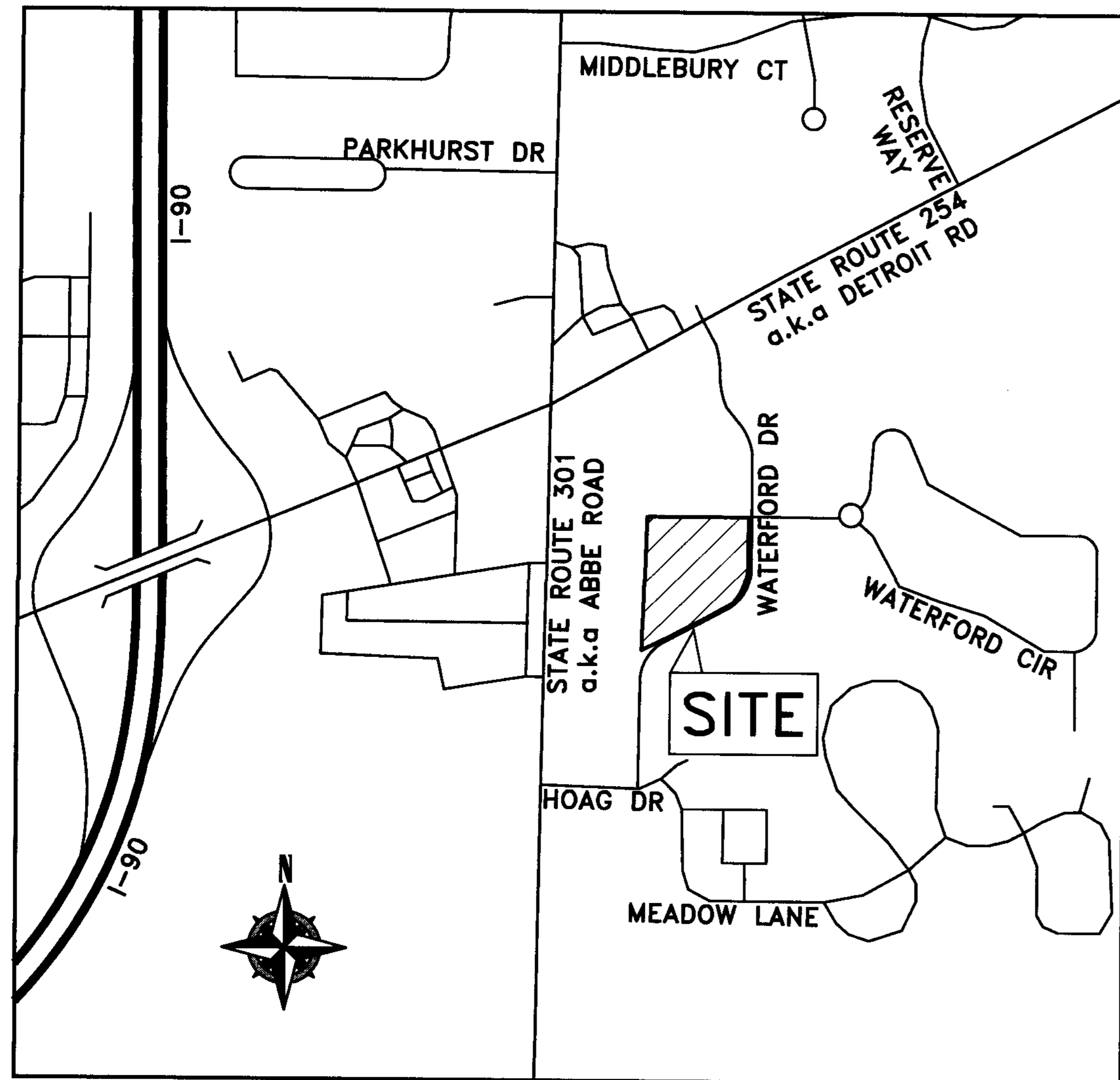


# WATERFORD PLACE IV COMMERCIAL CONDOMINIUMS UNITS 401 & 402

SITUATED IN THE VILLAGE OF SHEFFIELD,  
COUNTY OF LORAIN,  
STATE OF OHIO, AND KNOWN AS BEING PART OF  
ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 1.



VICINITY MAP  
-NOT TO SCALE-

### CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDING AS OBSERVED BY RAFTER A, LTD ON AUGUST 27th 2019.

*Brent D. Anderson*  
BRENT D. ANDERSON, P.E.  
STATE OF OHIO  
RESIDENTIAL PROFESSIONAL SURVEYOR  
9/27/19

### SHEET LIST

- CONDOMINIUM SURVEY VIEW..... 1
- ARCHITECTURAL FIRST FLOOR PLAN..... 2
- ARCHITECTURAL LOWER LEVEL PLAN..... 3
- ARCHITECTURAL ELEVATION VIEWS EAST & NORTH..... 4
- ARCHITECTURAL ELEVATION VIEWS WEST & SOUTH..... 5

### LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- REBAR SET WITH CAP STAMPED "Rafter A Ltd" (LINE PINS = GREEN, CORNER PINS = YELLOW)
- MMS. MAG NAIL SET

### REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS
- WATERFORD PLACE & WATERFORD CIRCLE STREET DEDICATION PLAT, PLAT VOLUME 73 PAGE 40
- WATERFORD PLACE ONE COMMERCIAL CONDOMINIUMS, PLAT VOLUME 73 PAGE 46
- WATERFORD PLACE II COMMERCIAL CONDOMINIUMS, PLAT VOLUME 76 PAGE 60
- WATERFORD PLACE III COMMERCIAL CONDOMINIUMS, PLAT VOLUME 83 PAGE 65

| REV. | BY  | DATE       | DESCRIPTION                 |
|------|-----|------------|-----------------------------|
| 1    | BDA | 08-29-2019 | PRELIMINARY ISSUE TO CLIENT |
| 2    | BDA | 09-06-2019 | ISSUE TO CLIENT             |
| 3    | BDA | 09-27-2019 | CORRECTED BEARING CALL OUTS |
|      |     |            |                             |
|      |     |            |                             |

Doc ID: 022018540006 Type: OFF  
Kind: PLAT  
Recorded: 10/22/2019 at 12:37:21 PM  
Fee Amt: \$432.00 Page 1 of 8  
Lorain County, Ohio  
Judith M. Newick County Recorder  
File: 2019-0735242

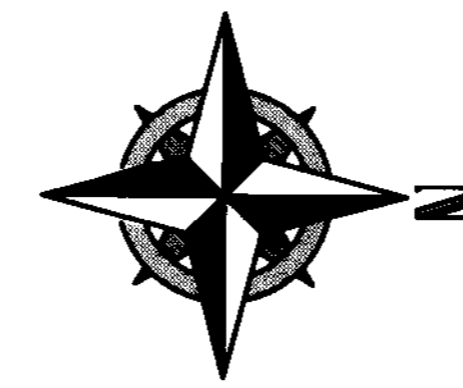
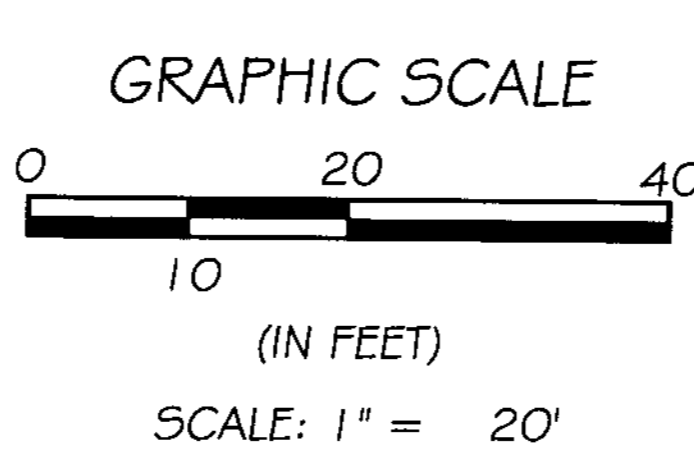
OLD REPUBLIC NATIONAL TITLE  
INSURANCE CO  
160 CLEVELAND STREET  
ELYRIA, OH 44035  
Det vol. 107  
pgs. 14, 15, 16, 17, 18

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
OCT 22 2019  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

### ACREAGE BREAKDOWN

| UNIT  | AREA (SF)  | ACRES  |
|---|------------|--------|
| UNIT 401 (OVERALL UNIT FOOTPRINT)                   | 6,611.47   | 0.1518 |
| UNIT 402  | 7,754.32   | 0.1780 |
| TOTAL UNIT AREA:                                    | 14,365.79  | 0.3298 |
| TOTAL COMMON AREA:                                  | 90,463.47  | 2.0767 |
| OVERALL WATERFORD PLACE IV COMMERCIAL CONDOMINIUMS: | 104,829.26 | 2.4065 |

|    |   |
|----|---|
| Ⓢ1 | L=216.22'<br>R=200.00'<br>CH=205.84'<br>N 30°46'31" E<br>Δ=61°56'30"<br>T=120.03' |
| Ⓢ2 | L=183.78'<br>R=170.00'<br>CH=174.96'<br>N 30°46'31" E<br>Δ=61°56'30"<br>T=102.03' |



### BASIS OF BEARINGS

BASIS OF BEARING IS A PORTION OF THE CENTERLINE OF WATERFORD PLACE WHICH IS ASSUMED TO BE NORTH 00°11'44" WEST AS OBSERVED ON WATERFORD PLACE & WATERFORD CIRCLE STREET DEDICATION PLAT AS RECORDED IN VOLUME 73, PAGE 40 OF THE LORAIN COUNTY PLAT RECORDS. BEARINGS ARE ASSUMED AND ARE FOR THE PURPOSES OF DESCRIBING ANGLES ONLY.

WATERFORD PLACE IV COMMERCIAL  
CONDOMINIUMS  
CONDOMINIUM SURVEY VIEW  
SITUATED IN THE VILLAGE OF SHEFFIELD LAKE, COUNTY OF LORAIN,  
STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD  
TOWNSHIP LOT NUMBER 1  
SHENCON CONSTRUCTION  
P.O. BOX 2475  
SANDUSKY, OHIO 44870-2475

**RAFTER A, LTD**  
LAND SURVEYING & ENGINEERING  
Office: 440-458-6294  
Fax: 440-458-4483  
www.RafterA.com  
700 Oberlin-Elyria Road  
Elyria, Ohio 44035  
DRAWN BY: JAD  
CHECKED BY: BDA  
JOB No: 2188A-19  
SHEET 1 of 5

03-00-001-000-197  
SABATINE BK DEVELOPMENT, LLC  
INST. # 2011-0397030  
5081 ABBE ROAD

03-00-001-000-154  
WATERFORD REAL ESTATE GROUP, LLC  
INST. # 2002-0823027  
2.4065 ACRES (CALC.)  
5070, 5072, 5074, 5076, & 5078  
WATERFORD DRIVE  
SHEFFIELD VILLAGE, OHIO 44054

YORKSHIRE COMMONS CONDOMINIUM PHASE 3 VOLUME 92, PAGES 06-08

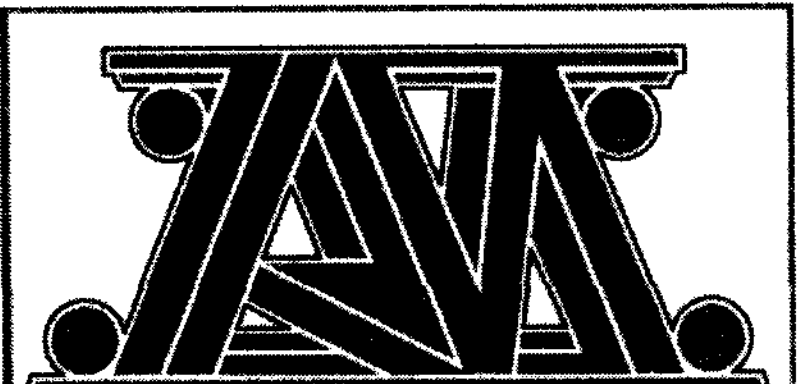
WATERFORD PLACE 02  
COMMERCIAL CONDOMINIUMS  
VOLUME 76, PAGES 60-63

WATERFORD  
CIRCLE  
(60' R/W)

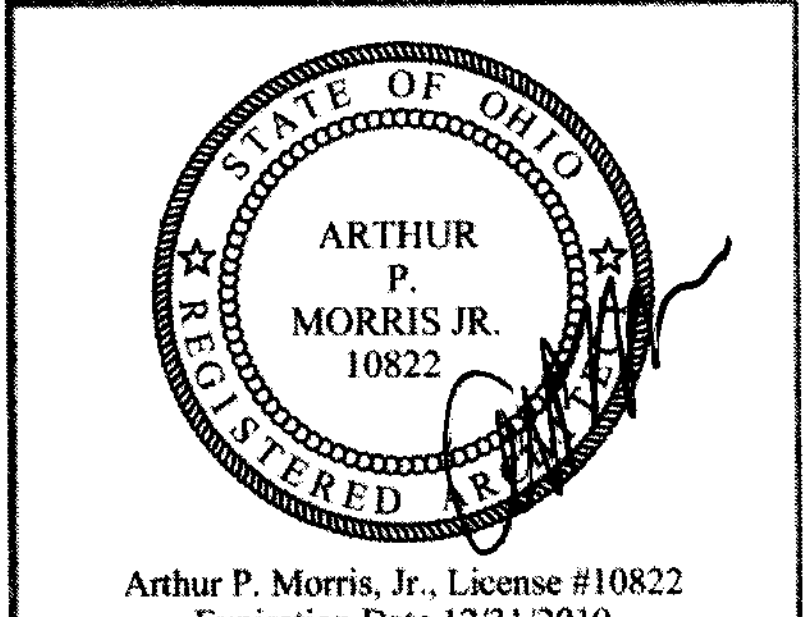


**CERTIFICATION**  
 I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION, THE DRAWINGS REPRESENT THE STRUCTURES AS BUILT.

*Arthur P. Morris Jr.*  
 ARTHUR P. MORRIS JR. ARCHITECT #10822 DATE 9/11/19  
 FOR SHEETS 2, 3, 4, 5, A100, A101, A400, & A401



**AM ARCHITECTURE, INC.**  
 ARCHITECTURE • DESIGN • BUILD  
 7210 GRANBY DRIVE  
 HUDSON, OHIO 44236  
 Phone (330) 881-4128  
 EMail: artmorris@aol.com



ARTHUR P. MORRIS, JR., License #10822  
 Expiration Date 12/31/2019  
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 2018

NEW BUILDING FOR:  
**W.A SMITH FINANCIAL SERVICES**  
 WATERFORD PLACE IV  
 WATERFORD DRIVE  
 SHEFFIELD VILLAGE, OHIO 44054

181001

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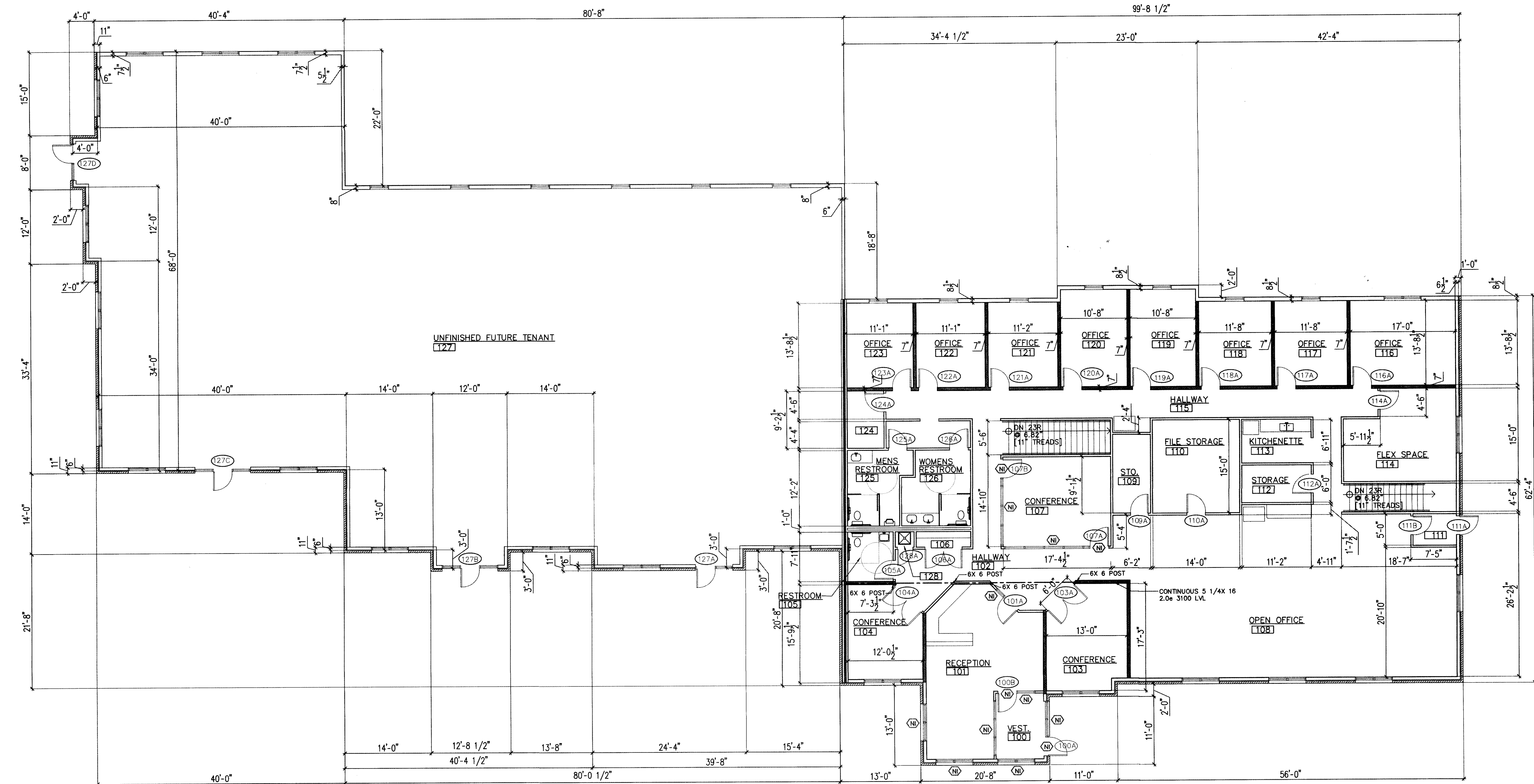
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|------------|-----------------|
| 12/20/2018 | ISSUED FINAL    |
| 09/05/2019 | ISSUED AS-BUILT |

| REVISION | DATE       |
|----------|------------|
| △        | 02/12/2019 |
| △        | 02/21/2019 |

VERIFY ALL DIMENSIONS IN FIELD  
**FLOOR PLAN**

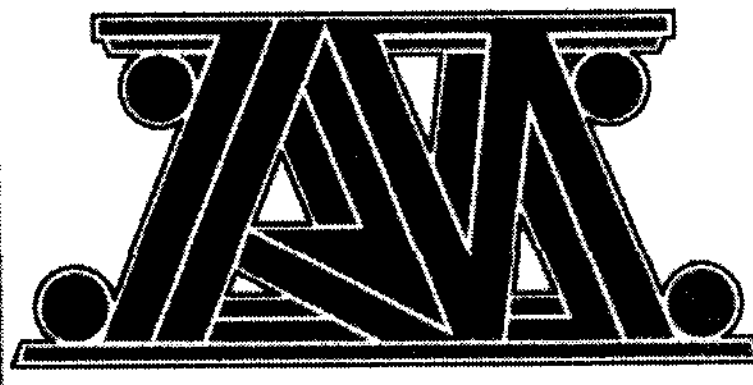
SHEET 2 of 5

**A100**

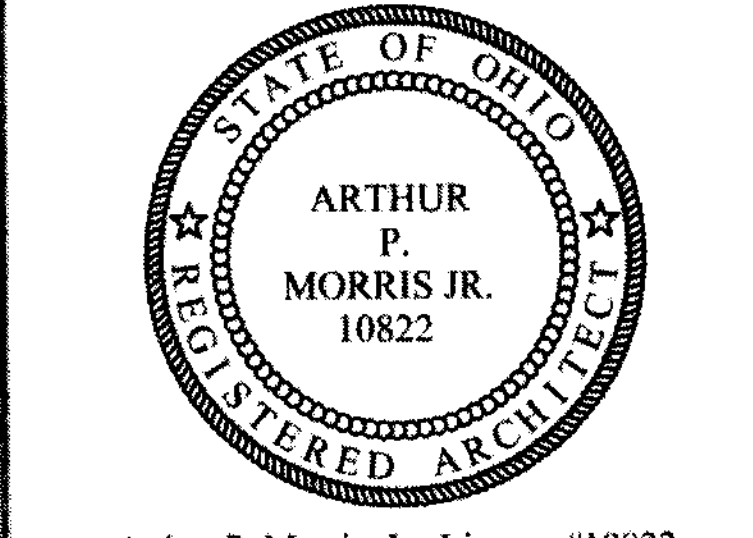


(NI) WINDOWS / DOORS NOT INCLUDED IN CONTRACT  
**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"





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E-Mail: artmorris@aol.com



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SHEFFIELD VILLAGE, OHIO 44054

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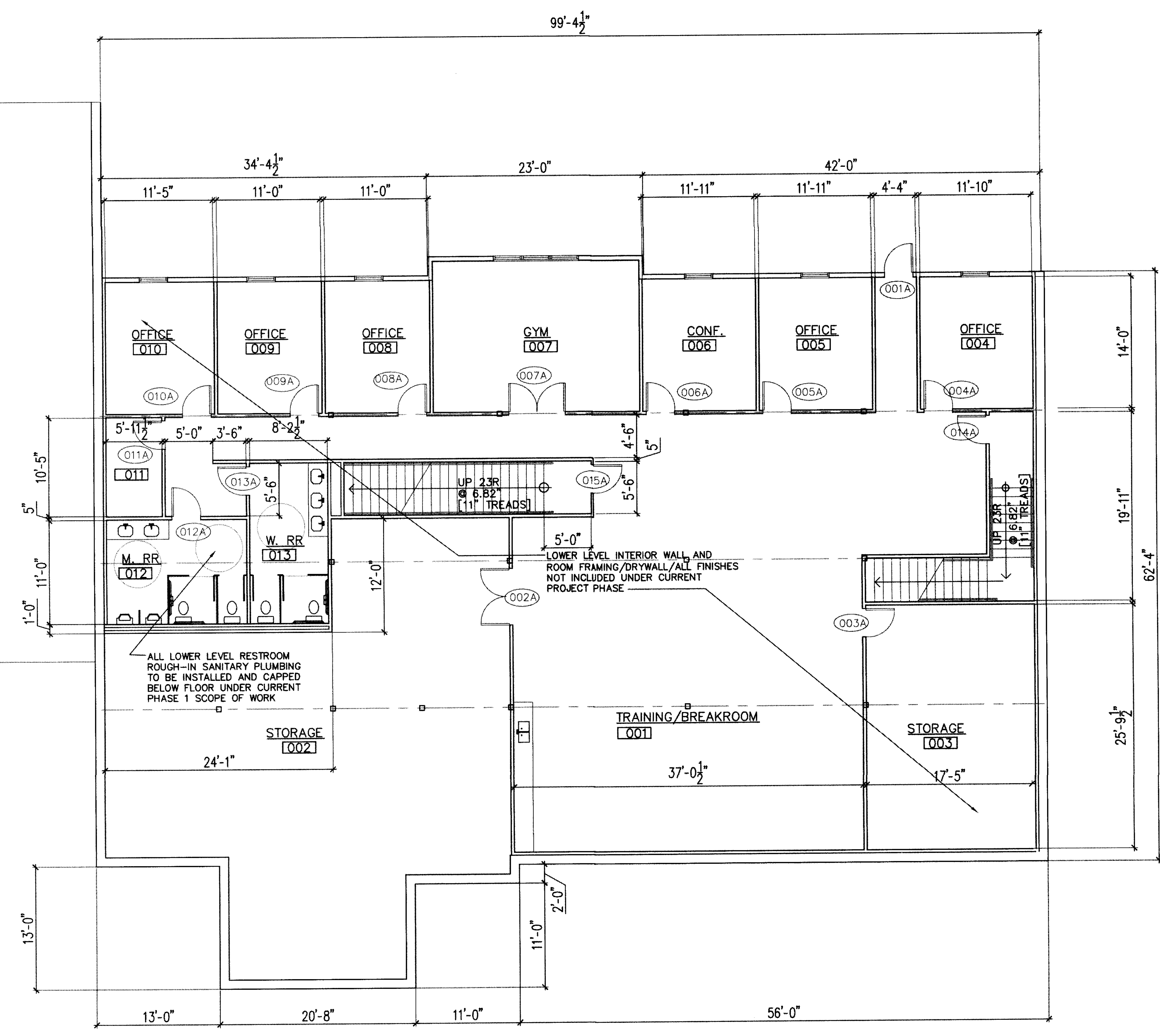
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|------------|-----------------|
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| REVISION | DATE       |
|----------|------------|
| △        | 02/12/2019 |
| △        | 02/21/2019 |

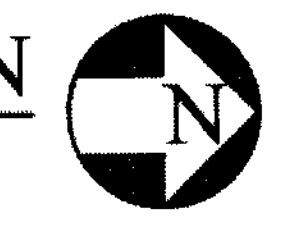
VERIFY ALL DIMENSIONS IN FIELD  
FLOOR PLAN

SHEET 3 of 5

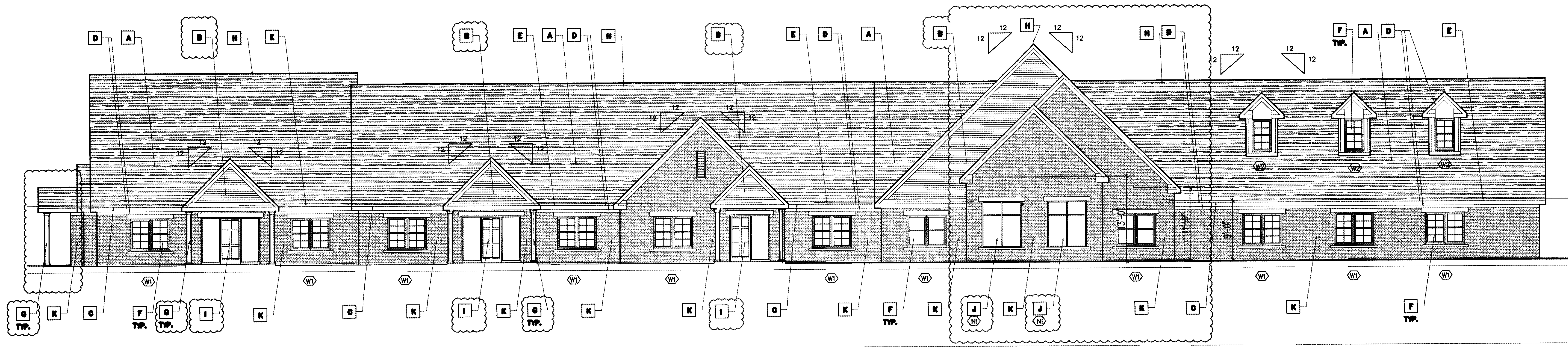
A101



LOWER LEVEL PLAN  
SCALE: 1/8" = 1'-0"



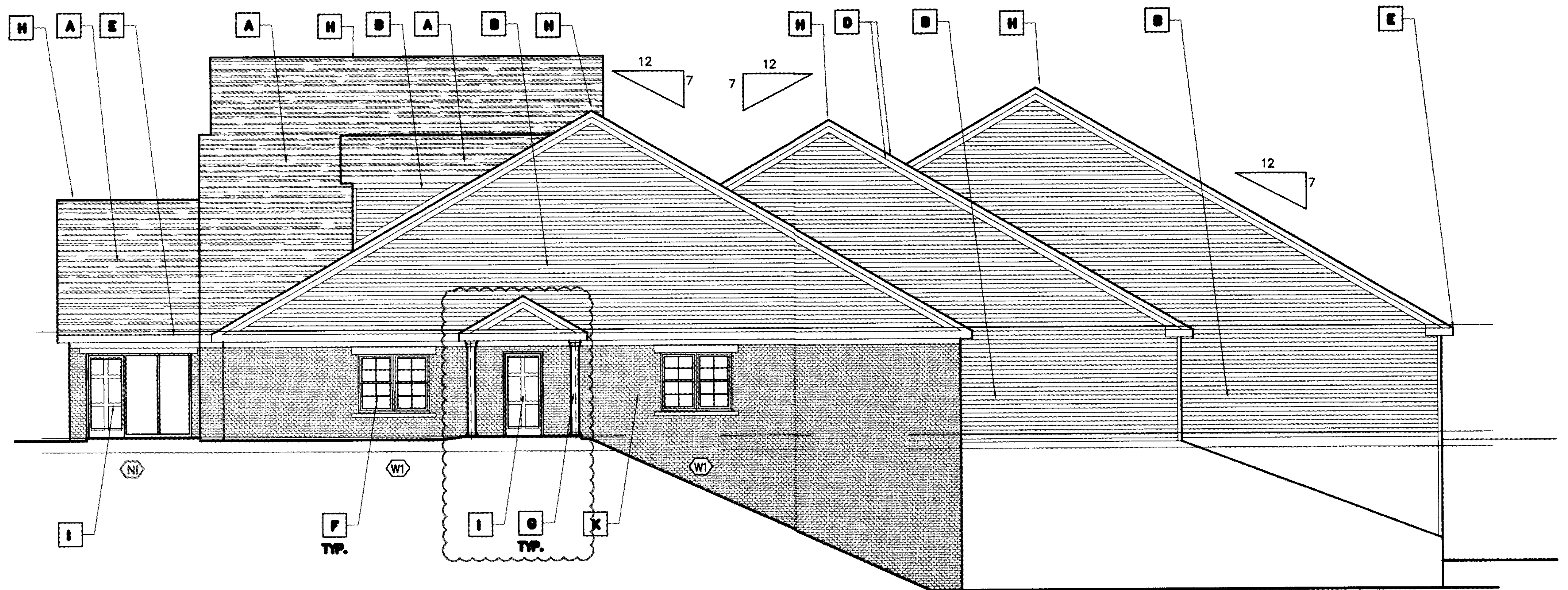




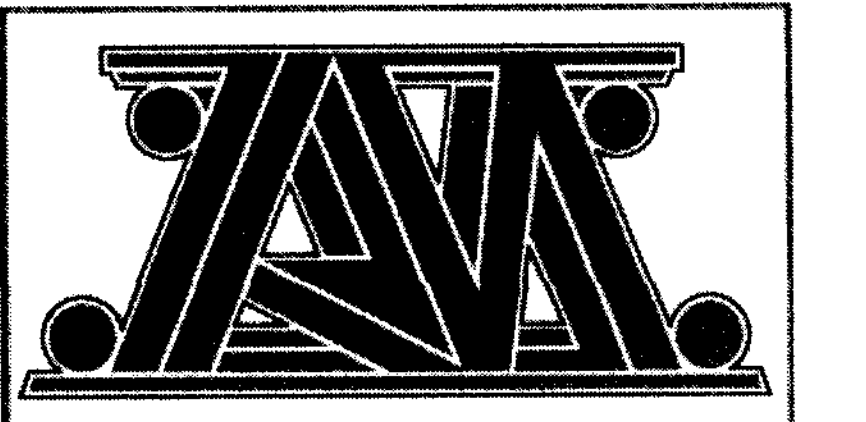
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**ELEVATION KEY**

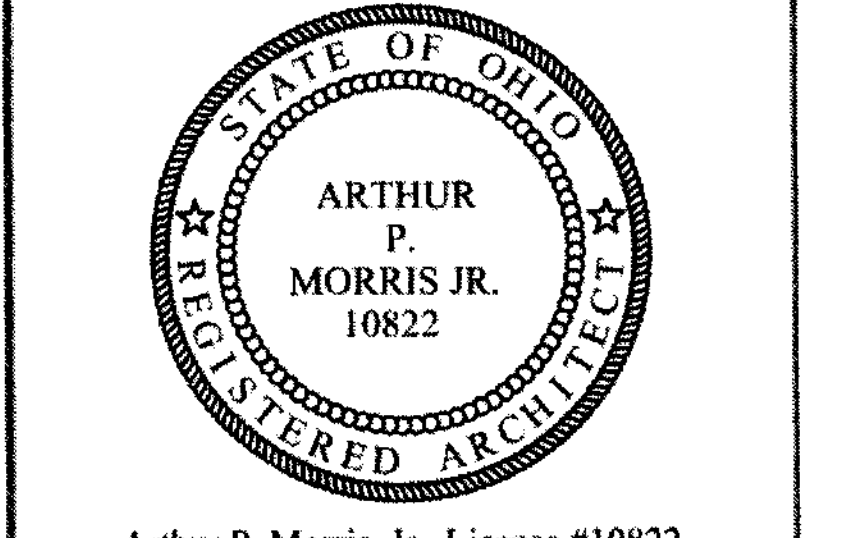
- A** 30 YEAR ASPHALT SHINGLES ON 15# ROOFING FELT. PROVIDE ICE GUARD FROM ALL GUTTERS TO MIN. 4" FROM ROOF EDGE
- B** DOUBLE 4" VINYL SIDING ON MOISTURE BARRIER ON 7/16" ZIP WALL SHEATHING ON 2x6 STUDS AT 16" O.C. 1/2" 5/8" D.W. AT INTERIOR. PROVIDE R19 INSUL. WITH POL. FACE VAPOR BARRIER
- C** CONTINUOUS PERFORATED VINYL SOFFIT
- D** PREFINISHED METAL FASCIA ON 1x WOOD TRIM BOARD ON 2x6 WD BLOCKING
- E** CONTINUOUS 3 1/2" ALUM. GUTTER ON ALUMINUM VENEERED 2x6 FASCIA, 1/2" INTEGRAL ALUM. DOWNSPOUT. PROVIDE STRAP HANGERS AT 4'-0" O.C. MAX.
- F** "BILD WEF" WINDOW UNITS - SELECTED BY CONTRACTOR
  - ⊙ 6'-0" X 5'-0" WINDOW UNIT
  - ⊙ 3'-0" X 5'-0" WINDOW UNIT
  - ⊙ 3'-0" X 6'-0" WINDOW UNIT
  - ⊙ DOOR OR WINDOW UNIT NOT INCLUDED IN CONTRACT
- G** 6" FIBERGLASS COLUMN SURROUND
- H** CONTINUOUS RIDGE VENT
- I** INSULATED 4 PANEL FIBERGLASS DOORS
- J** INSULATED ALUMINUM STOREFRONT WINDOW UNIT
- K** BRICK VENEER



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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2018

NEW BUILDING FOR:  
**WA SMITH FINANCIAL SERVICES**  
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181001

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| 09/05/2019 | ISSUED AS-BUILT |

| REVISION | DATE       |
|----------|------------|
| △        | 02/12/2019 |

VERIFY ALL DIMENSIONS IN FIELD  
**EXTERIOR ELEVATIONS**

SHEET 4 of 5

**A400**







Plat Sheet

Instrument # 2019-0735242 Film # \_\_\_\_\_

Name of Plat: Waterford Place IV Commercial Condominiums

Owner: Waterford Place Management Corp.

Description: Situated in the State of Ohio,  
County of Lorain, Village of Sheffield being  
part of Original Sheffield Township lot 1  
3298 Acres  
Creating units 401, 402

Floor Plans: L/S

Related/Margin: —

Comments: \_\_\_\_\_

Vol. 107

Pg. 14 thru 18

Receiving Stamp

OLD REPUBLIC NATIONAL TITLE  
INSURANCE CO  
160 CLEVELAND STREET  
ELYRIA, OH 44035

Amount: 432.00

Initials: TM