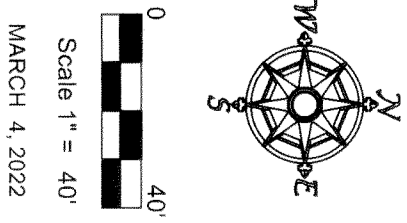


HERITAGE PLAZA CONDOMINIUM

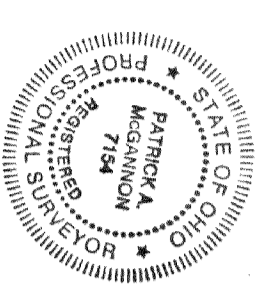
SITUATED IN ORIGINAL AMHERST TOWNSHIP LOT 41, NOW IN THE CITY OF AMHERST, COUNTY OF LORAIN, AND STATE OF OHIO
 BEING A RESUBDIVISION OF PART OF BLOCK "A" OF THE INDEPENDENCE SUBDIVISION AS RECORDED IN VOLUME 32, PAGE 2 OF THE LORAIN COUNTY RECORD OF PLATS



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 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.

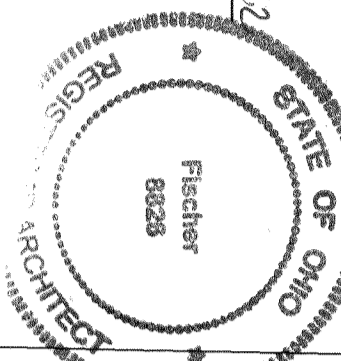
Patrick A. McGannon
 PATRICK A. MCGANNON P.S. 7154
 REGISTERED PROFESSIONAL SURVEYOR

June 1, 2022
 DATE



Gary Fisher
 GARY FISHER

June 1, 2022
 DATE



THE DECLARATION OF CONDOMINIUM AND BYLAWS OF THE UNIT OWNER ASSOCIATION ARE RECORDED IN INSTRUMENT NUMBER 05-00-041-101-040 IN THE PUBLIC RECORDS OF LORAIN COUNTY OHIO OF THE MAYFLOW SQUARE CONDOMINIUMS.

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

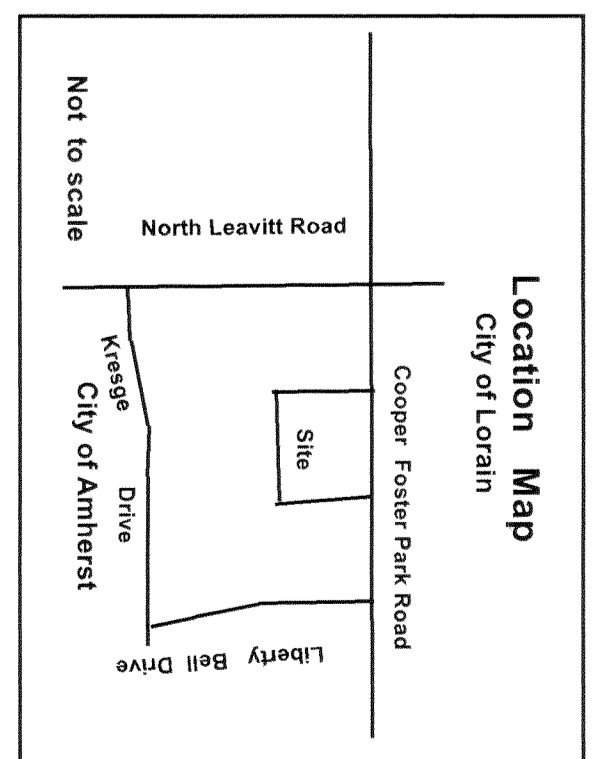
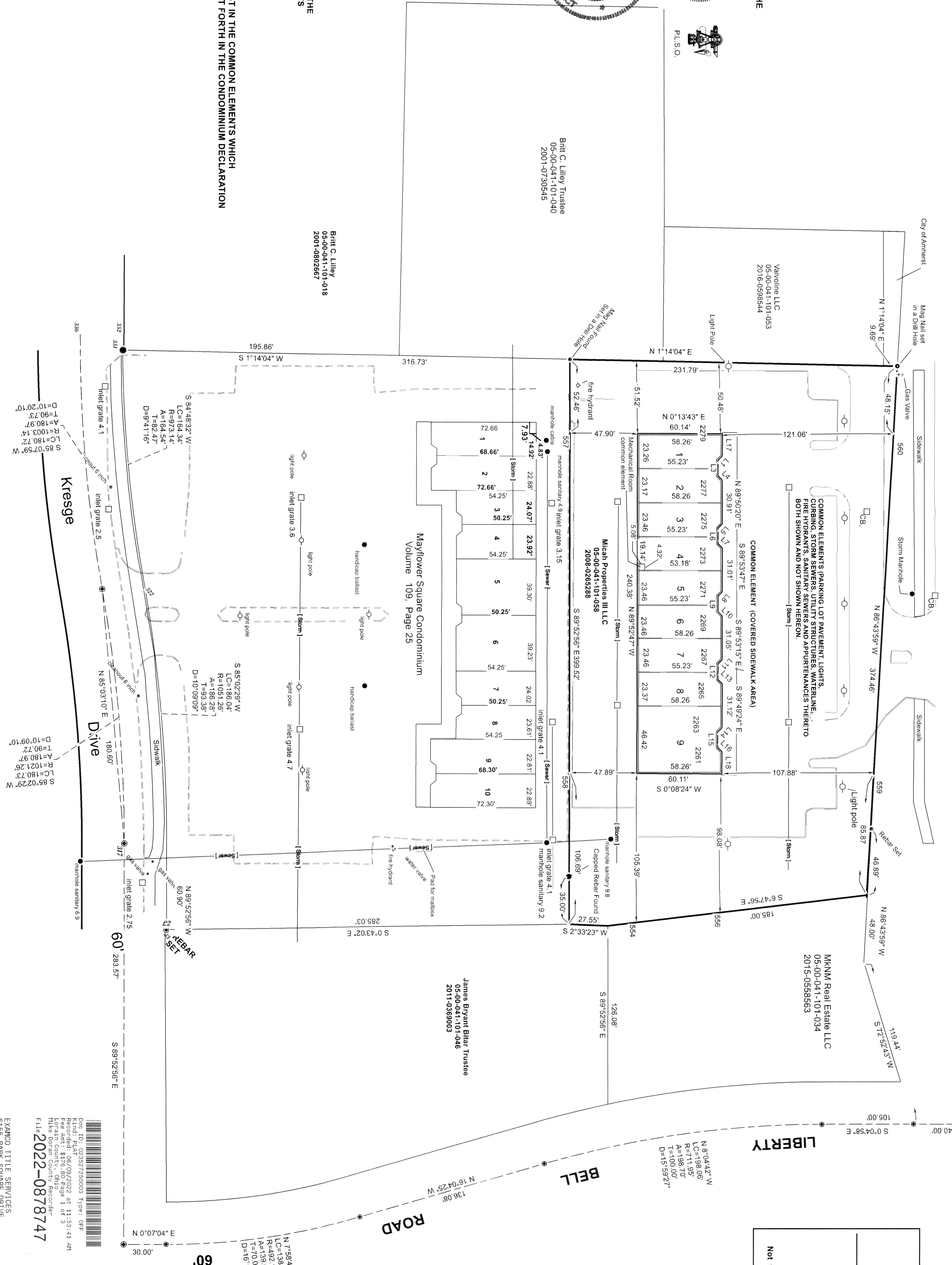
NOTE: ALL EXTERIOR DOORS AND WINDOWS SHALL BE LIMITED COMMON ELEMENTS.

NOTE: ALL EXTERIOR WALLS BEYOND THE INTERIOR PANEL ARE COMMON ELEMENTS

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	1322.89	12'
2	1344.48	12'
3	1321.75	12'
4	1344.48	12'
5	1344.48	12'
6	1344.48	12'
7	1339.24	12'
8	2659.63	12'

CITY OF LORAIN
 CITY OF AMHERST
 COOPER FOSTER PARK ROAD (VARIES)



Line Table	BEARING	HORIZ DIST
L1	S43°44'03"E	4.23'
L2	N0°00'00"E	0.00'
L3	S89°48'42"E	10.95'
L4	N45°11'13"E	4.34'
L5	S44°47'31"E	4.29'
L6	S89°49'35"E	10.89'
L7	N45°29'22"E	4.30'
L8	S45°38'50"E	4.32'
L9	N89°56'50"E	10.83'
L10	N44°37'00"E	4.23'
L11	S45°24'41"E	4.23'
L12	S89°40'41"E	11.03'
L13	N44°26'44"E	4.24'
L14	S43°29'54"E	4.24'
L15	S89°59'41"E	10.96'
L16	N44°30'06"E	4.23'
L17	S89°17'41"E	15.84'
L18	S89°47'04"E	15.89'

Doc. ID: 023827250003 Type: OFF
 PLAN: JUN 09/2022 AT 11:51:41 AM
 Fee Amt: \$176.80 Page 1 of 3
 Mike Durbin County Recorder
 JUN - 9 2022
 2022-0878747

TRANSFERRED
 MICHAEL J. SMITH, CPA, CGMA
 OHIO REV. CODE
 JUN - 9 2022
 1 CRRS SMOUGRASS, CPA, CGMA
 LORAIN COUNTY AUDITOR

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

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



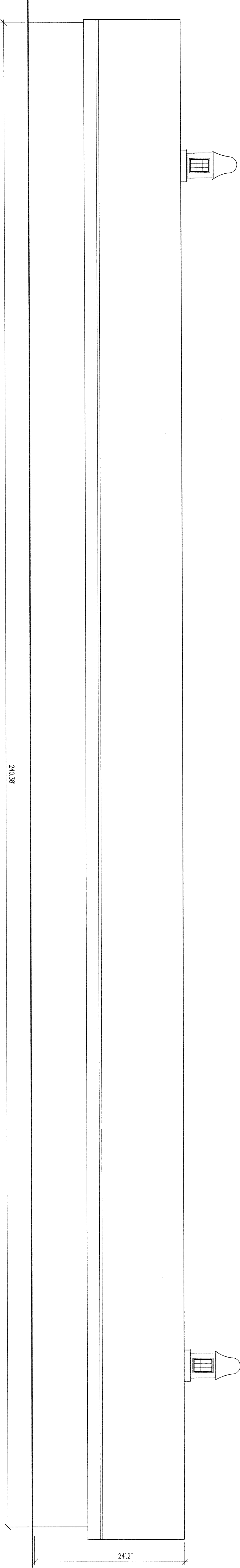
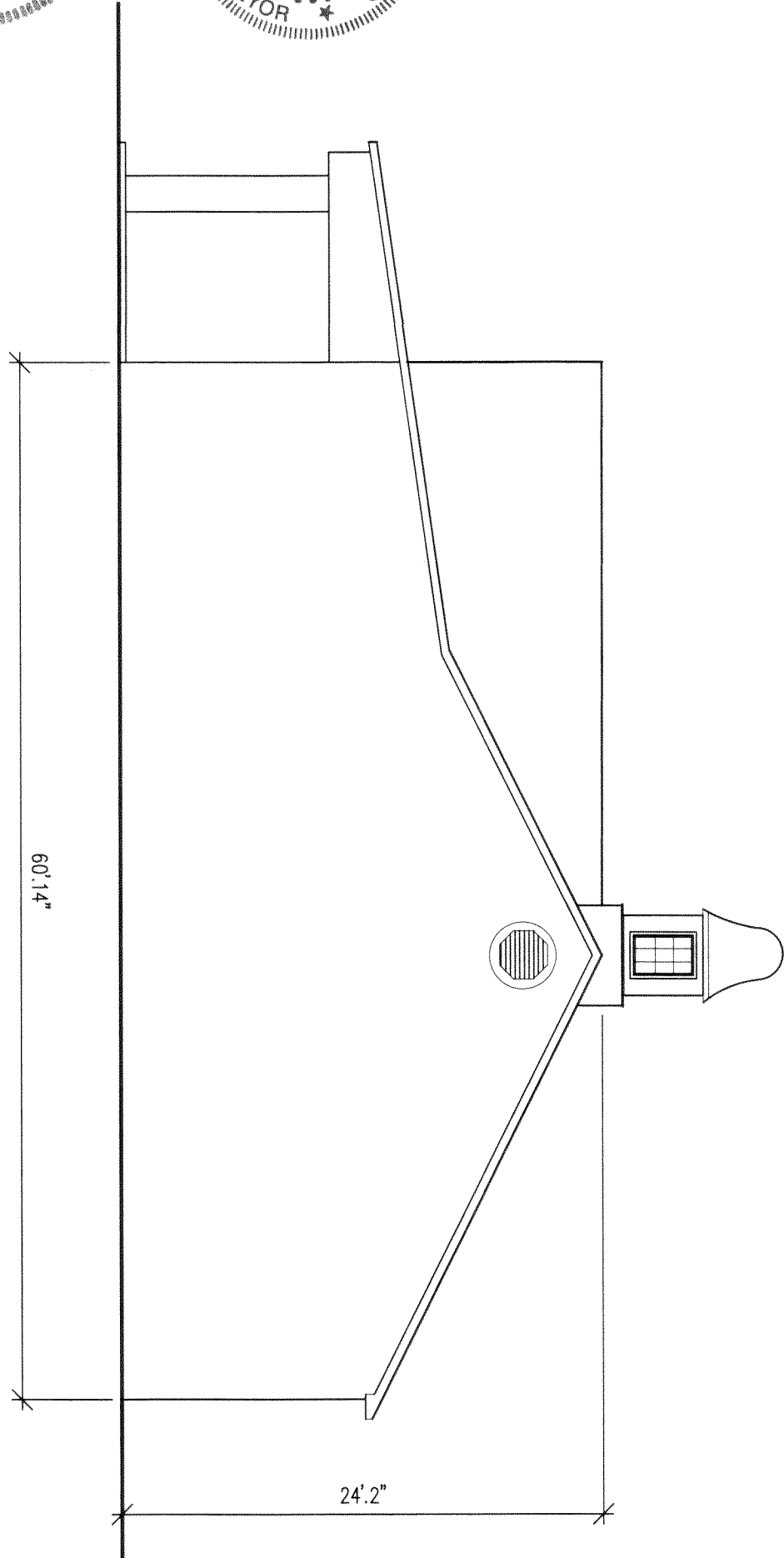
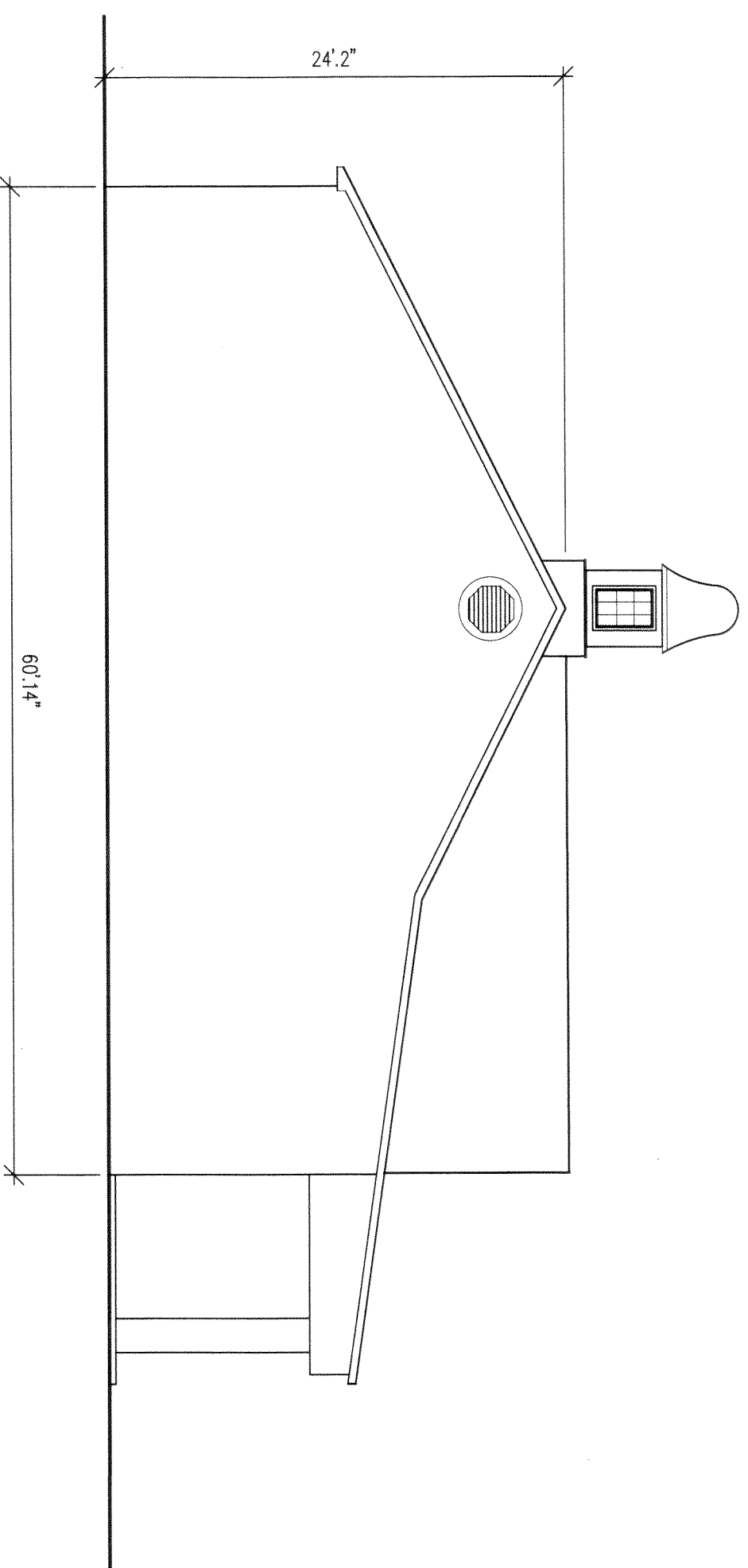
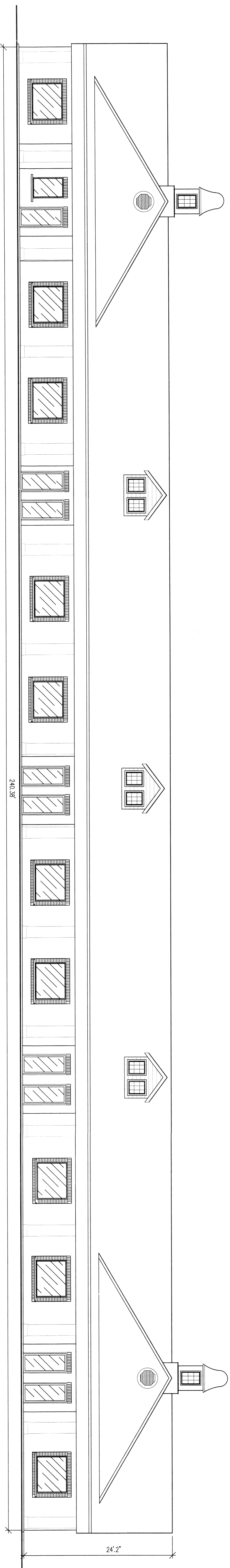
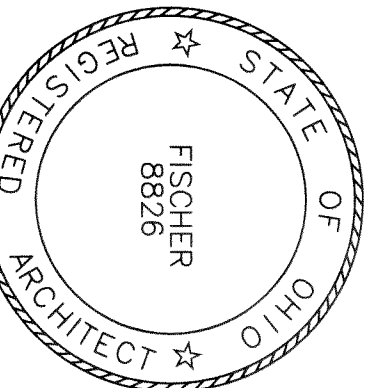
HERITAGE PLAZA
 CONDOMINIUM
 2261 COOPER FOSTER PARK RD,
 AMHERST, OHIO. 44089

Drawing Name
 ELEVATIONS

Fischer Project Number
 22.026
 SHEET #

2/2

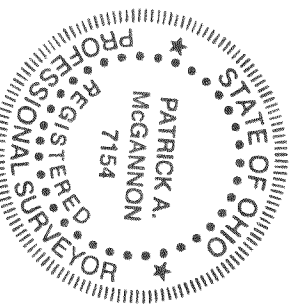
Seal



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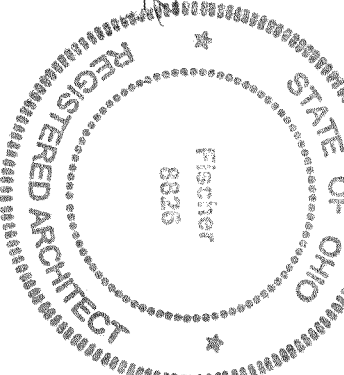
Patrick A. McGannon
 PATRICK A. MCGANNON P.S. 7154
 REGISTERED PROFESSIONAL SURVEYOR

May 9, 2022
 DATE



Gary Fischer
 GARY FISCHER R.A.
 PRINCIPAL | ARCHITECT

May 10, 2022
 DATE



Plat Sheet

Instrument # 2022-0878747 Film #

Name of Plat: Heritage Plaza Condominium

Owner: Mican Properties III, LLC

Description: Situated in the State of Ohio
County of Lorain City of Amherst being
part of Amherst Township lot 41 2.02
acre Resubdivision of Block A in
Independence Subdivision
Creating Units 1 through 9

Floor Plans:

Related/Margin: Plat vol. 32 pg. 2

Comments: Declarative follows 2022-0878748

Vol. 112

Pg. 14, 15

Receiving Stamp

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
UNIT 3 STE 8
LORAIN, OH 44053

Amount: 176.80
Initials: TM.