

# GREAT LAKES STORAGE CONDOMINIUM III

SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBER 33. KNOWN AS BEING A RE-SUBDIVISION OF SUBLLOT 1 IN THE KOLLEDA SUBDIVISION AS RECORDED IN VOLUME 103, PAGE 36 OF THE LORAIN COUNTY PLAT RECORDS.

### OVERALL ACREAGE BREAKDOWN

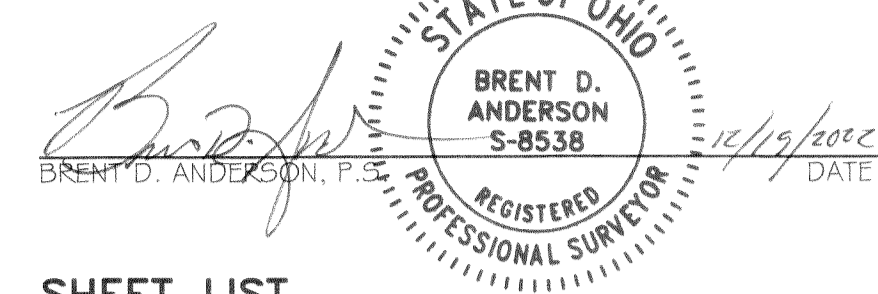
TOTAL UNIT AREA:	11290 SQ. FT.	0.2592 OF AN ACRE
TOTAL LIMITED COMMON AREA:	4466.37 SQ. FT.	0.1025 OF AN ACRE
TOTAL COMMON AREA:	6855.63 SQ. FT.	0.1574 OF AN ACRE
OVERALL GREAT LAKES STORAGE CONDOMINIUM III:	22612.00 SQ. FT.	0.5191 OF AN ACRE

### UNIT BREAKDOWN

UNIT #	LIMITED AREA	LIMITED COMMON AREA
UNIT 1	2290.00 SQ. FT. 0.0526 OF AN ACRE	974.19 4 SQ. FT. 0.0224 OF AN ACRE
UNIT 2	1000.00 SQ. FT. 0.0230 OF AN ACRE	417.76 SQ. FT. 0.0096 OF AN ACRE
UNIT 3	1000.00 SQ. FT. 0.0230 OF AN ACRE	428.02 SQ. FT. 0.0098 OF AN ACRE
UNIT 4	1000.00 SQ. FT. 0.0230 OF AN ACRE	415.91 SQ. FT. 0.0095 OF AN ACRE
UNIT 5	1000.00 SQ. FT. 0.0230 OF AN ACRE	426.55 SQ. FT. 0.0098 OF AN ACRE
UNIT 6	1000.00 SQ. FT. 0.0230 OF AN ACRE	431.05 SQ. FT. 0.0099 OF AN ACRE
UNIT 7	2000.00 SQ. FT. 0.0459 OF AN ACRE	673.38 SQ. FT. 0.0155 OF AN ACRE
UNIT 8	2000.00 SQ. FT. 0.0459 OF AN ACRE	699.51 SQ. FT. 0.0154 OF AN ACRE
TOTAL	11290 SQ. FT. 0.2592 OF AN ACRE	4466.37 SQ. FT. 0.1025 OF AN ACRE

### CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDING AS OBSERVED BY RAFTER A, LTD ON DECEMBER 1, 2022

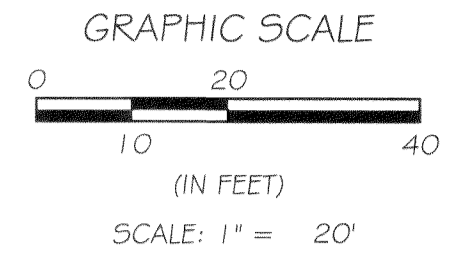
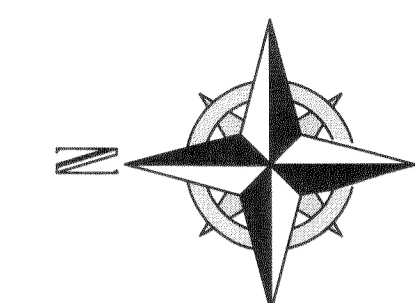


### SHEET LIST

CONDOMINIUM SURVEY VIEW.....	1
ARCHITECTURAL FLOOR PLAN.....	2
ARCHITECTURAL ELEVATION VIEW.....	3
ARCHITECTURAL DETAILS & SECTIONS....	4

### LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
  - REBAR SET WITH CAP STAMPED "Rafter A Ltd" (LINE PINS = GREEN, CORNER PINS = YELLOW)
- L.C.A. LIMITED COMMON AREA



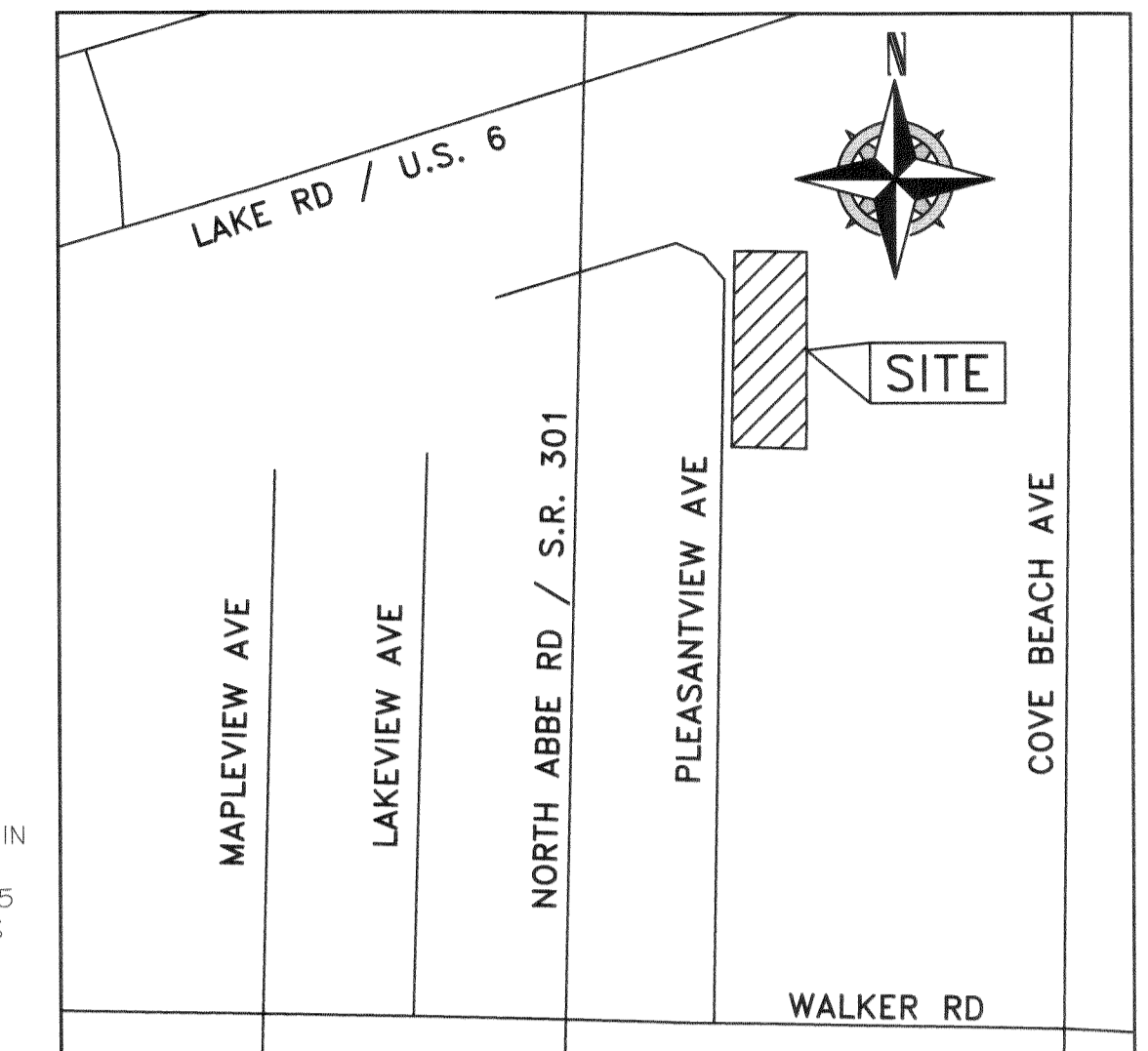
### BASIS OF BEARINGS

BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF PLEASANTVIEW DRIVE AND IS ASSUMED TO BE NORTH 00° 40' 52" EAST AS SHOWN HEREON.

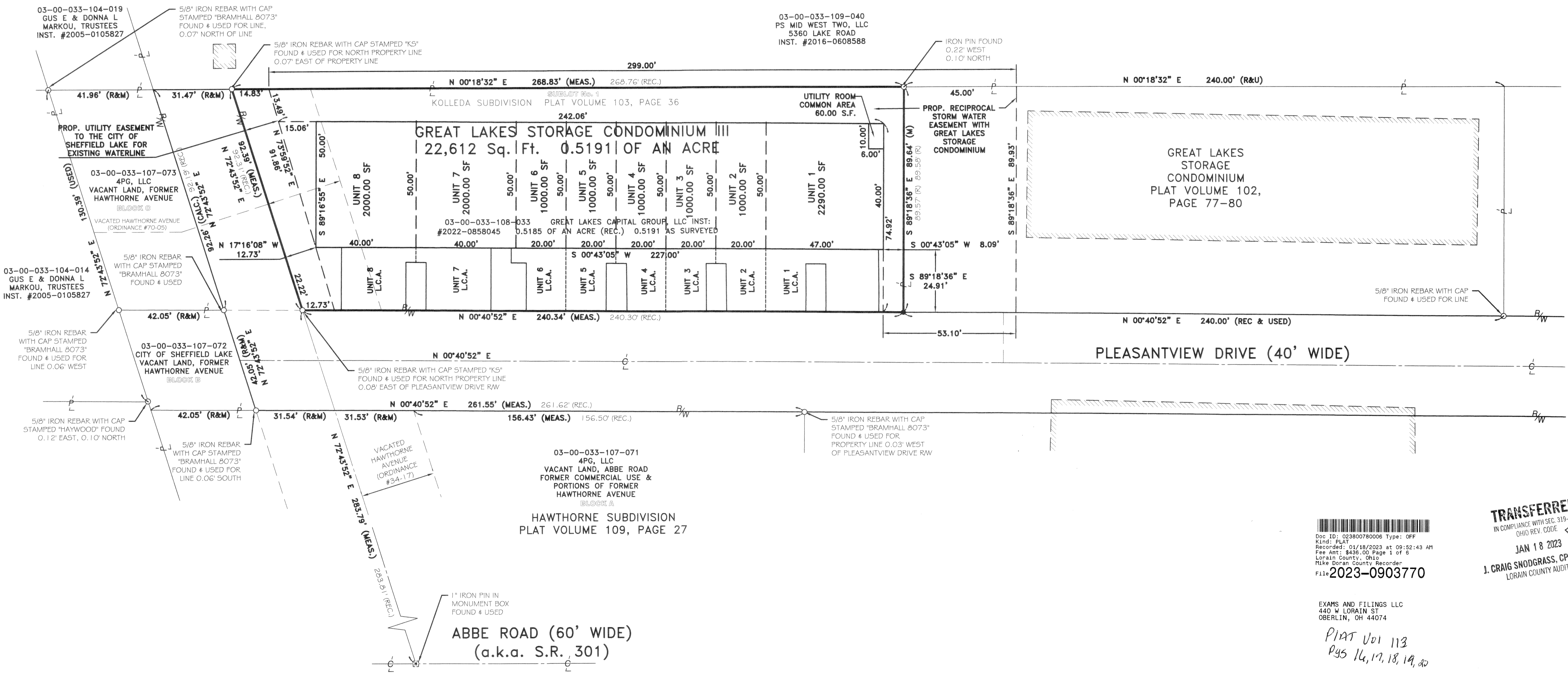
THIS SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD IN MARCH & DECEMBER OF 2022.

### REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS
- SURVEY PREPARED BY DOUGLAS H. MOSLEY, P.S., OF BRAMHALL ENGINEERING & SURVEYING COMPANY, INC. FOR DENNIS C. & KIM C. BRING IN JUNE OF 1996.
- SURVEY PREPARED BY DANIEL M. POWERS, P.S. ON DECEMBER 12TH, 2015
- SUNSET COUNTRY CLUB ALLOTMENT AS RECORDED IN VOLUME 11, PAGE 6 OF THE LORAIN COUNTY PLAT RECORDS.
- GREAT LAKES STORAGE CONDOMINIUM AS RECORDED IN VOLUME 102, PAGE 77 OF THE LORAIN COUNTY PLAT RECORDS.
- KOLLEDA SUBDIVISION AS RECORDED IN VOLUME 103, PAGE 36 OF THE LORAIN COUNTY PLAT RECORDS.
- HAWTHORNE SUBDIVISION AS RECORDED IN VOLUME 109, PAGE 27 OF THE LORAIN COUNTY PLAT RECORDS.



VICINITY MAP



Doc ID: 323800780006 Type: OFF  
 Kind: PLAT  
 Recorded: 01/19/2023 at 09:52:43 AM  
 Fee Amt: \$498.00 Page 1 of 6  
 Lorain County, Ohio  
 Mike Doran County Recorder  
 File # 2023-0903770

**TRANSFERRED**  
 IN COMPLIANCE WITH SEC. 319-202  
 OHIO REV. CODE  
 JAN 18 2023  
 J. CRAIG SNODGRASS, CPA, CGFM  
 LORAIN COUNTY AUDITOR

EXAMS AND FILINGS LLC  
 440 W LORAIN ST  
 OBERLIN, OH 44074

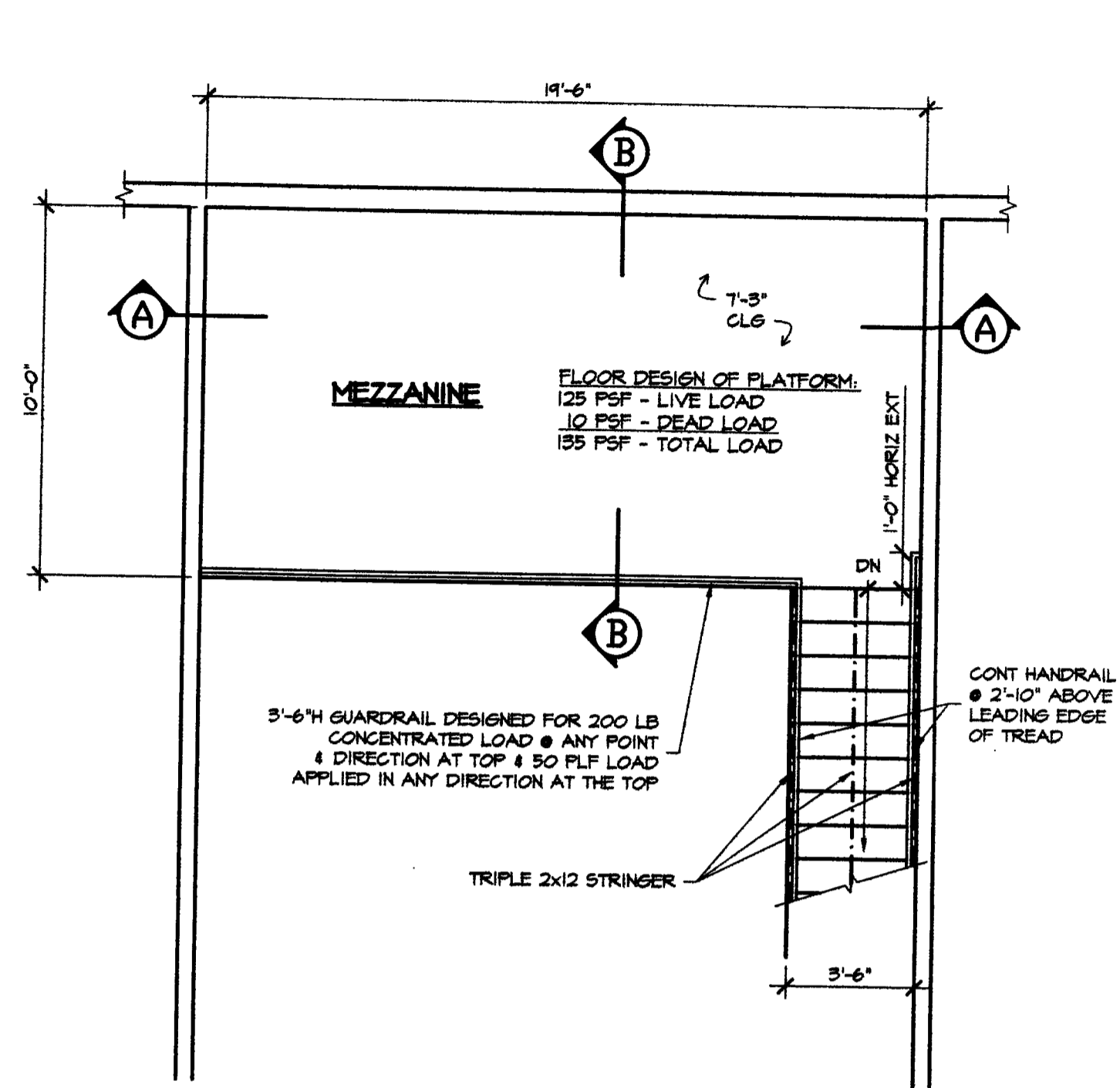
PLAT 001 113  
 Pgs 16, 17, 18, 19, 20

REV.	BY	DATE	DESCRIPTION
1	BDA	12-19-2022	ISSUE TO CLIENT

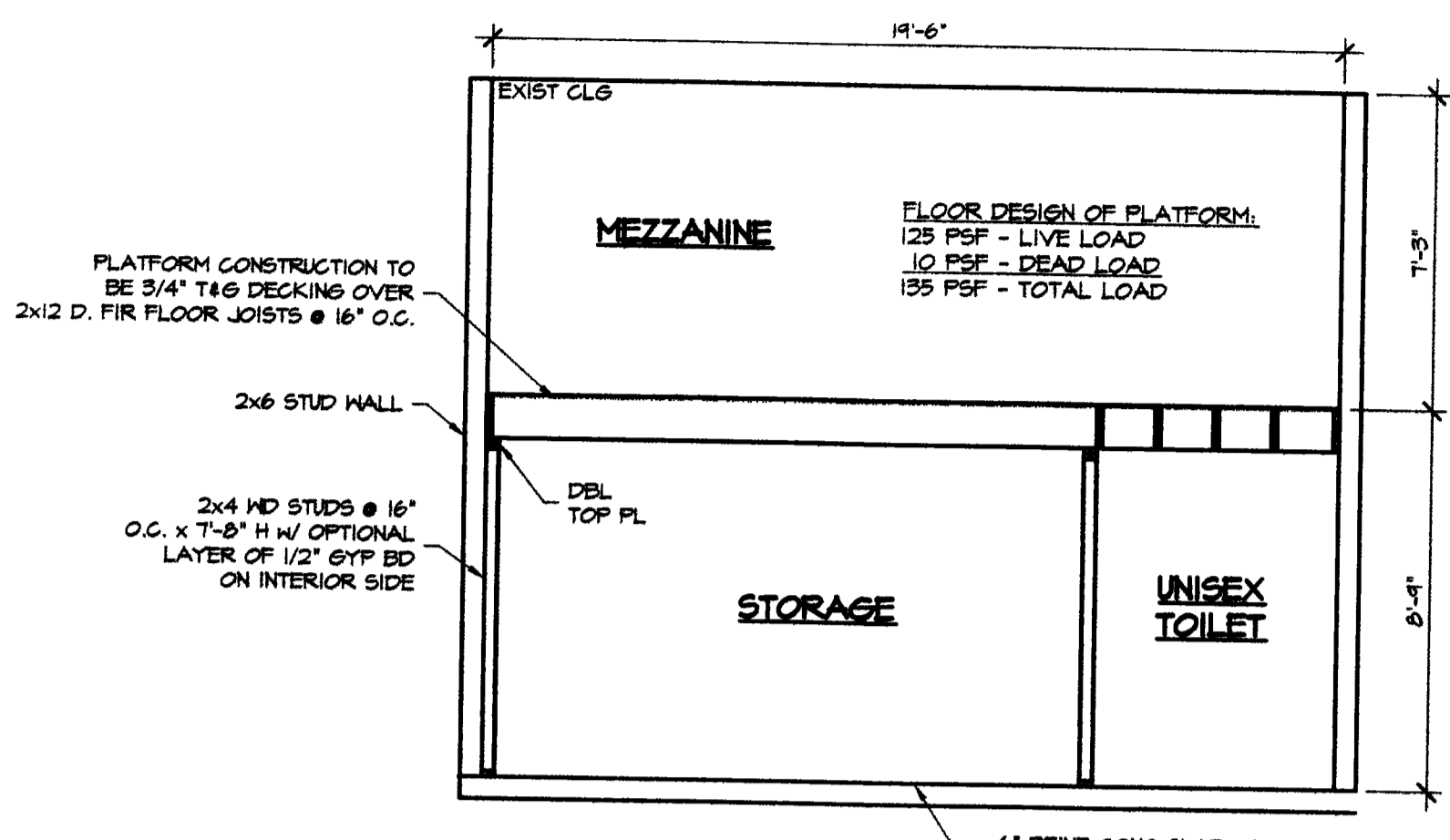
<b>GREAT LAKES STORAGE CONDOMINIUM CONDOMINIUM SURVEY VIEW</b> SITUATED IN THE CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NUMBERS 33		<b>RAFTER A, LTD</b> LAND SURVEYING • ENGINEERING • TESTING 42653 Oberlin-Elyria Road, Oberlin, Ohio 44074 440-707-4014 • www.raftera.com • info@raftera.com
<b>GREAT LAKES STORAGE CONDOS LLC</b> 4357 EAST LAKE ROAD SHEFFIELD LAKE, OHIO 44054		
DRAWN BY: BDA		CHECKED BY: RAF
JOB No: 2736-22		SHEET 1 of 5



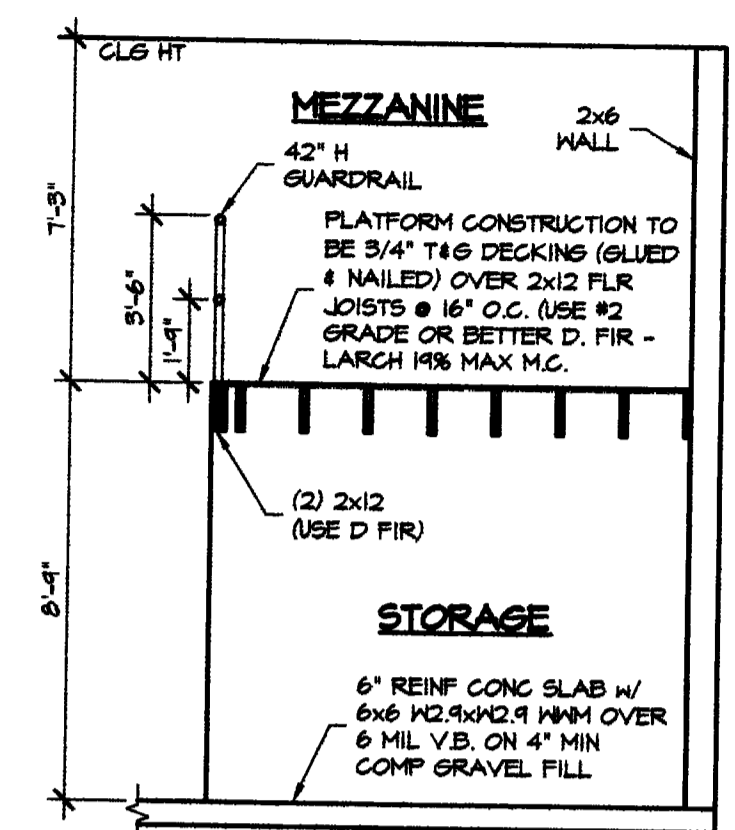




**OPTIONAL MEZZANINE PLAN**  
SCALE: 1/4" = 1'-0"

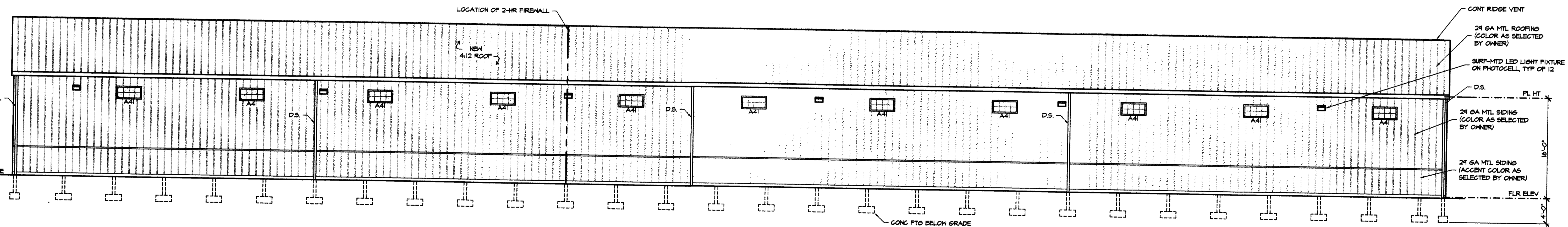


**SECTION 'A-A'**  
SCALE: 1/4" = 1'-0"



**SECTION 'B-B'**  
SCALE: 1/4" = 1'-0"

NOTE:  
WINDOWS AS DESIGNATED BY "ANDERSEN"  
AN ALTERNATIVE MANUF MAY BE USED AS  
APPROVED BY OWNER



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

I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION, THE DRAWINGS REPRESENT THE STRUCTURES AS BUILT.  
*Mark W. Ruby*  
Mark W. Ruby, Architect #9199

REVISIONS	BY

**MARK W. RUBY**  
ARCHITECT  
198 NORTH LEAVITT ROAD, SUITE 201  
AMHERST, OH, 44001  
(440) 986-2081

NEW LOCATION FOR  
**GREAT LAKES STORAGE CONDOMINIUMS III**  
PLEASANTVIEW DRIVE  
SHEFFIELD LAKE, OH

TITLE

STATE OF OHIO  
REGISTERED ARCHITECT  
MARK W. RUBY  
9199

DATE 12/10/22  
PROJ. 2202  
SHEET  
**4 OF 5**



Plat Sheet

Instrument # 2023-0903770 Film # \_\_\_\_\_

Name of Plat: GREAT LAKES STORAGE CONDOMINIUM III

Owner: GREAT LAKES CAPITAL GROUP LLC

Description: SITUATED IN THE CITY OF SHEFFIELD  
LAKE, COUNTY OF LORAIN STATE OF OHIO AND KNOWN  
AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 33  
KNOWN AS BEING A RE-SUBDIVISION OF SUBLot 1 IN  
THE KOLLEDA SUBDIVISION 0.5191 ACRES  
BASEMENTS INCLUDED

CREATING UNITS 1 THRU 8 CONCURRENT

Floor Plans: YES

Related/Margin: Vol 103 pg 36

Comments: DECLARATION FOLLOWS  
# 2023-0903771

Vol. 113

Receiving Stamp

Pg. 16, 17, 18, 19, 20

EXAMS AND FILINGS LLC  
440 W LORAIN ST  
OBERLIN, OH 44074

Amount: \$430.00

Initials: ST