

OVERALL PROPERTY BREAKDOWN

OVERALL - THE RESIDENCE ON THE GREEN CONDOMINIUMS PHASE 1	0.9311 OF AN ACRE
OVERALL - THE RESIDENCE ON THE GREEN CONDOMINIUMS PHASE 2	1.0575 OF AN ACRE
OVERALL - BLOCK A	1.4695 ACRES
OVERALL CONDOMINIUM DEVELOPMENT	3.4581 ACRES AS SURVEYED

PHASE 1 ACREAGE BREAKDOWN

PHASE 1 - BUILDING 1 AREA	9,850.918 SF	0.2261 OF AN ACRE
PHASE 1 - GARAGE 1 AREA	1,115.569 SF	0.0256 OF AN ACRE
PHASE 1 - GARAGE 2 AREA	2,743.335 SF	0.0630 OF AN ACRE
PHASE 1 - RE-PLATTED COMMON AREA	0.6164 OF AN ACRE	
OVERALL - THE RESIDENCE ON THE GREEN CONDOMINIUMS PHASE 1	0.9311 OF AN ACRE AS SURVEYED	

PHASE 2 ACREAGE BREAKDOWN

PHASE 2 - BUILDING 2 AREA	9,760.253 SF	0.2241 OF AN ACRE
PHASE 2 - GARAGE 3 AREA	2,736.000 SF	0.0628 OF AN ACRE
PHASE 2 - GARAGE 4 AREA	1,368.000 SF	0.0314 OF AN ACRE
PHASE 2 - COMMON AREA	0.7392 OF AN ACRE	
OVERALL - THE RESIDENCE ON THE GREEN CONDOMINIUMS PHASE 2	1.0575 ACRES AS SURVEYED	

Unit Number Correlation

BUILDING NUMBER	SITE NUMBER	UNIT NUMBER	PLATTED UNIT NUMBER
2	107	401	
2	108	402	
2	109	403	
2	110	404	
2	111	405	
2	112	406	
2	206	501	
2	207	502	
2	208	503	
2	209	504	
2	210	505	
2	211	506	
2	309	603	
2	310	604	

Unit Number Correlation

02-03-001-104-003	JUDITH KAYE BEEBE	INST. #2020-0785958
02-03-001-104-003	5539 BEAVERCREST DRIVE	

Unit Number Correlation

02-03-001-104-020	BEAVERCREST GARDENS, LLC	INST. #2005-0075847
02-03-001-104-020	5536 BEAVERCREST DRIVE	

Unit Number Correlation

02-03-001-103-032	LORAIN PRIDE, LLC	INST. #2020-0755173
02-03-001-103-032	5520 BEAVERCREST DRIVE	

Unit Number Correlation

02-03-001-700-001	JUVI DEVELOPMENT, LLC	INST. #2020-0751220
02-03-001-700-001	COMMON AREA PHASE 1	3.1433 ACRES (REC.)

Unit Number Correlation

02-03-005-101-063	LORAIN COUNTRY CLUB, LTD	VOLUME 1382, PAGE 233
02-03-005-101-063	REAR LAND	

Unit Number Correlation

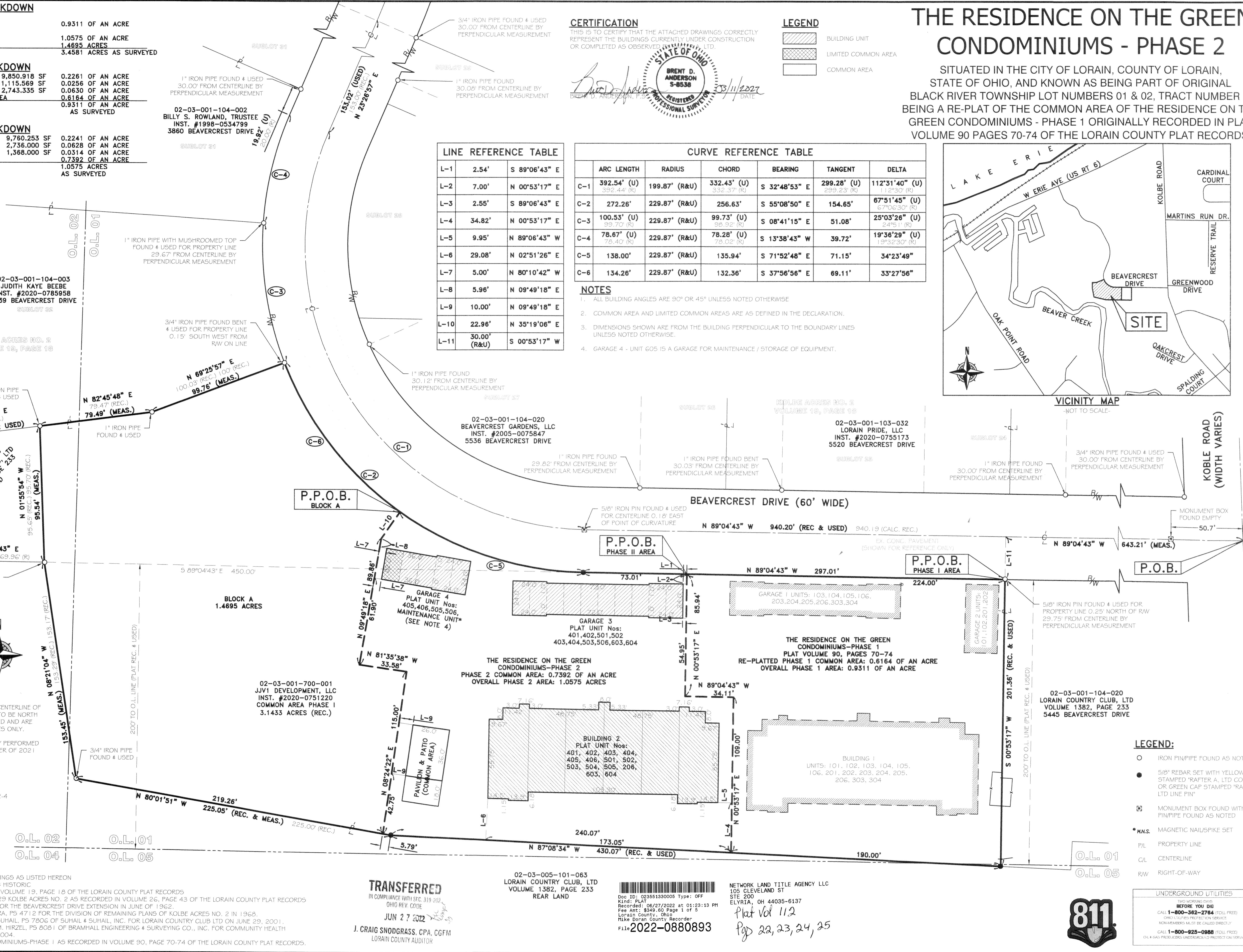
02-03-001-101-010	LORAIN COUNTRY CLUB, LTD	VOLUME 582, PAGE 233
02-03-001-101-010	REAR LAND	

Unit Number Correlation

02-03-001-101-010	LORAIN COUNTRY CLUB, LTD	VOLUME 582, PAGE 233
02-03-001-101-010	REAR LAND	

Unit Number Correlation

02-03-001-101-010	LORAIN COUNTRY CLUB, LTD	VOLUME 582, PAGE 233
02-03-001-101-010	REAR LAND	



CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS CURRENTLY UNDER CONSTRUCTION OR COMPLETED AS OBSERVED.

BRENT D. ANDERSON
 5-8538
 03/11/2022
 BRENT D. ANDERSON, P.E.
 PROFESSIONAL SURVEYOR

LEGEND

- BUILDING UNIT
- LIMITED COMMON AREA
- COMMON AREA

LINE REFERENCE TABLE

L-1	2.54'	S 89°06'43" E
L-2	7.00'	N 00°53'17" E
L-3	2.55'	S 89°06'43" E
L-4	34.82'	N 00°53'17" E
L-5	9.95'	N 89°06'43" W
L-6	29.08'	N 02°51'26" E
L-7	5.00'	N 80°10'42" W
L-8	5.96'	N 09°49'18" E
L-9	10.00'	N 09°49'18" E
L-10	22.96'	N 35°19'06" E
L-11	30.00'	S 00°53'17" W

CURVE REFERENCE TABLE

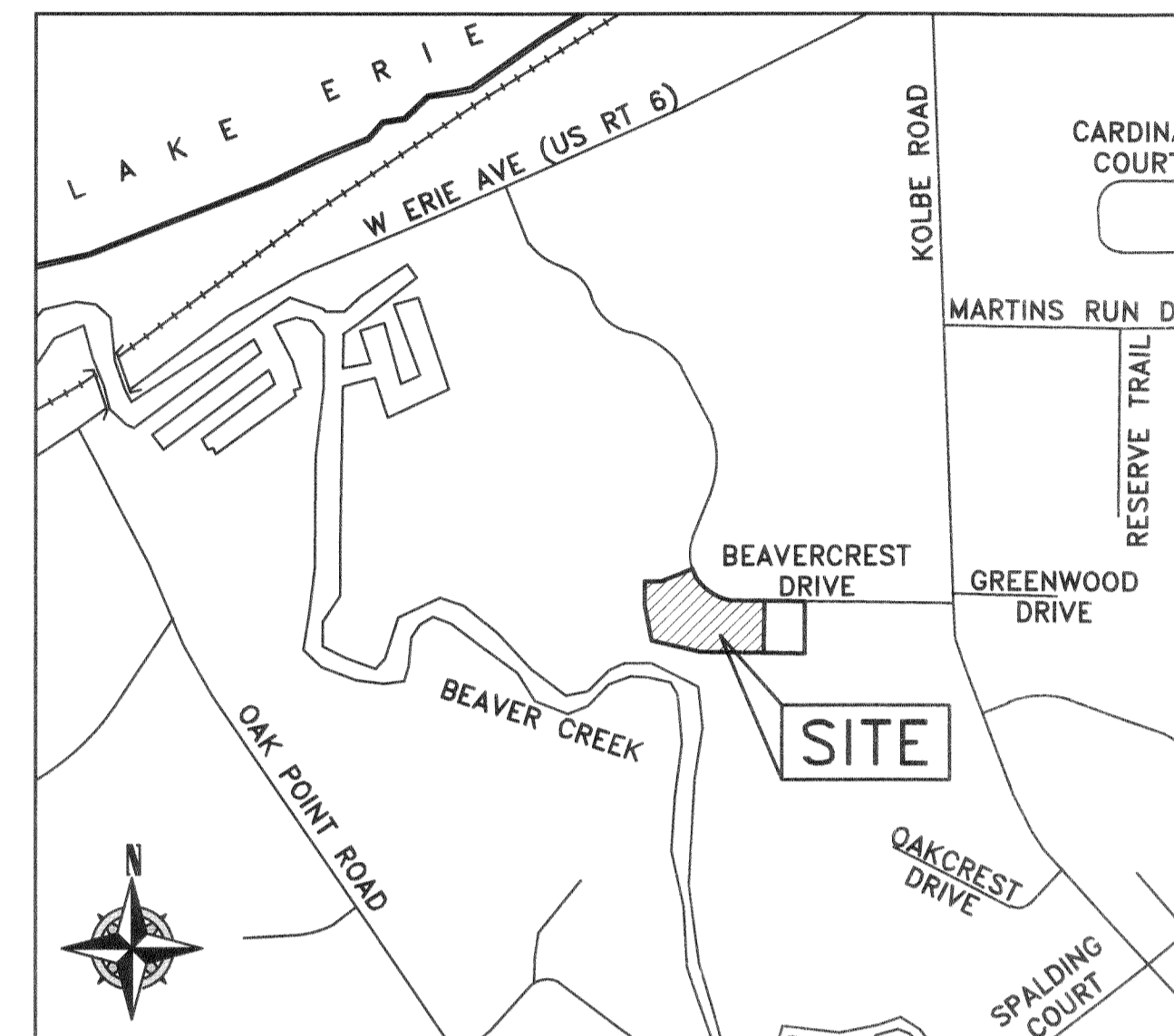
ARC LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1 392.54' (U) 392.44' (R)	199.87' (R&U)	332.43' (U) 332.37' (R)	S 32°48'53" E	299.28' (U) 299.23' (R)	112°31'40" (U) 112°30' (R)
C-2 272.26'	229.87' (R&U)	256.63'	S 55°08'50" E	154.65'	67°51'45" (U) 67°06'30" (R)
C-3 100.53' (U) 99.70' (R)	229.87' (R&U)	99.73' (U) 98.92' (R)	S 08°41'15" E	51.08'	25°03'26" (U) 24°51' (R)
C-4 78.67' (U) 78.40' (R)	229.87' (R&U)	78.28' (U) 78.02' (R)	S 13°58'43" W	39.72'	19°36'29" (U) 19°32'30" (R)
C-5 138.00'	229.87' (R&U)	135.94'	S 71°52'48" E	71.15'	34°23'49"
C-6 134.26'	229.87' (R&U)	132.36'	S 37°56'56" E	69.11'	33°27'56"

NOTES

- ALL BUILDING ANGLES ARE 90° OR 45° UNLESS NOTED OTHERWISE.
- COMMON AREA AND LIMITED COMMON AREAS ARE AS DEFINED IN THE DECLARATION.
- DIMENSIONS SHOWN ARE FROM THE BUILDING PERPENDICULAR TO THE BOUNDARY LINES UNLESS NOTED OTHERWISE.
- GARAGE 4 - UNIT 605 IS A GARAGE FOR MAINTENANCE / STORAGE OF EQUIPMENT.

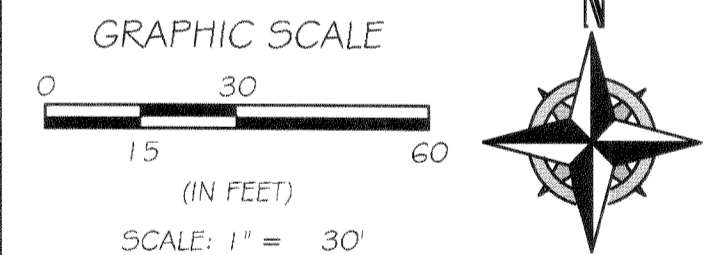
THE RESIDENCE ON THE GREEN CONDOMINIUMS - PHASE 2

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBERS 01 & 02, TRACT NUMBER 3. BEING A RE-PLAT OF THE COMMON AREA OF THE RESIDENCE ON THE GREEN CONDOMINIUMS - PHASE 1 ORIGINALLY RECORDED IN PLAT VOLUME 90 PAGES 70-74 OF THE LORAIN COUNTY PLAT RECORDS.



VICINITY MAP

-NOT TO SCALE-



BASIS OF BEARINGS

BASIS OF BEARING IS A PORTION OF THE CENTERLINE OF BEAVERCREST DRIVE WHICH IS ASSUMED TO BE NORTH 89°04' 43" WEST. BEARINGS ARE ASSUMED AND ARE FOR THE PURPOSES OF DESCRIBING ANGLES ONLY.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN OCTOBER & NOVEMBER OF 2021 AND IN FEBRUARY OF 2022.

SHEET LIST

OVERALL VIEW	1
ARCHITECTURAL PLANS	2-4

REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREOF
- LORAIN COUNTY TAX MAPS, CURRENT & HISTORIC
- KOLBE ACRES NO. 2 AS RECORDED IN VOLUME 19, PAGE 18 OF THE LORAIN COUNTY PLAT RECORDS
- CORRECTION TO PLAT SUBLOTS 28 & 29 KOLBE ACRES NO. 2 AS RECORDED IN VOLUME 26, PAGE 43 OF THE LORAIN COUNTY PLAT RECORDS
- SURVEY PREPARED BY RAY E. HOLLIS FOR THE BEAVERCREST DRIVE EXTENSION IN JUNE OF 1962.
- SURVEY PREPARED BY MICHAEL G. HURJA, P.S. 4712 FOR THE DIVISION OF REMAINING PLANS OF KOLBE ACRES NO. 2 IN 1968.
- SURVEY PREPARED BY HESHAM M. SUHAIL, P.S. 7806 OF SUHAIL & SUHAIL, INC. FOR LORAIN COUNTRY CLUB LTD ON JUNE 29, 2001.
- SURVEY PREPARED BY CHRISTOPHER M. HIRZEL, P.S. 8081 OF BRAMHALL ENGINEERING & SURVEYING CO., INC. FOR COMMUNITY HEALTH PARTNERS OF OHIO ON AUGUST 31, 2004.
- THE RESIDENCE ON THE GREEN CONDOMINIUMS-PHASE 1 AS RECORDED IN VOLUME 90, PAGE 70-74 OF THE LORAIN COUNTY PLAT RECORDS.

TRANSFERRED

IN COMPLIANCE WITH SEC. 319.202
 OHIO REV. CODE
 JUN 27 2022
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

02-03-005-101-063
 LORAIN COUNTRY CLUB, LTD
 VOLUME 1382, PAGE 233
 REAR LAND



Doc ID: 023551330005 Type: OFF
 Kind: PLAT
 Recorded: 06/27/2022 at 01:23:13 PM
 Fee Amt: \$349.60 Page 1 of 5
 Loran County, Ohio
 Title Loran County Recorder
 F11: 2022-0880893

NETWORK LAND TITLE AGENCY LLC
 105 CLEVELAND ST
 STE 200
 ELYRIA, OH 44035-6137

Plat Vol 112
 Pgs 22, 23, 24, 25

LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- 5/8" REBAR SET WITH YELLOW CAP STAMPED "RAFTER A. LTD CORNER PIN OR GREEN CAP STAMPED "RAFTER A. LTD LINE PIN"
- MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- M.M.S. MAGNETIC NAIL/SPIKE SET
- P/L PROPERTY LINE
- C/L CENTERLINE
- R/W RIGHT-OF-WAY

UNDERGROUND UTILITIES

TWO WORKING DAYS BEFORE YOU DIG
 CALL 1-800-362-2764 (TOLL FREE)
 OHIO'S UTILITY PROTECTION SERVICE
 NONMEMBERS MUST BE CALLED DIRECTLY
 CALL 1-800-825-0888 (TOLL FREE)
 OH & GAS PROTECT UNDERGROUND UTILITIES SERVICE

RAFTER A., LTD
 LAND SURVEYING • ENGINEERING • TESTING
 42663 Oberlin-Elyria Road, Oberlin, Ohio 44074
 440-707-4014 • www.raftera.com • info@raftera.com

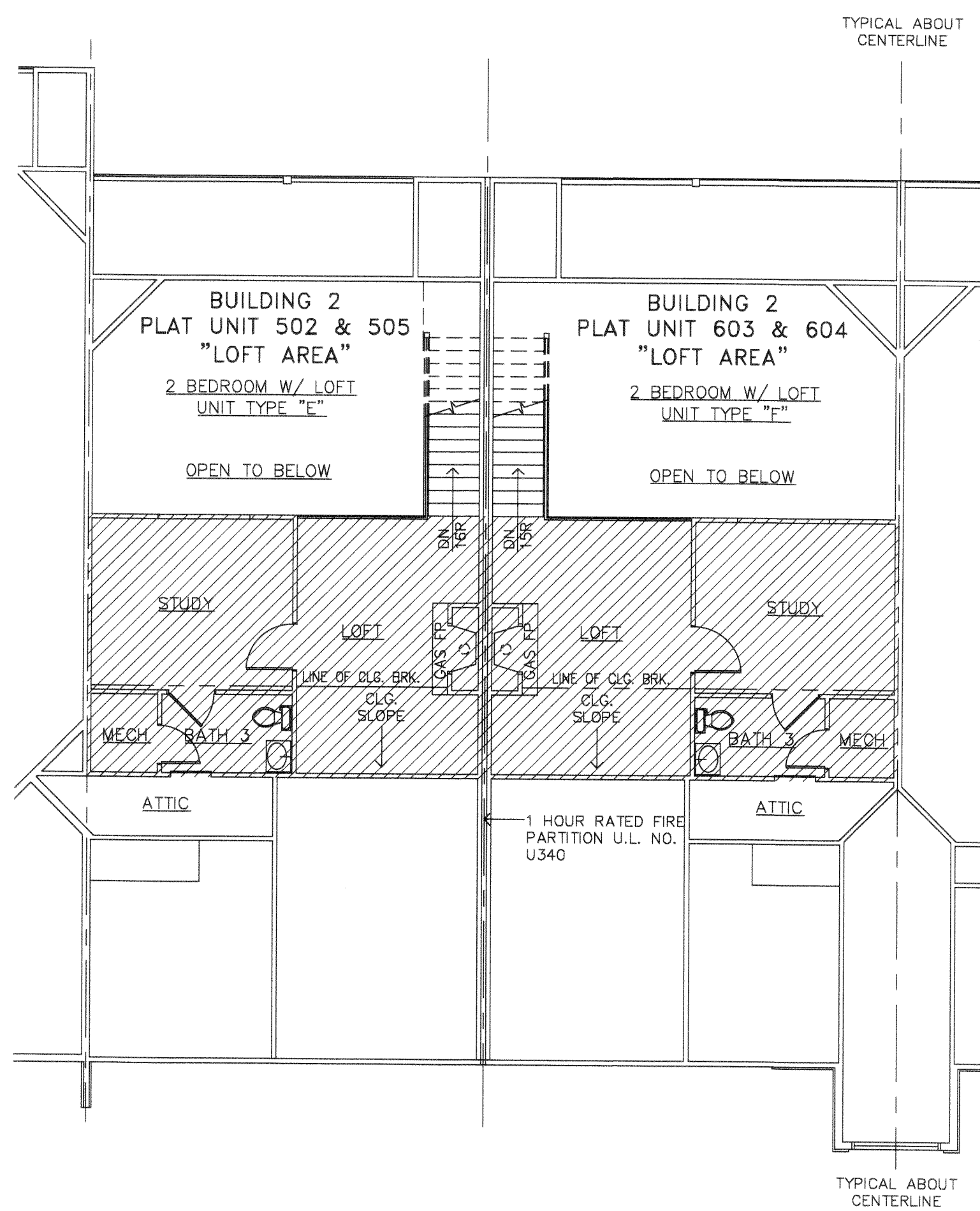
UNITED PROPERTY MANAGEMENT
 300 BROADWAY AVENUE
 LORAIN, OHIO 44052

CONDOMINIUM PLAT FOR
THE RESIDENCE ON THE GREEN CONDOMINIUMS - PHASE 2
 5537 BEAVERCREST DRIVE
 CITY OF LORAIN COUNTY OF LORAIN, STATE OF OHIO

DRAWN BY: BDA
 CHECKED BY: JAD
 RAF JOB NO: 2777-22

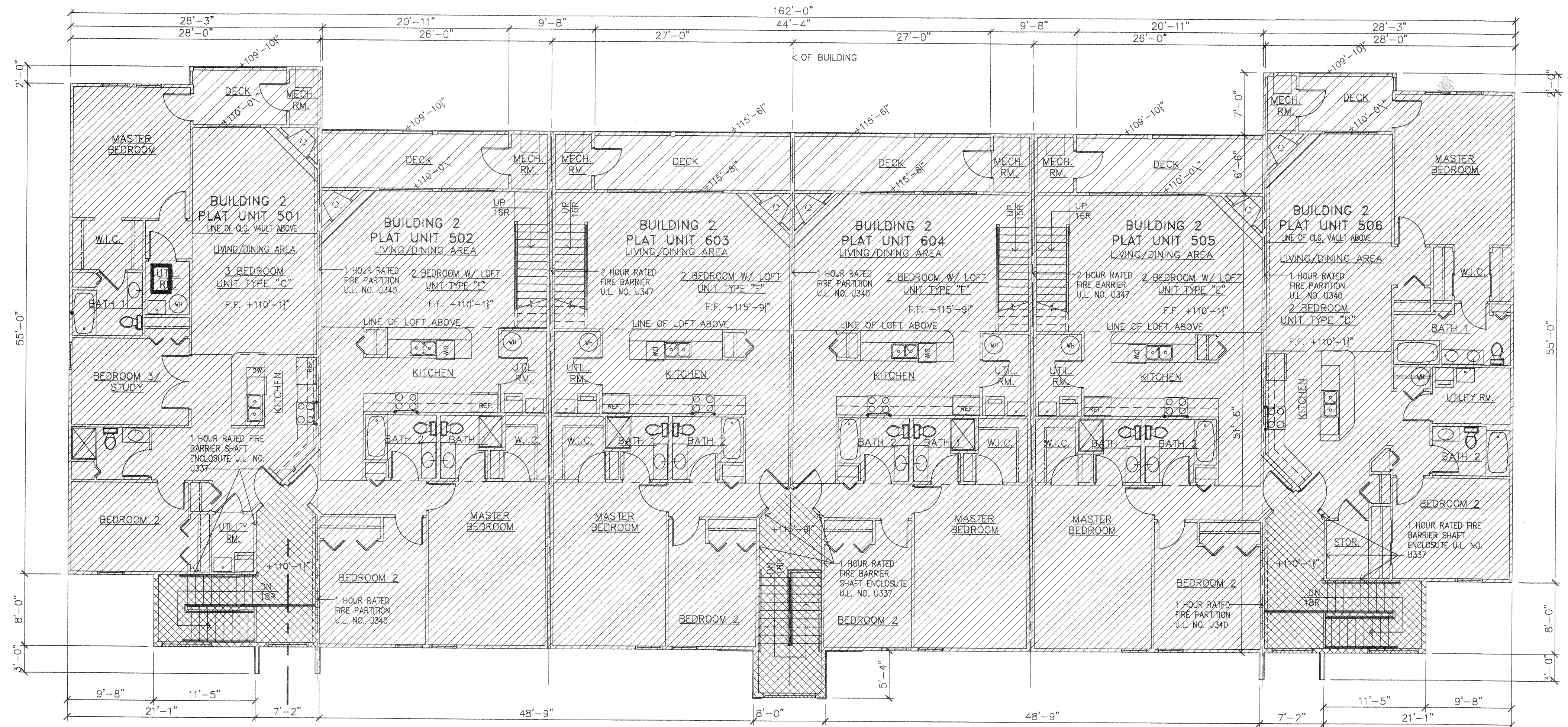
SHEET: 1 of 4





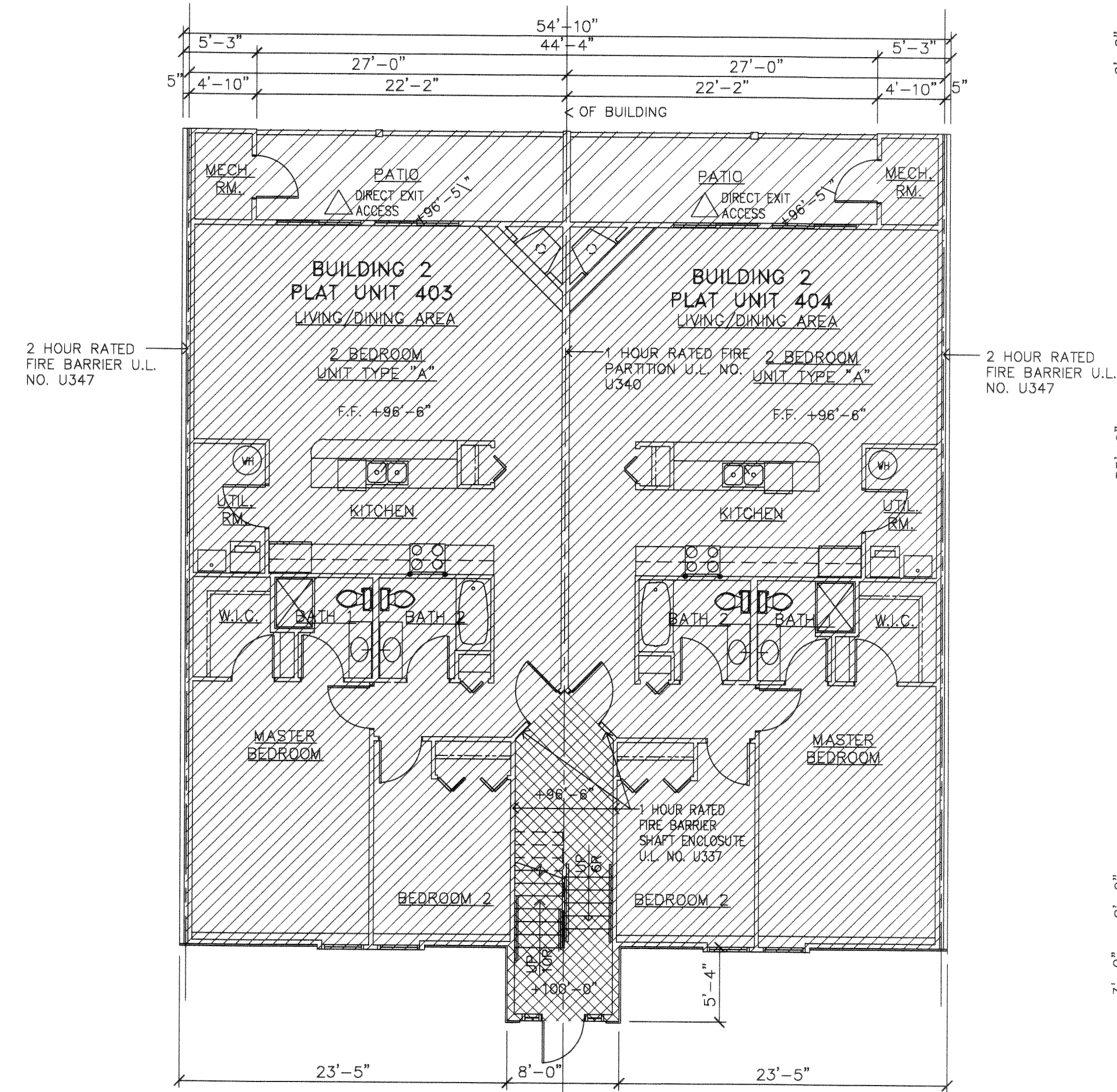
LOFT FLOOR PLAN

1/8" = 1'-0"



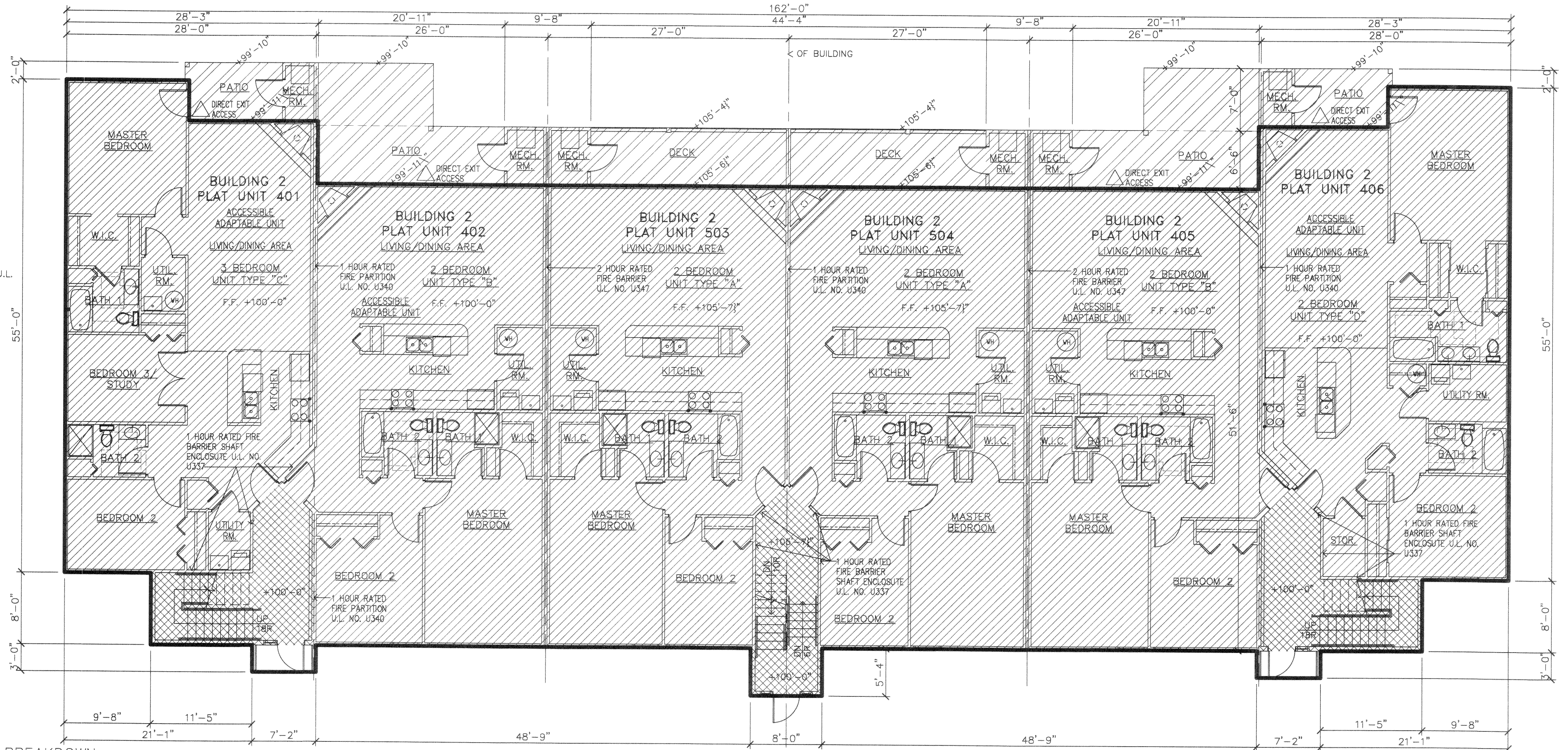
SECOND FLOOR PLAN

1/8" = 1'-0"



GROUND FLOOR PLAN

1/8" = 1'-0"



FIRST FLOOR PLAN

1/8" = 1'-0"

UNIT BREAKDOWN

UNIT	QTY.	PLAT UNIT No's	UNIT AREA	LIMITED COMMON AREA	TOTAL AREA
A	4	403,404,503,504	1,364 SF	144 SF	1,508 SF
B	2	402,405	1,384 SF	230 SF	1,614 SF
C	2	401,501	1,428 SF	59 SF	1,487 SF
D	2	405,505	1,428 SF	59 SF	1,487 SF
E	2	502,506	1,830 SF	138 SF	1,968 SF
F	2	603,604	1,828 SF	144 SF	1,972 SF

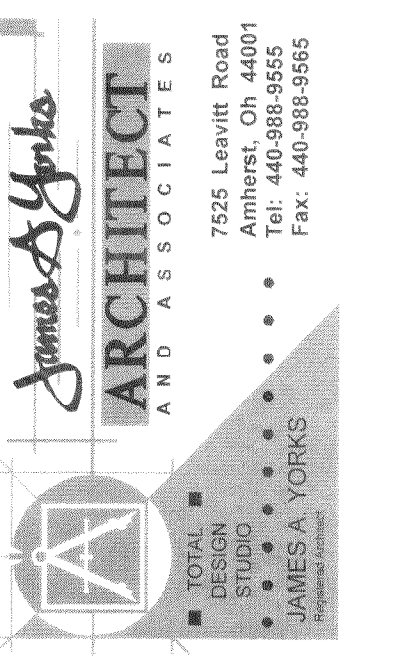
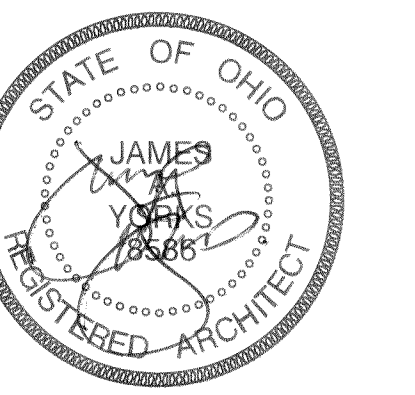
AREA LEGEND

- UNIT (diagonal hatching)
- LIMITED COMMON AREA (cross-hatching)
- COMMON AREA (stippled)

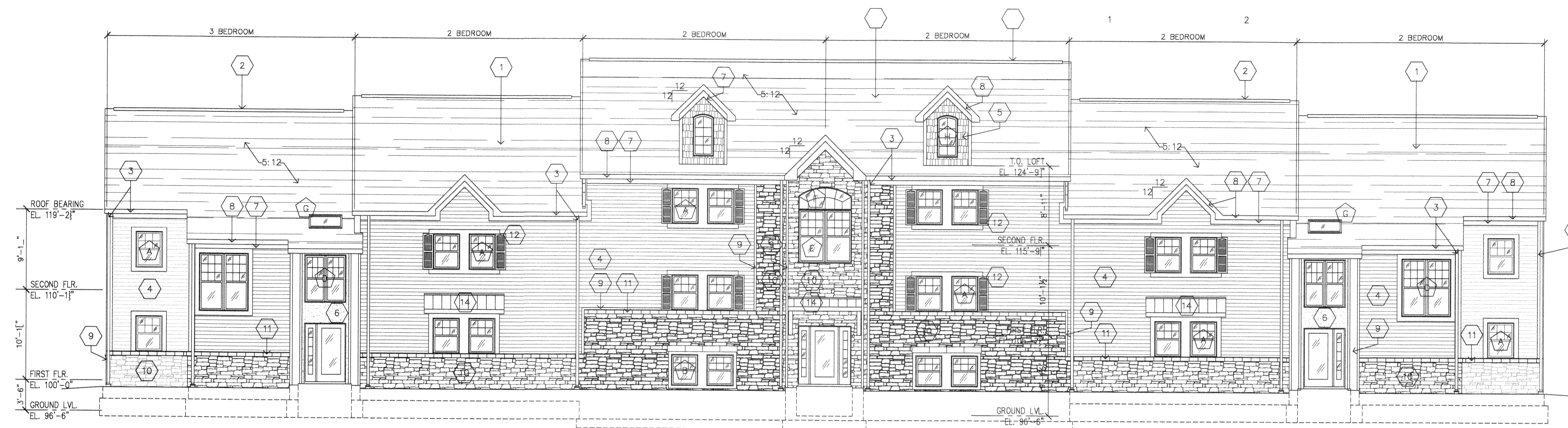
I CERTIFY THAT THIS DRAWING ACCURATELY SHOWS EACH BUILDING AS-BUILT OR CONSTRUCTED PLUS OR MINUS 1.0%
 JAMES A. WORKS, REG# 8586 DATE 3/15/2022

ISSUED / REVISED

CONDOMINIUMS PLAT FOR
THE RESIDENCE ON THE GREEN - PHASE 2
 5537 BEAVERCREST DRIVE
 LORAIN, OH 44055

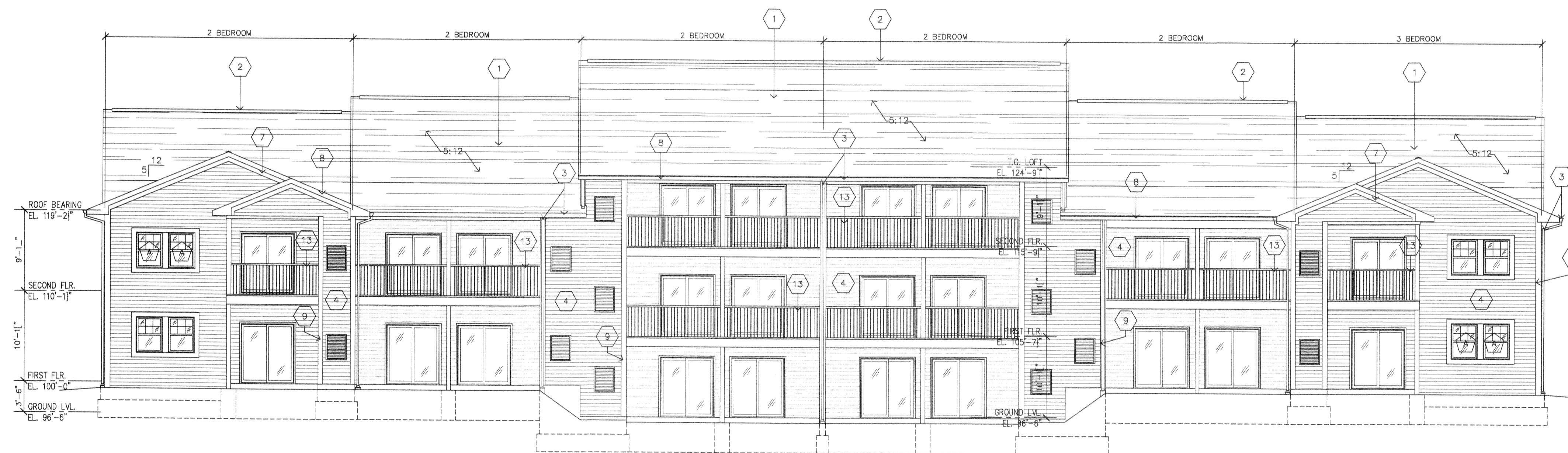


CD SHEET 2 OF 4



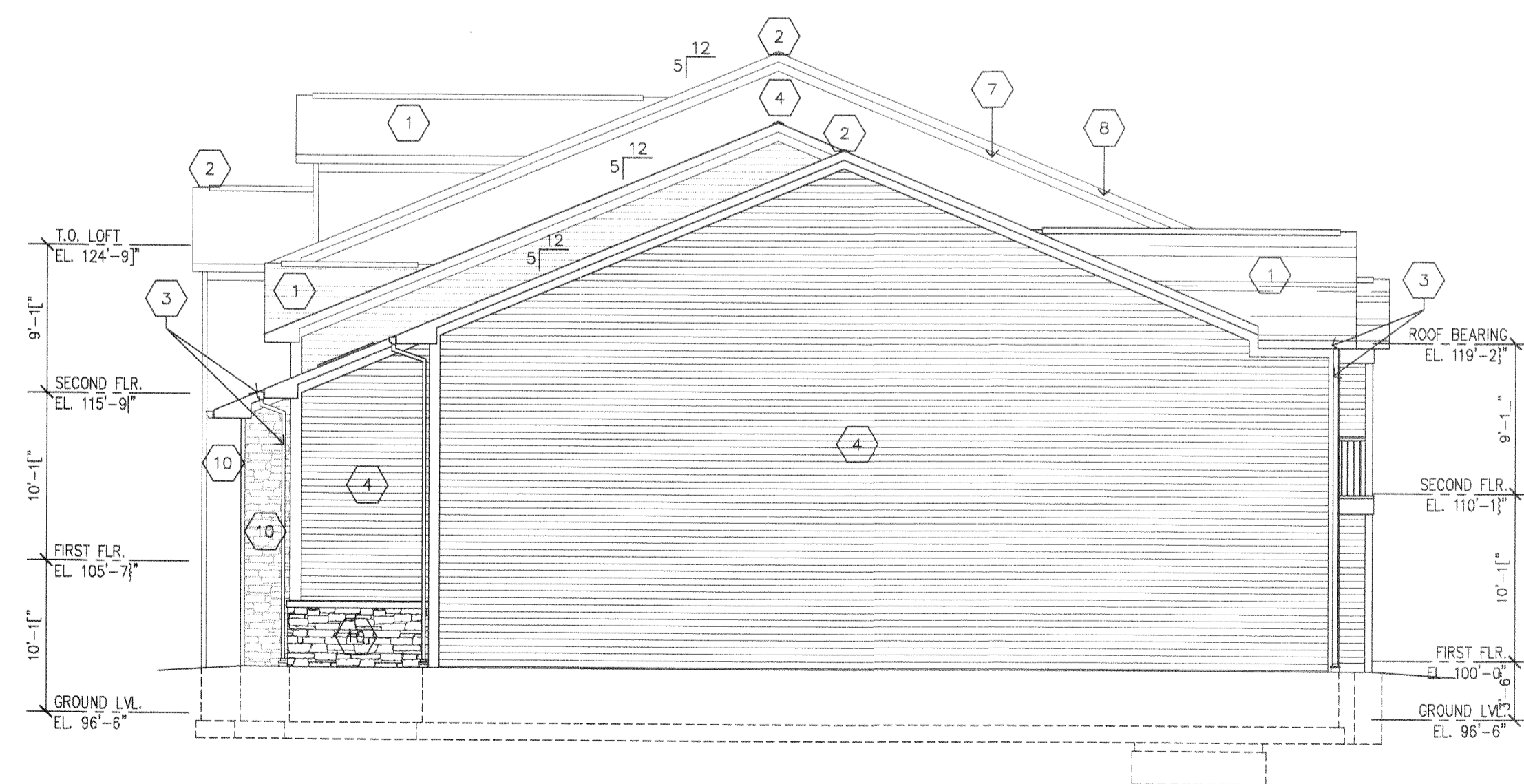
NORTH ELEVATION

1/8" = 1'-0"



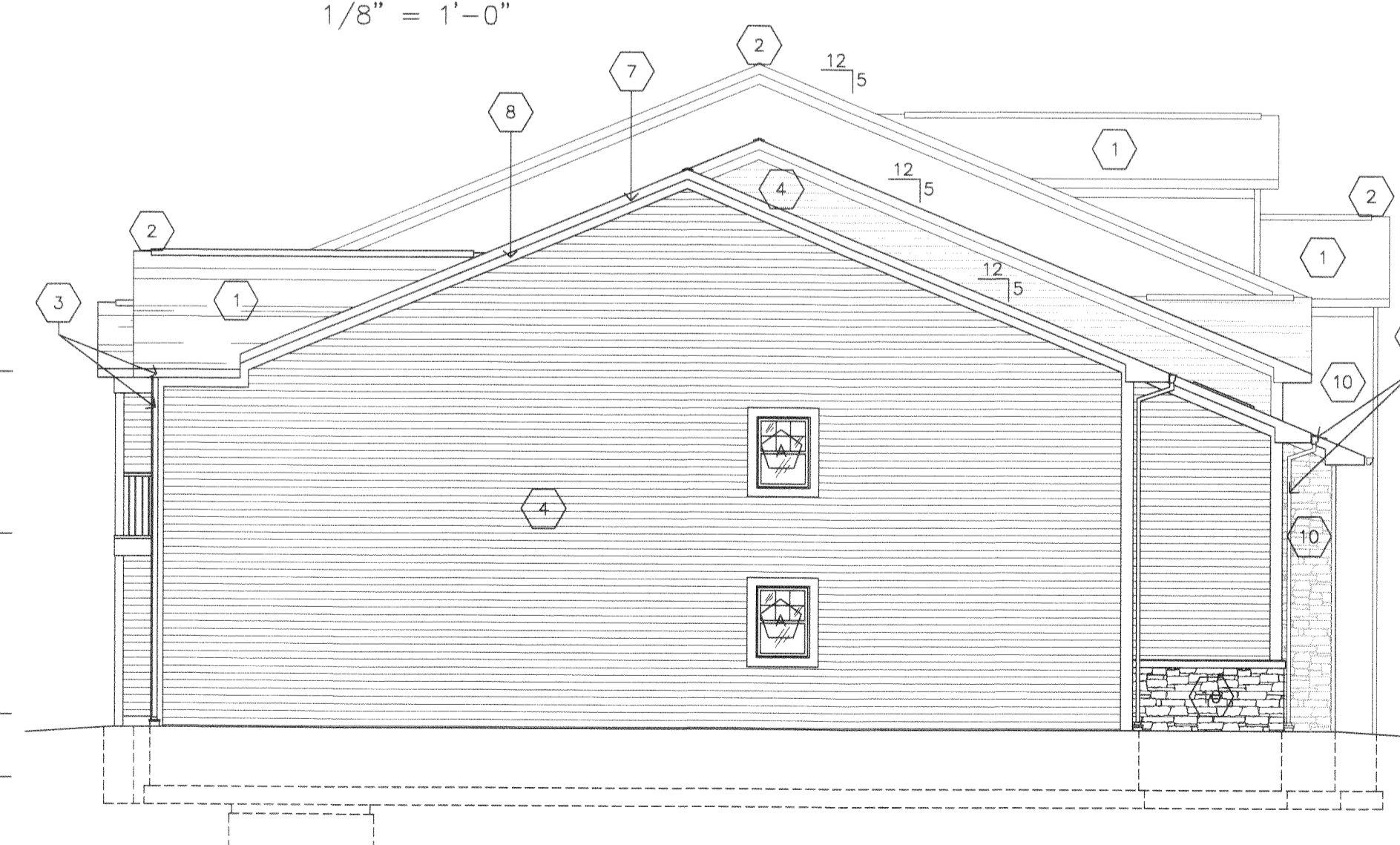
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



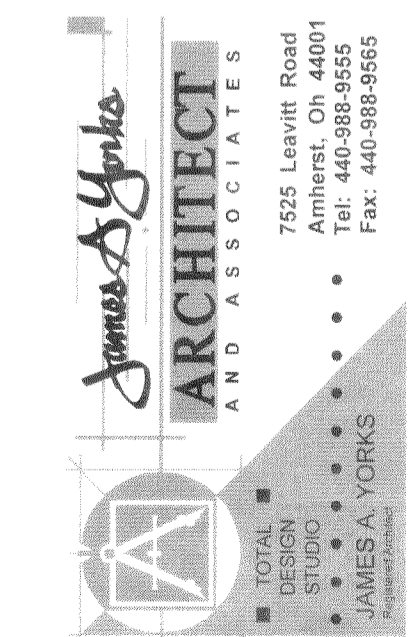
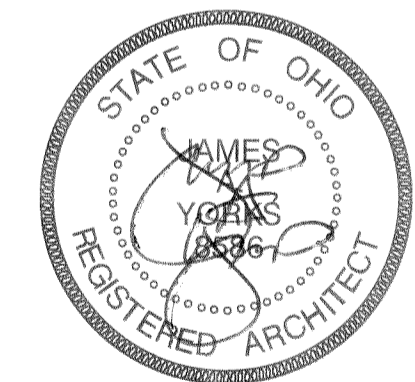
EAST ELEVATION

1/8" = 1'-0"

KEYED NOTES

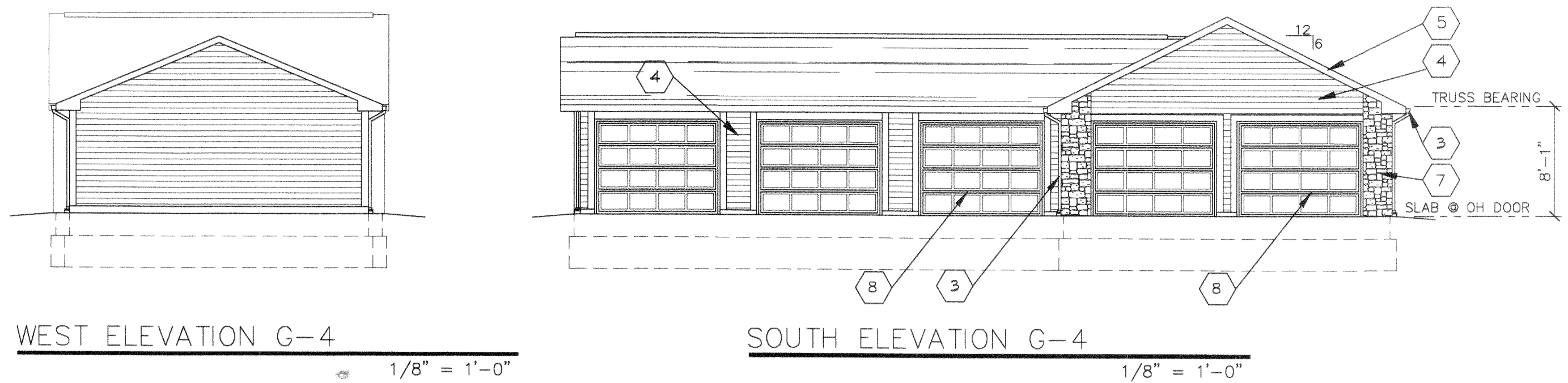
1. LIFETIME WARRANTY LAMINATED FIBERGLASS ROOF SHINGLES ARCHITECTURAL STYLE - MATCH EXISTING
2. CONTINUOUS SHINGLED RIDGE VENT - MATCH EXISTING
3. PRE-FINISHED ALUM. GUTTERS & DOWN SPOUTS, TIE INTO STORM DRAIN - MATCH EXISTING
4. VINYL SIDING - MATCH EXISTING
5. VINYL SHAKE SIDING - MATCH EXISTING
6. STUCCO/EFS - MATCH EXISTING
7. PRE-FINISHED ALUM WRAPPED FRIEZE BOARD - MATCH EXISTING
8. PRE-FINISHED ALUM. WRAPPED FASCIA - MATCH EXISTING
9. PRE-FINISHED ALUM WRAPPED TRIM - MATCH EXISTING
10. CULTURED STONE VENEER - MATCH EXISTING
11. CULTURED STONE VENEER WATER TABLE/SILL - MATCH EXISTING
12. PRE-FINISHED VINYL SHUTTERS - MATCH EXISTING
13. PRE-FINISHED VINYL COVERED RAILING SYSTEM - MATCH EXISTING
14. PRE-FINISHED STANDING SEAM STEEL ROOFING - MATCH EXISTING

CONDOMINIUMS PLAT FOR
THE RESIDENCE ON THE GREEN - PHASE 2
 5537 BEAVERCREST DRIVE
 LORAIN, OH 44055



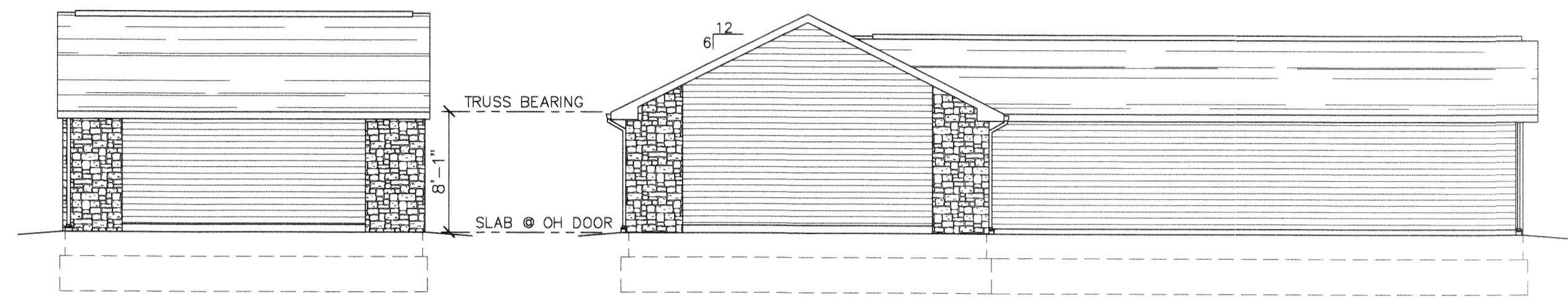
CD
 SHEET
 3 OF 4

I CERTIFY THAT THIS DRAWING ACCURATELY SHOWS EACH BUILDING AS-BUILT OR CONSTRUCTED PLUS OR MINUS 1.0"
James A. Yorks #8586 3/16/2022
 JAMES A. YORKS, REG.# 8586 DATE



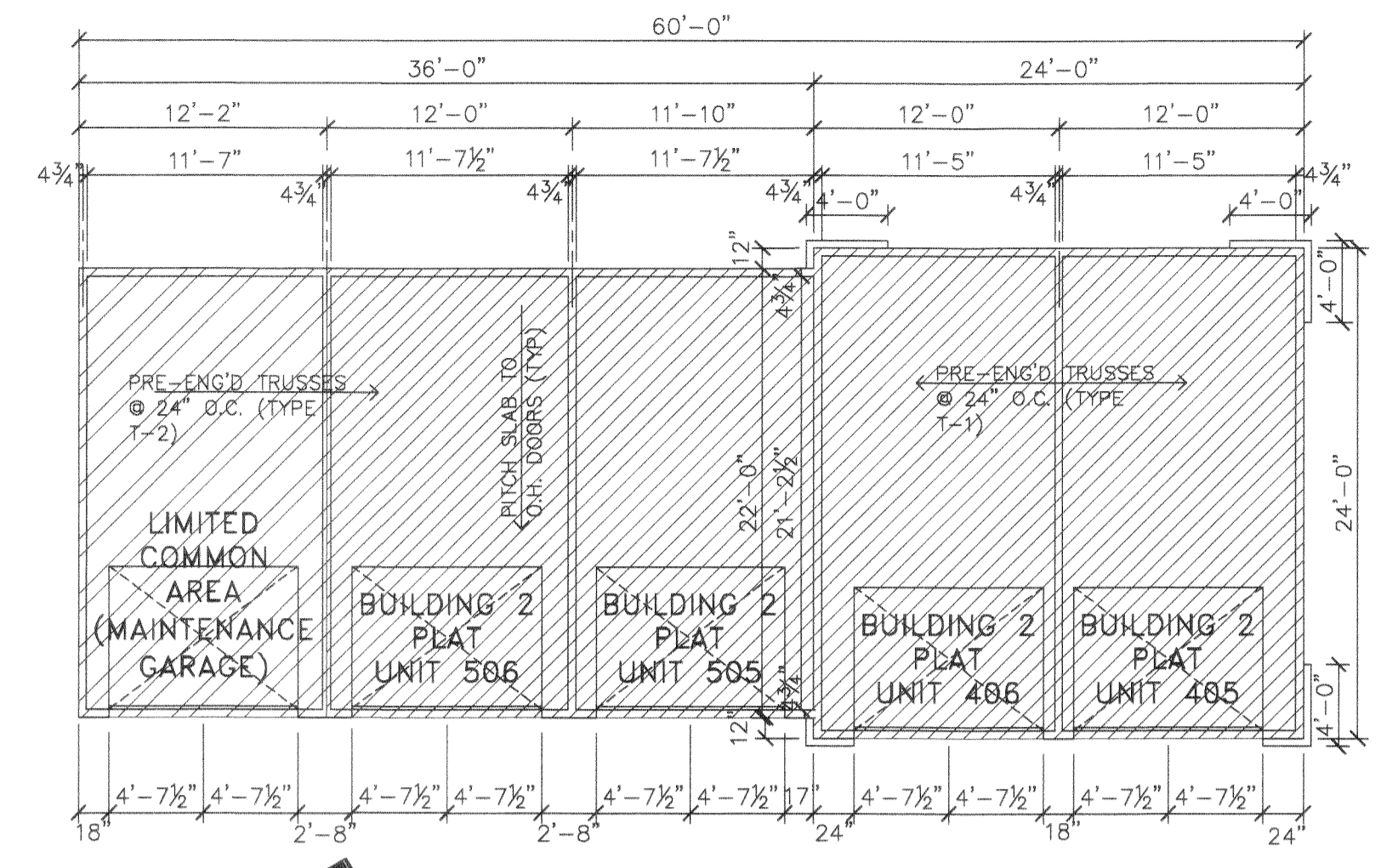
WEST ELEVATION G-4

SOUTH ELEVATION G-4



EAST ELEVATION G-4

NORTH ELEVATION G-4



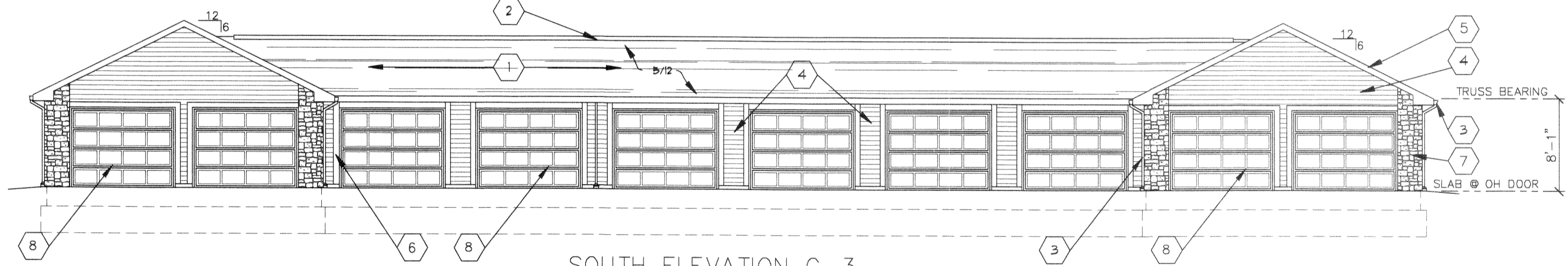
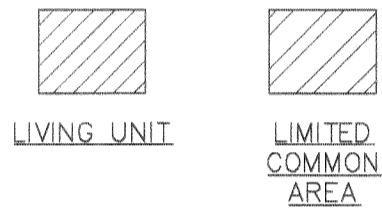
GARAGE PLAN (G-4)

1,368 S.F.

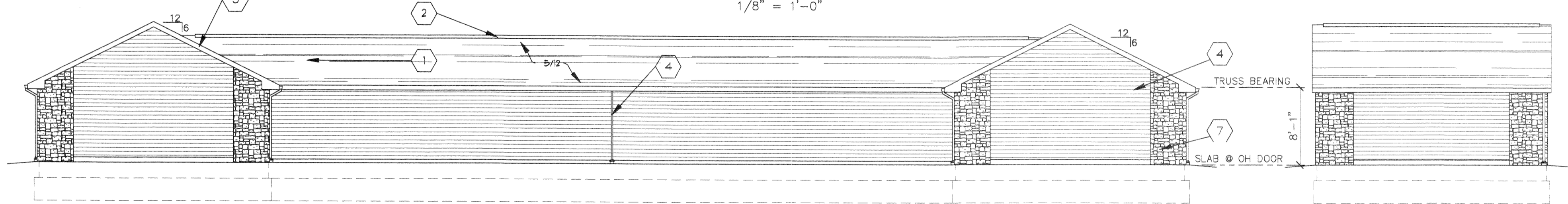
1/8" = 1'-0"

- KEYED NOTES**
- 1. LIFETIME WARRANTY LAMINATED FIBERGLASS ROOF SHINGLES ARCHITECTURAL STYLE - MATCH EXISTING
 - 2. CONTINUOUS SHINGLED RIDGE VENT - MATCH EXISTING
 - 3. PRE-FINISHED ALUM. GUTTERS & DOWN SPOUTS, TIE INTO STORM DRAIN - MATCH EXISTING
 - 4. VINYL SIDING - MATCH EXISTING
 - 5. PRE-FINISHED ALUM. WRAPPED FASCIA - MATCH EXISTING
 - 6. PRE-FINISHED ALUM WRAPPED TRIM - MATCH EXISTING
 - 7. CULTURED STONE VENEER - MATCH EXISTING
 - 8. 9070 PRE-FINISHED PANELIZED STEEL GARAGE DOORS TO MATCH EXISTING

AREA LEGEND

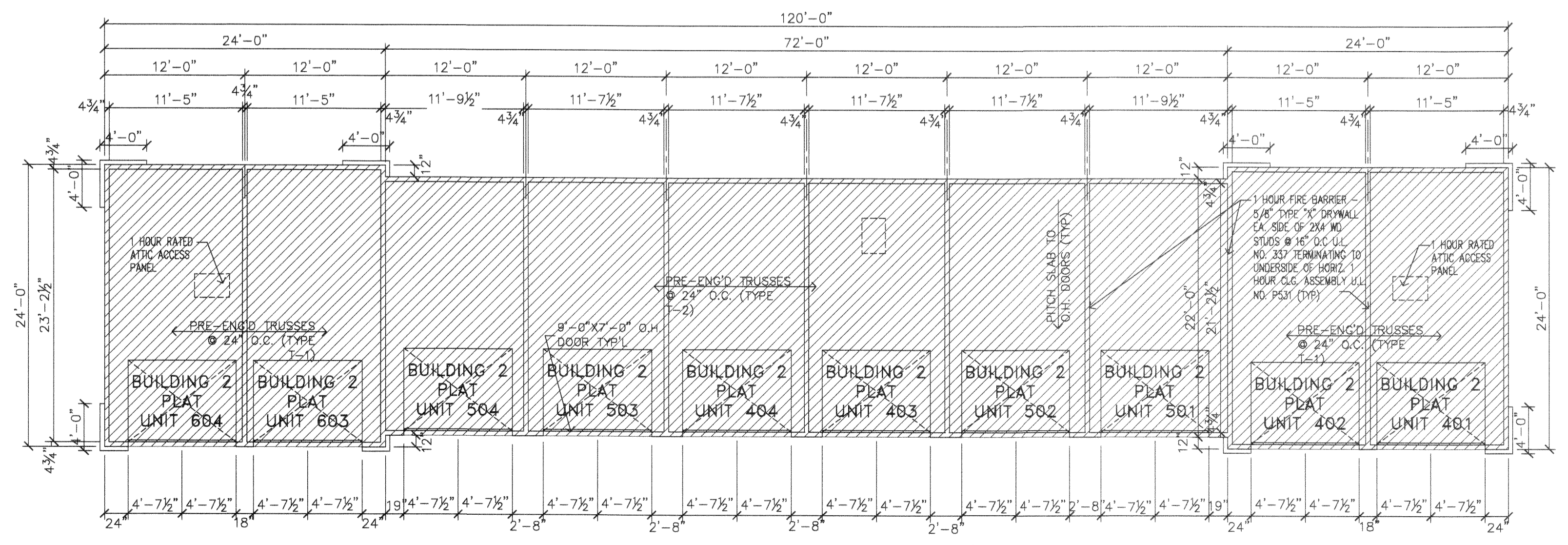


SOUTH ELEVATION G-3



NORTH ELEVATION G-3

EAST/WEST ELEVATION G-3

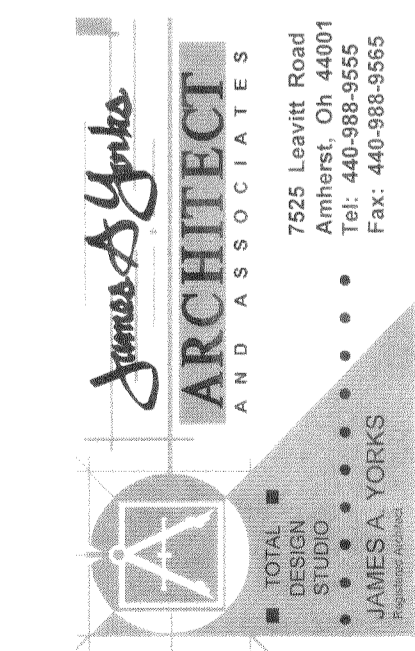
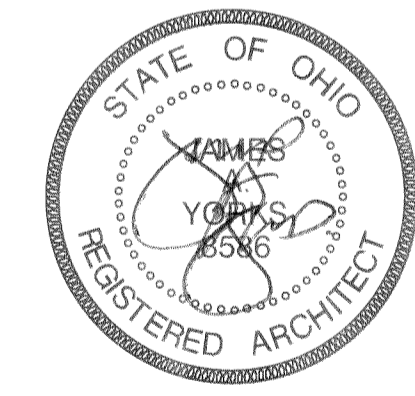


GARAGE PLAN (G-3)

2736 S.F.

1/8" = 1'-0"

CONDOMINIUMS PLAT FOR
THE RESIDENCE ON THE GREEN - PHASE 2
 5537 BEAVERCREST DRIVE
 LORAIN, OH 44055



CD SHEET 4 OF 4

I CERTIFY THAT THIS DRAWING ACCURATELY SHOWS EACH BUILDING AS-BUILT OR CONSTRUCTED PLUS OR MINUS 1.0'

James A. Yorke 4/20/26 *shelton*
 JAMES A. YORKE, REG# 6586 DATE