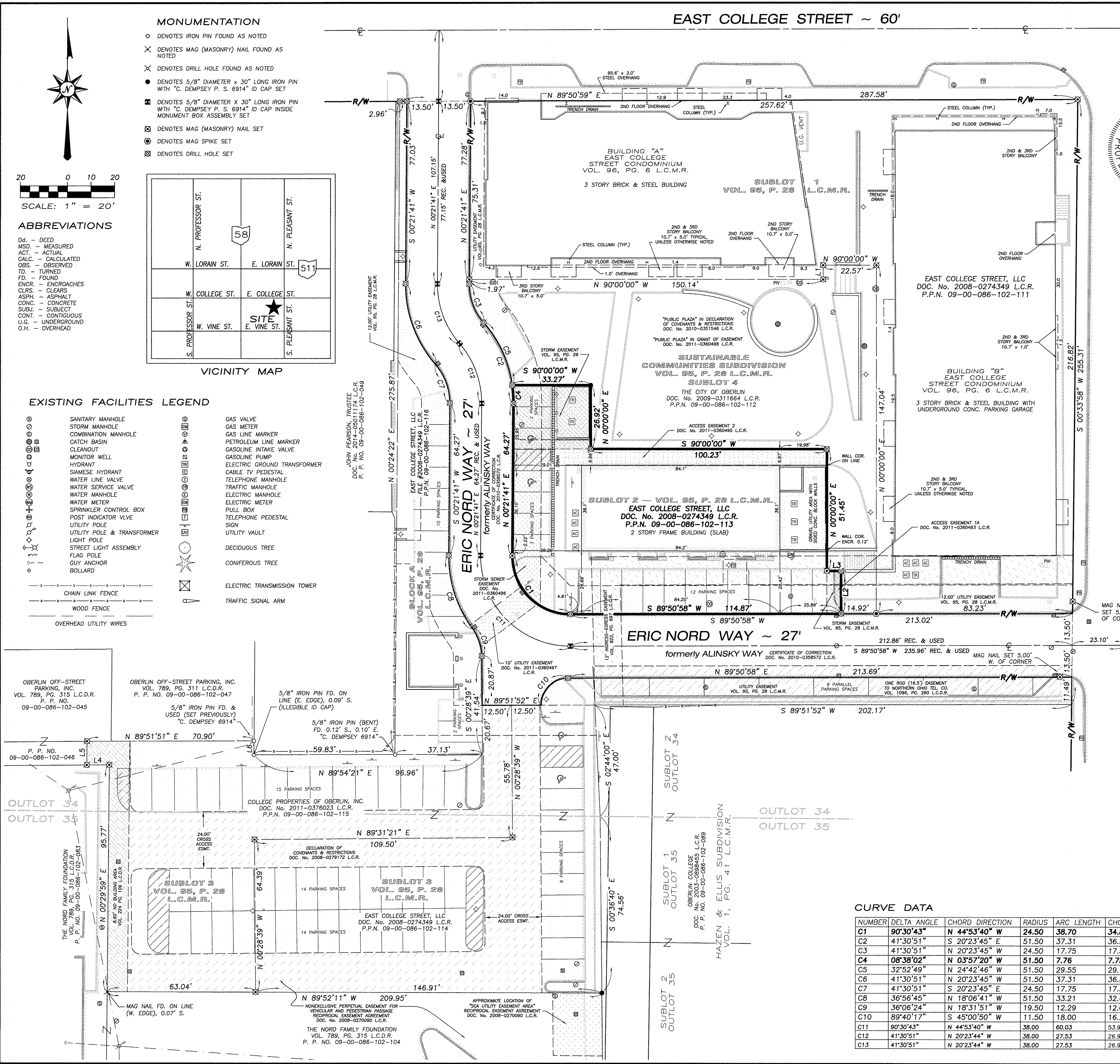
ARCHITECT'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED.

GARY FISCHER
PROFESSIONAL ARCHITECT NO. 8826
DATE SIGNED: JUNE 8, 2018



SOUTH PLEASANT STREET ~ 46.2'



FIDELITY NATIONAL TITLE COMPANY, LLC
5340 MEADOW LANE
SHEFFIELD VILLAGE, OH 44054
Plat Vol 105
Pgs 22, 23, 24
Doc ID: 02052660001 Type: OFF Kinked PLAT
Recorded: 06/20/2018 at 10:19:49 AM
Fee Amt: \$883.20 Page 1 of 1
Lorain County, Ohio
Judith M. Newkirk County Recorder
File # 2018-0676738

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUN 20 2018
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

SHEET INDEX

1. TITLE SHEET/CONDOMINIUM PLAN 1
2. FIRST & SECOND FLOOR PLAN - BUILDING 'C' SD-100
3. EXTERIOR ELEVATIONS, ROOF PLAN & DETAILS - BUILDING 'C' SD-101

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°30'43"	N 44°53'40" W	24.50	38.70	34.80
C2	41°30'51"	S 20°23'45" E	51.50	37.31	36.50
C3	41°30'51"	N 20°23'45" W	24.50	17.75	17.37
C4	08°38'02"	N 03°57'20" W	51.50	7.76	7.75
C5	32°52'49"	N 24°42'46" W	51.50	29.55	29.15
C6	41°30'51"	N 20°23'45" W	51.50	37.31	36.50
C7	41°30'51"	S 20°23'45" E	24.50	17.75	17.37
C8	36°56'45"	N 18°06'41" W	51.50	33.21	32.64
C9	36°06'24"	N 18°31'51" W	19.50	12.29	12.09
C10	89°40'17"	S 45°00'50" W	11.50	18.00	16.22
C11	90°30'43"	N 44°53'40" W	38.00	60.03	53.98
C12	41°30'51"	N 20°23'44" W	38.00	27.53	26.93
C13	41°30'51"	N 20°23'44" W	38.00	27.53	26.93

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	S 00°00'00" W	6.00'
L2	N 00°09'02" W	18.00'
L3	S 89°50'58" W	6.01'
L4	S 89°51'51" W	9.57'
L5	S 00°41'44" W	10.00'
L6	S 00°24'22" W	5.83'

CONDOMINIUM PLAT FOR
**THE EAST COLLEGE STREET
CONDOMINIUM PHASE 2**
SITUATED IN THE CITY OF OBERLIN, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING A RE-SUBDIVISION OF SUBLOT 2 IN THE SUSTAINABLE COMMUNITIES SUBDIVISION OF PART OF ORIGINAL RUSSIA TOWNSHIP LOT NO. 86 AS RECORDED IN VOLUME 95, PAGES 28-30 OF LORAIN COUNTY PLAT RECORDS.

JOB NO. 7884 HORZ. SCALE 1" = 20' VERT. SCALE NONE DRAWN BY REM CHECKED BY JKD
LAST PLOT DATE Jun 04, 2018 DATE OF SURVEY MARCH 29, 2018
SHEET 1 OF 3

DEMPSEY / SURVEYING / COMPANY
216/228/1130 12816 DETROIT AVENUE
216/228/1131 CLEVELAND, OH 44107-2835

Drawing File: K:\7880-7884\7884\PHASE 2.dwg Jun 04, 2018 8:33pm



OBERLIN CONDO BUILDING C

(Existing Conditions)

23 Eric Nord Way
Oberlin, Ohio 44074

Drawing Name

EXISTING CONDITIONS PLANS

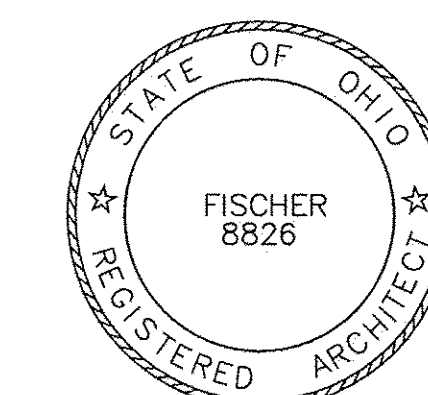
Fischer Project Number

18.017

SHEET #

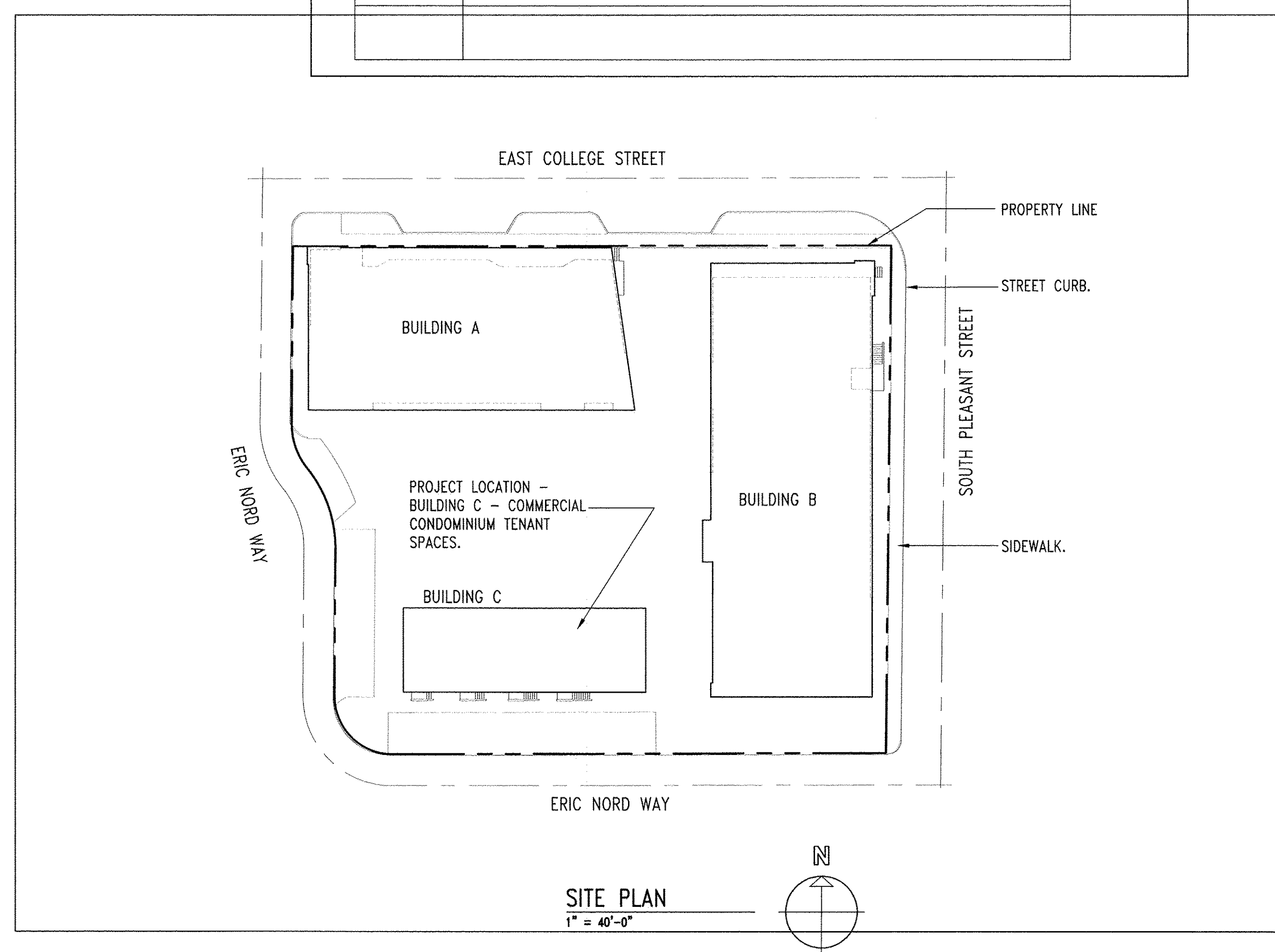
SD-100

Scale



GARY FISCHER LICENSE #8826
EXPIRATION DATE 12/31/2018

INDEX TO DRAWINGS	
SD-100	EXISTING PLANS
SD-101	EXISTING BUILDING ELEVATIONS



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Chris J. Dempsey

CHRISTOPHER J. DEMPSEY, P.S.
PROFESSIONAL SURVEYOR NO. 6914
DATE OF SURVEY: FEBRUARY 8, 2018

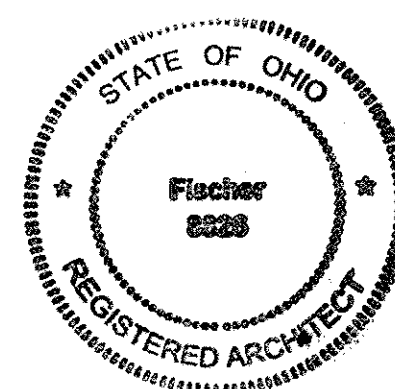
DATE SIGNED: June 6, 2018



DEMPSEY / SURVEYING / COMPANY
P 216/226/1130 12815 DETROIT AVENUE
F 216/226/1131 CLEVELAND, OH 44107-2835

ARCHITECT'S CERTIFICATION:

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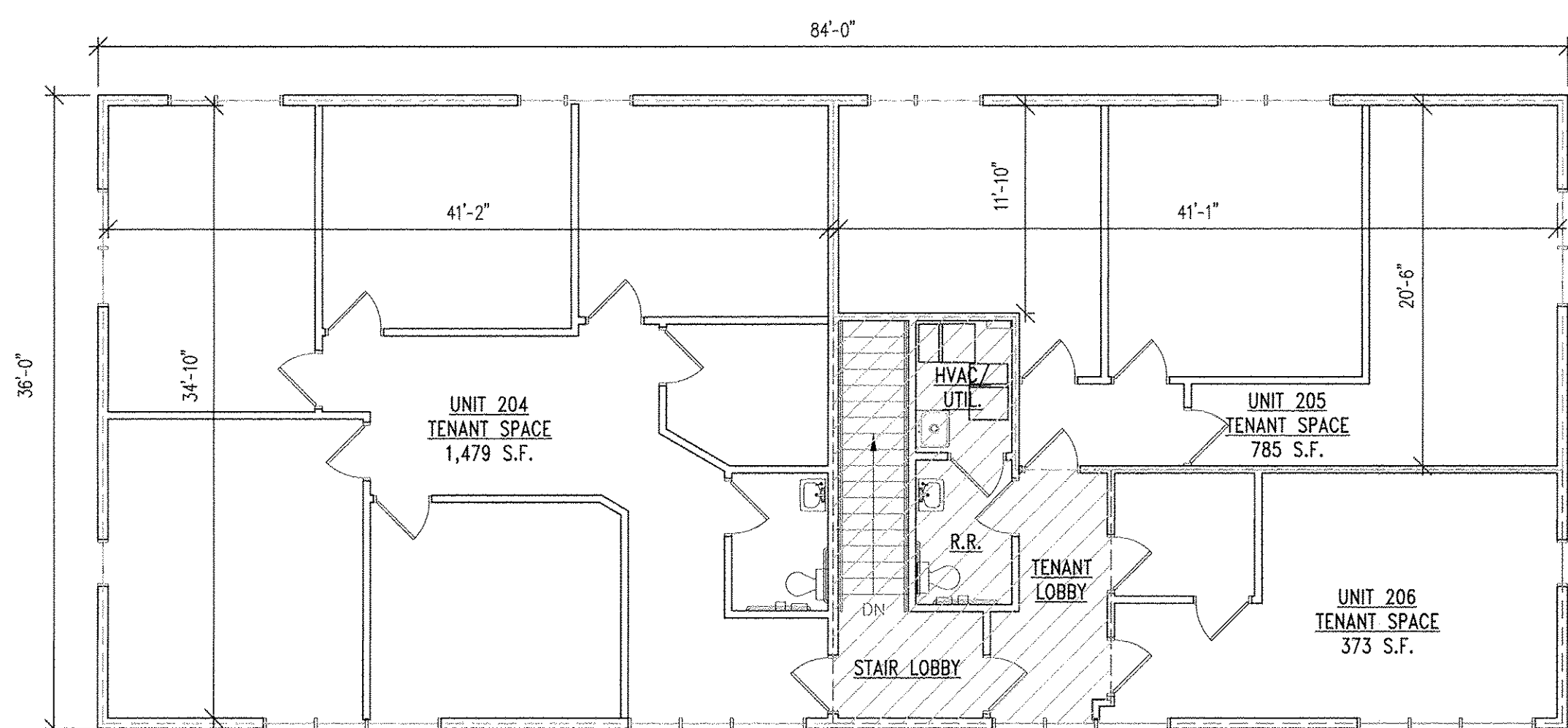
Gary Fischer

GARY FISCHER
PROFESSIONAL ARCHITECT NO. 8826

DATE SIGNED: June 8, 2018

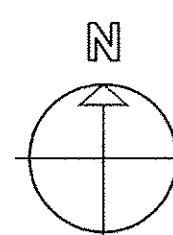
EXISTING TENANT SPACE/COMMON AREAS SQUARE FEET CALCULATIONS

- | COLOR | SPACE DESIGNATION / # / AREA |
|-----------|---|
| [Hatched] | UNIT 201 - 485 SQ.FT. |
| [Hatched] | UNIT 202 - 880 SQ.FT. |
| [Hatched] | UNIT 203 - 1,324 SQ.FT. |
| [Hatched] | COMMON AREAS (SHOWN HATCHED)
1 ST. FLOOR: UTILITY, STAIR LOBBY, LOBBY,
RESTROOM, HVAC
2ND FLOOR: STAIR LOBBY, TENANT LOBBY, RR,
HVAC/UTIL. - 1,350 SQ.FT. |
| [Hatched] | UNIT 204 - 1,479 SQ.FT. |
| [Hatched] | UNIT 205 - 785 SQ.FT. |
| [Hatched] | UNIT 206 - 373 SQ.FT. |

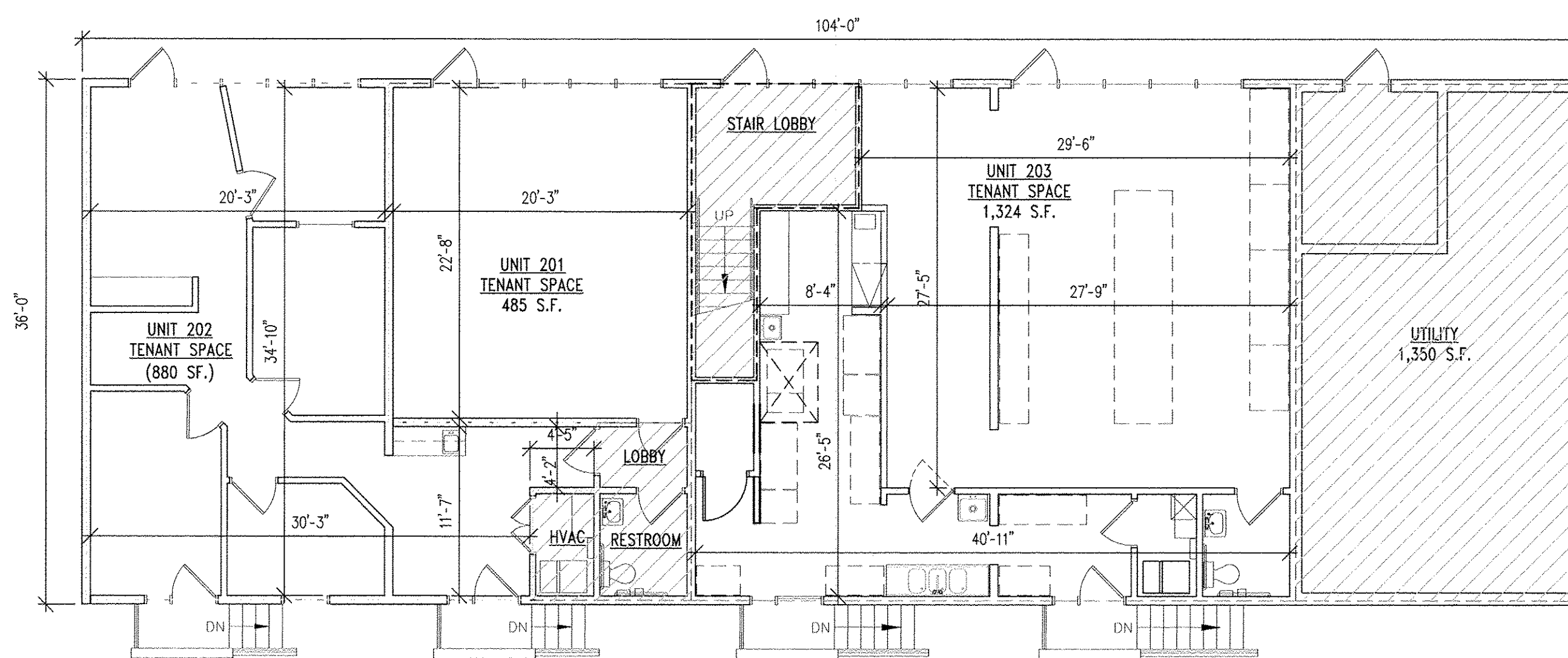


EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"

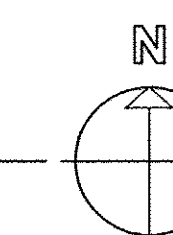


NOTE THE DIMENSIONS SHOWN ABOVE
ARE AS ACCURATE AS POSSIBLE UTILIZING
MOST CURRENT TECHNOLOGY. SLIGHT
VARIATIONS MAY OCCUR.



EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"





554 West Ninth Street
Lorain, Ohio 44052
Tel: (440) 315-2300

E mail: andrea@fischerarch.com

Fischer & Associates	© 2018
ISSUE:	DATE:
PRELIM	02/21/18
FOR RECORD	03/29/18

Client Name/Project Name/Address

OBERLIN CONDO BUILDING C

(Existing Conditions)

23 Eric Nord Way
Oberlin, Ohio 44074

Drawing Name

EXISTING CONDITIONS ELEVATIONS

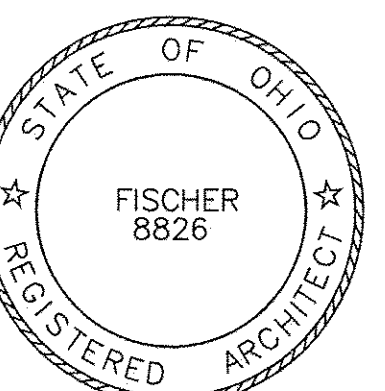
Fischer Project Number

18.017

SHEET #

SD-101

Seal



GARY FISCHER LICENSE #8826
EXPIRATION DATE 12/31/2018

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Christopher J. Dempsey
June 6, 2018

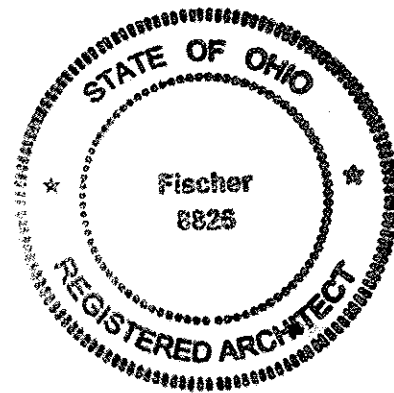
CHRISTOPHER J. DEMPSEY, P.S.
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DATE OF SURVEY: FEBRUARY 8, 2018
DATE SIGNED: _____

www.dempseysurvey.com

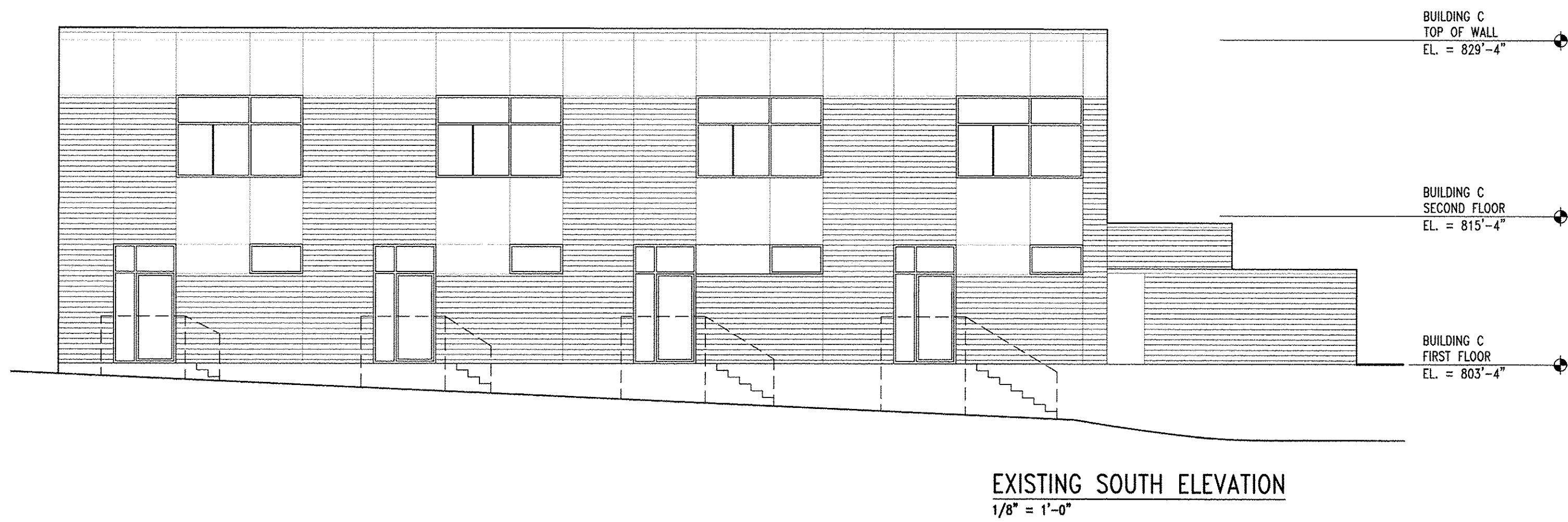
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June 8, 2018
GARY FISCHER
PROFESSIONAL ARCHITECT NO. 8826
DATE SIGNED: _____



EXISTING SOUTH ELEVATION
1/8" = 1'-0"



EXISTING WEST ELEVATION
1/8" = 1'-0"



EXISTING NORTH ELEVATION
1/8" = 1'-0"



EXISTING EAST ELEVATION
1/8" = 1'-0"