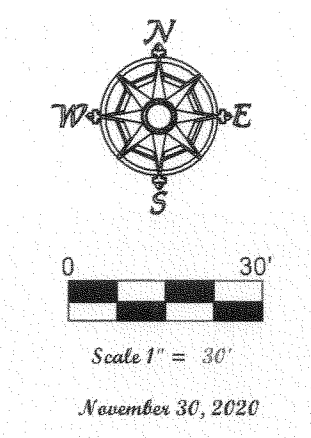


MAYFLOWER SQUARE CONDOMINIUM

SITUATED IN ORIGINAL AMHERST TOWNSHIP LOT 41, NOW IN THE CITY OF AMHERST, COUNTY OF LORAIN, AND STATE OF OHIO

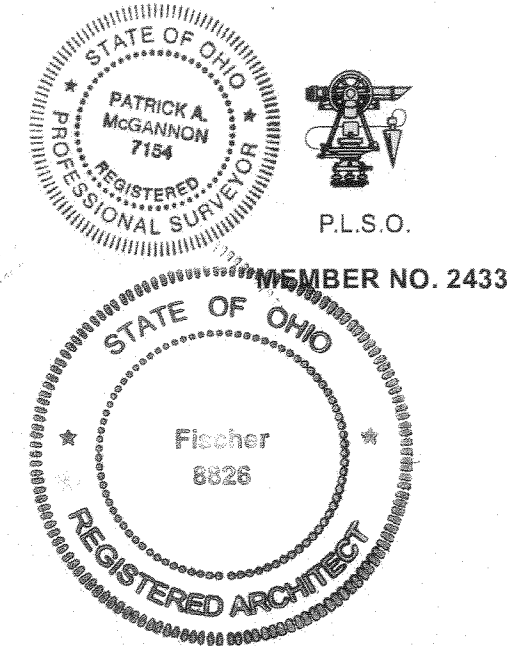
BEING A RESUBDIVISION OF PART OF BLOCK "A" OF THE INDEPENDENCE SUBDIVISION AS RECORDED IN VOLUME 32. PAGE 2 OF THE LORAIN COUNTY PLAT RECORDS



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY, INSOFAR AS POSSIBLE, THE LOCATION OF THE BOUNDARIES, THE LAYOUT, LENGTH WIDTH, HEIGHT, AND SQUARE FOOTAGE OF SUCH UNITS AS BUILT OR CONSTRUCTED, THE BOUNDARIES, LOCATION, AND DIMENSIONS OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS THE LOCATION DESCRIPTION AND DIMENSIONS OF ALL APPURTENANT EASEMENTS, THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS, AND THAT THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PREMISES OTHER THAN SHOWN THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY WITH ALL RESPECTS, WITH THE PROVISIONS UNDER SECTION 5311.07 OF THE REVISED CODE.

Patrick A. McGannon
 PATRICK A. MCGANNON P.S. 7154
 REGISTERED PROFESSIONAL SURVEYOR

1-15-2021
 DATE



Gary Fischer
 GARY FISCHER
 PRINCIPAL ARCHITECT,
 FISCHER AND ASSOCIATES ARCHITECTS INC.

1-15-2021
 DATE

THE DECLARATION OF CONDOMINIUM AND BYLAWS OF THE UNIT OWNER ASSOCIATION ARE RECORDED IN INSTRUMENT NUMBER 2021-0799612 IN THE OFFICIAL RECORDS OF LORAIN COUNTY OHIO OF THE MAYFLOWER SQUARE CONDOMINIUMS.

THE PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS WHICH IS OWNED BY EACH UNIT IS SET FORTH IN THE CONDOMINIUM DECLARATION

UNIT	SQUARE FOOTAGE	HEIGHT
1	1494.98	12'
2	1635.33	12'
3	1278.76	12'
4	1270.26	12'
5	2104.61	12'
6	2100.81	12'
7	1276.11	12'
8	1253.87	12'
9	1622.14	12'
10	1627.94	12'

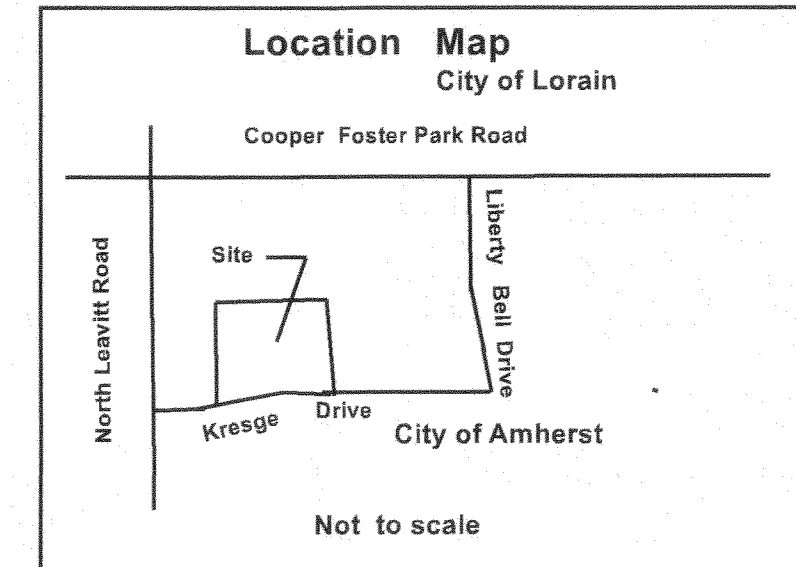
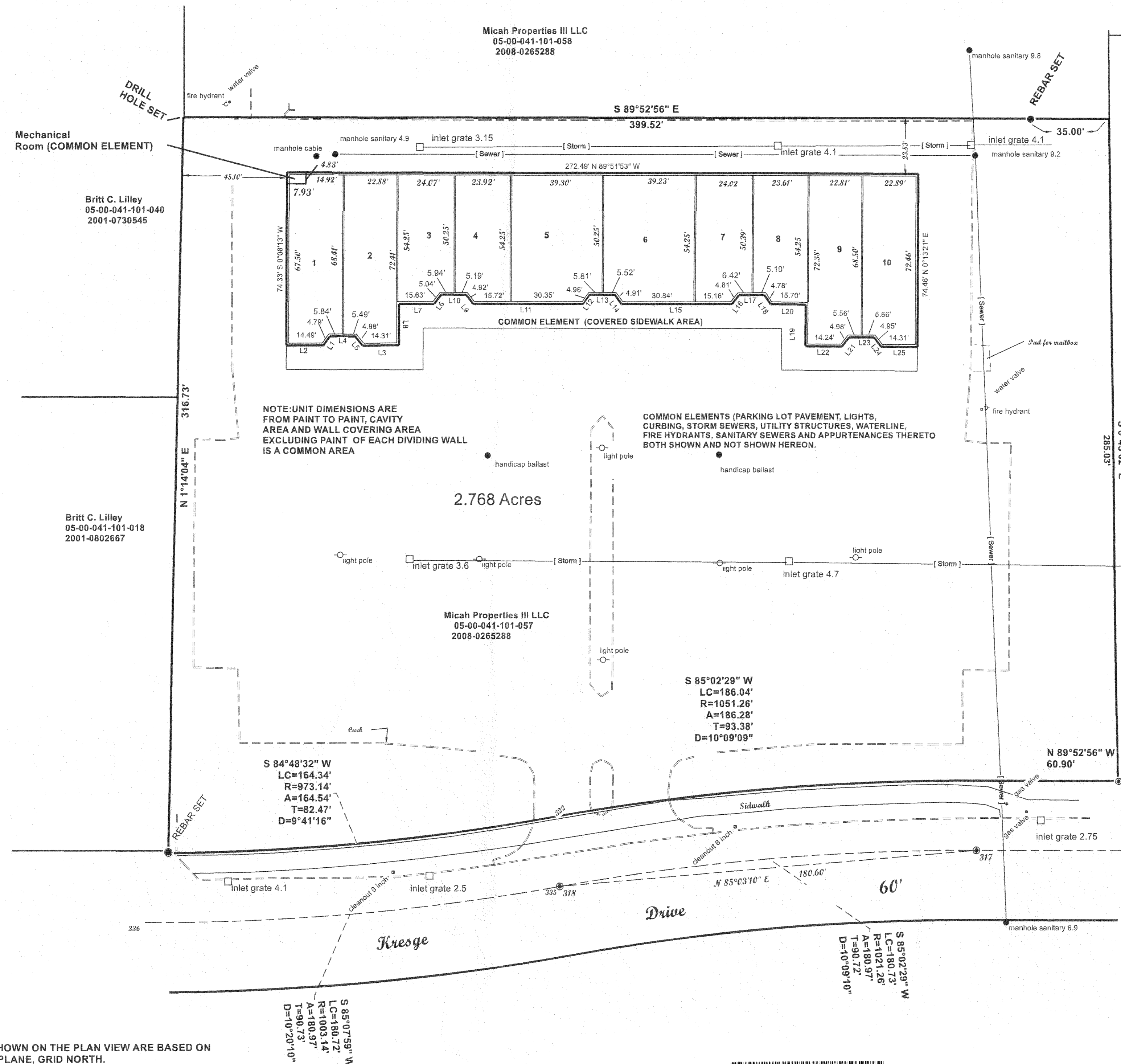
Note: 12' HEIGHT IS TO THE PERMANENT CEILING. THE EXISTING DROP CEILING IN EACH UNIT IS OWNED BY EACH RESPECTIVE UNIT.

Note: ALL EXTERIOR DOORS AND WINDOWS SHALL BE LIMITED COMMON ELEMENTS.

Note: ALL EXTERIOR WALLS BEYOND THE INTERIOR PAINT ARE COMMON ELEMENTS.

Note: Common Element Ownership per unit is 10% or equally shared

ALL BEARINGS SHOWN ON THE PLAN VIEW ARE BASED ON THE OHIO STATE PLANE, GRID NORTH.



James Bryant Bitar Trustee
 05-00-041-101-046
 2011-0369003

Legal Description From Deed
 2008-2065288

BEARING SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY

PARCEL NO. 1: Situated in the City of Amherst, County of Lorain and State of Ohio: being known as part of Block "A" of Independence Park Commercial Subdivision as recorded in Volume 32, Page 2 of Lorain County Plat Records, bounded and described as follows: BEGINNING at the southwest corner of land conveyed to James J. and Mary H. Abraham by deed transferred on May 4, 1983 and recorded in Volume 0288, Page 215 of Lorain County Deed Records, said corner being in the northerly line of Kresge Drive. Thence North 88 degrees 07' 20" West along the northerly line, a distance of 60.90 feet to a point of curve. Thence in a westerly direction along the northerly line of Kresge Drive, being in the arc of a curve bearing to the left and having a radius of 1051.26 feet, a distance of 186.28 feet to a point of reserve curve, said curve subtending a chord South 86 degrees 48' 05" West a distance of 186.04 feet. Thence in a westerly direction in the northerly line of Kresge Drive, being in the arc of a curve bearing to the right and having a radius of 973.14 feet, a distance of 164.54 feet to a point, said curve subtending a chord bearing South 86 degrees 34' 07" West a distance of 164.34 feet. Thence North 2 degrees 59' 40" East along the westerly line of Block "A" and the projection thereof, a distance of 316.73 feet to a point. Thence South 88 degrees 07' 20" East, a distance of 399.52 feet to a point in the westerly line of James J. and Mary H. Abraham. Thence South 1 degree 02' 00" West a distance of 285.03 feet to the place of beginning, embracing 2.771 acres of land, but being subject to all legal highways.

EXTERIOR BUILDING DIMENSIONS

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	N34°57'56"E	4.79'	L14	S35°34'22"E	4.92'
L2	S89°49'07"E	16.01'	L15	S89°54'59"E	47.57'
L3	N89°21'55"E	15.79'	L16	N36°48'09"E	4.82'
L4	S89°28'12"E	10.88'	L17	N89°35'36"E	11.03'
L5	S38°00'30"E	5.00'	L18	S33°37'23"E	4.77'
L6	N37°44'12"E	5.04'	L19	S0°17'16"W	17.88'
L7	N89°53'04"E	15.12'	L20	S89°16'36"E	15.23'
L8	N0°07'20"W	17.74'	L21	N38°07'25"E	4.99'
L9	S37°36'07"E	4.93'	L22	S89°39'59"E	15.73'
L10	S89°26'42"E	10.69'	L23	S89°58'32"E	10.79'
L11	S89°51'17"E	47.62'	L24	S37°01'53"E	4.94'
L12	N36°12'30"E	4.96'	L25	S89°42'37"E	15.81'
L13	S89°47'08"E	10.85'			

McGannon Surveying, LLC
 Patrick A. McGannon
 Registered Professional Surveyor
 1731 Gettysburg Drive, Lorain, Ohio 44053 (440) 282-2712

EXAMCO TITLE SERVICES
 6155 PARK SQUARE DRIVE
 UNIT 3 SUITE 3
 LORAIN, OH 44053

Doc ID: G22683780003 Type: OFF
 Kind: PLAT
 Recorded: 01/22/2021 at 02:05:32 PM
 Fee Amt: \$176.80 Page 1 of 3
 Lorain County, Ohio
 Mike Doran County Recorder
 File: 2021-0799612

TRANSFERRED
 IN COMPLIANCE WITH SEC. 315-202
 OHIO REV. CODE
 JAN 22 2021
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR



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

E mail: andrea@fischerarch.com

Fischer & Associates 2020 ©
ISSUE: DATE:

CONDO DOC. 12/14/20

Client Name/Project Name/Address

Mayflower Square Condominium

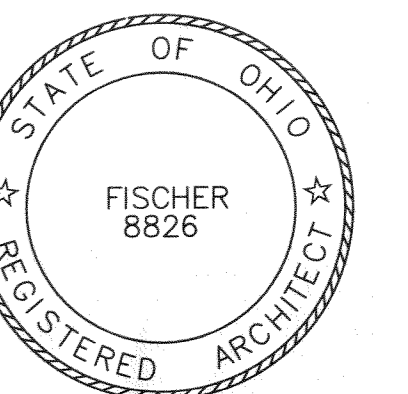
Kresge Dr.
Amherst, Ohio 44001

Drawing Name
CONDOMINIUM ELEVATIONS

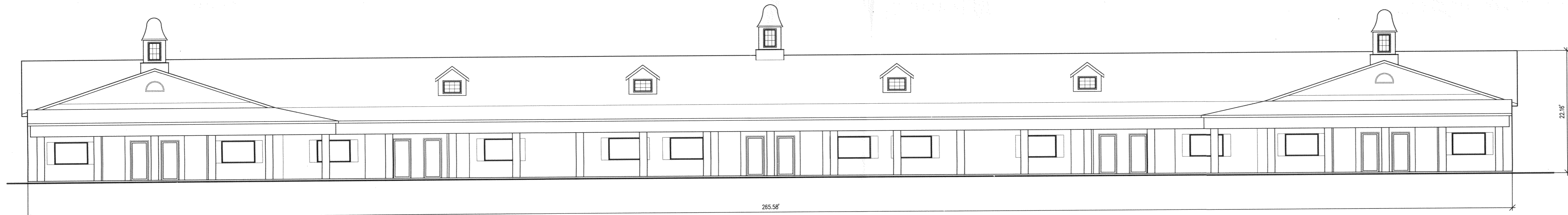
Fischer Project Number
20.114
SHEET #

2/2

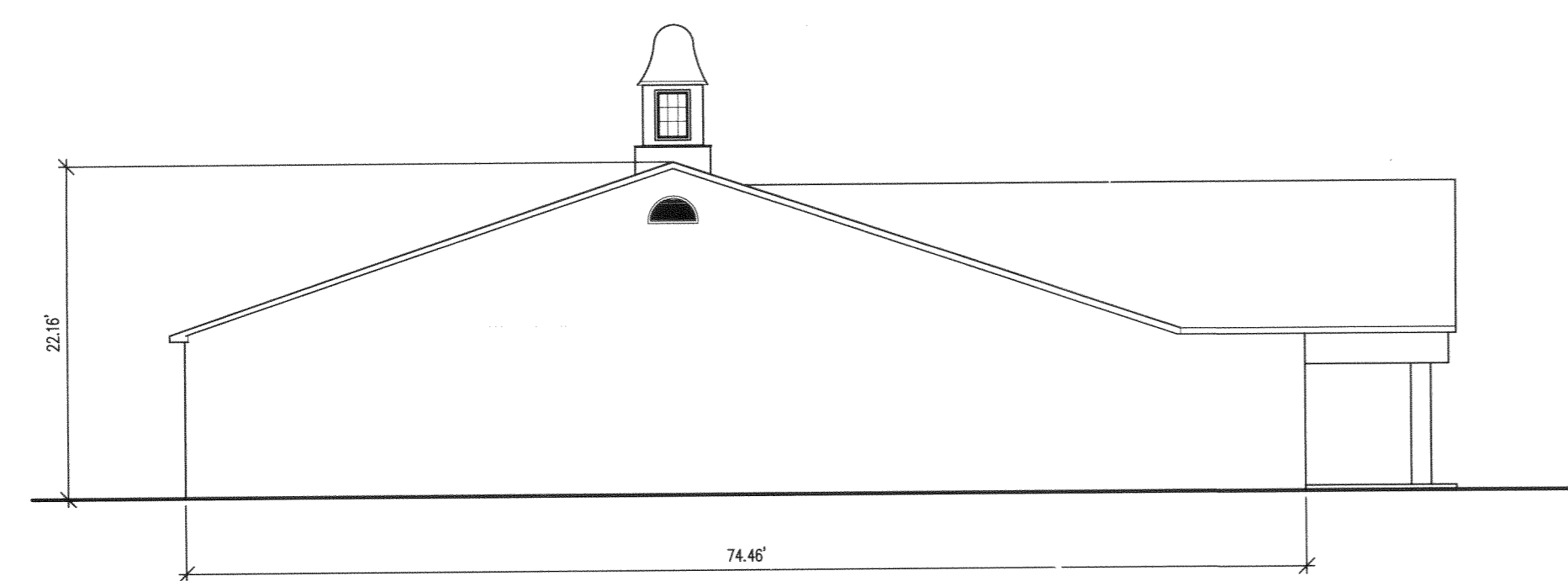
Seal



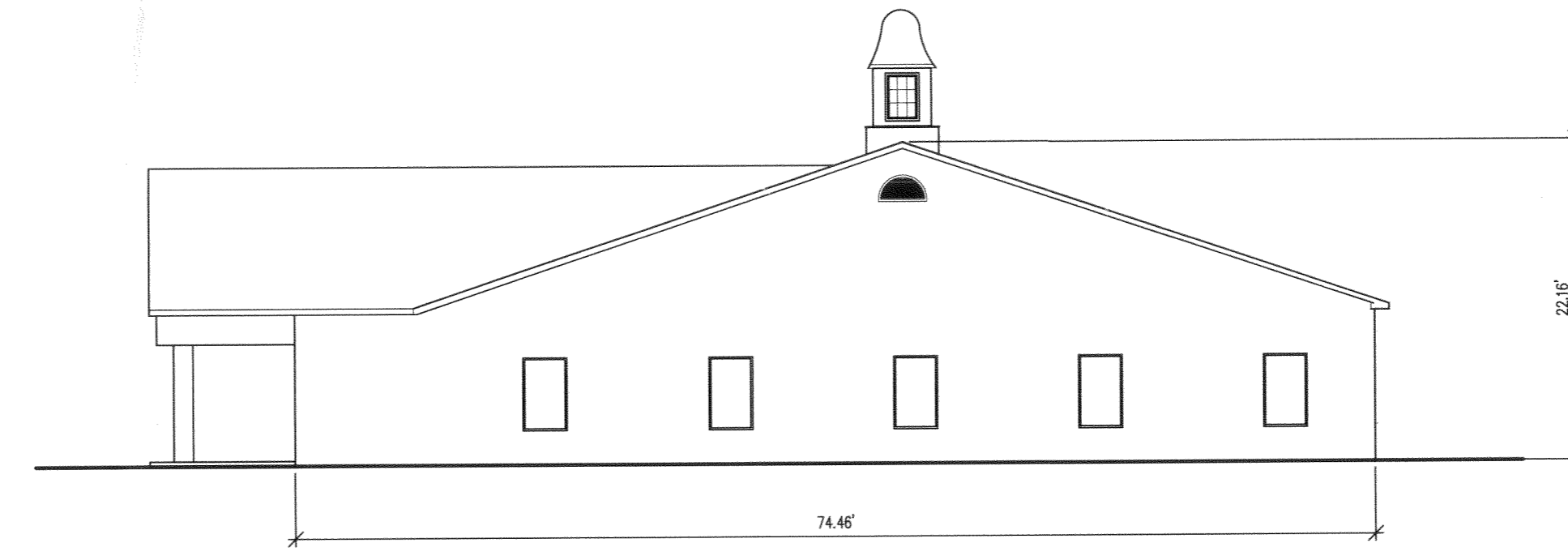
GARY FISCHER LICENSE #8826
EXPIRATION DATE 12/31/2020



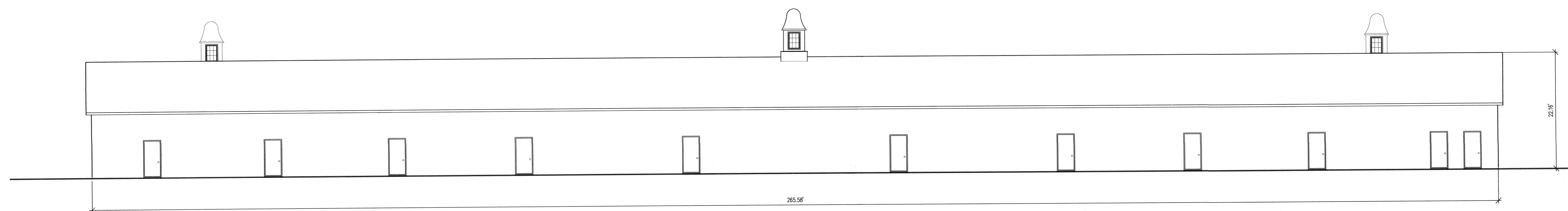
SOUTH ELEVATION
1/8" = 1'-0"



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



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



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

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Patrick A. McGannon 12/14/2020
PATRICK A MCGANNON P.S. 7154
REGISTERED PROFESSIONAL SURVEYOR DATE



Gary Fischer #8826 12/14/20
GARY FISCHER P.A.
PRINCIPAL ARCHITECT DATE

Plat Sheet

Instrument # 2021-0799612 Film # _____

Name of Plat: MAYFLOWER SQUARE Condominium

Owner: MICAH PROPERTIES III LLC

Description: SITUATED IN STATE OF OHIO, COUNTY OF LORAIN
CITY OF AMHERST PART OF ORIGINAL AMHERST TOWNSHIP LOT 41
2.271 ACRE BEING A RESUBDIVISION OF BLOCK A OF THE
INDEPENDENCE SUBDIVISION. CREATING UNITS 1 THRU 10
MAYFLOWER SQUARE Condominium

Floor Plans: _____

Related/Margin: PLAT Vol 32 Pg 2

Comments: _____

Vol. 109

Receiving Stamp

Pg. 25, 26

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 SUITE 3
LORAIN, OH 44053

Amount: 176.80

Initials: ST