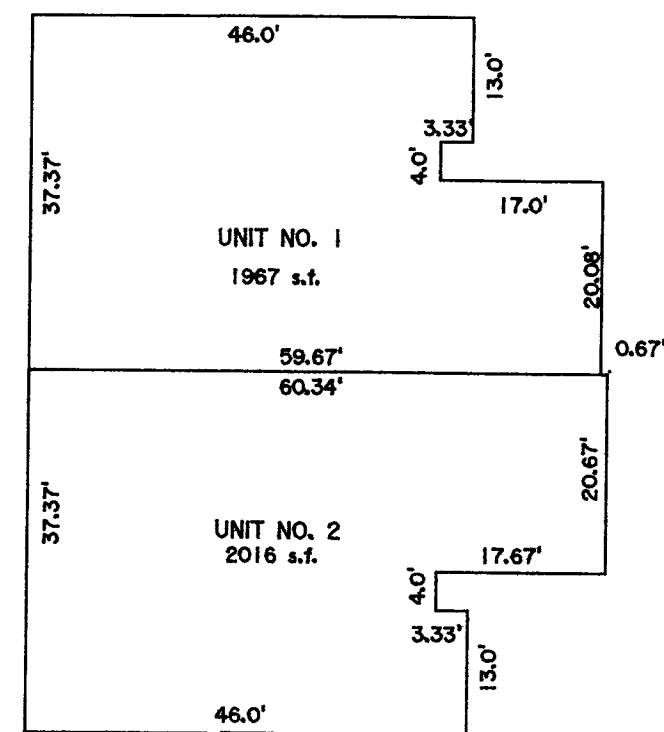
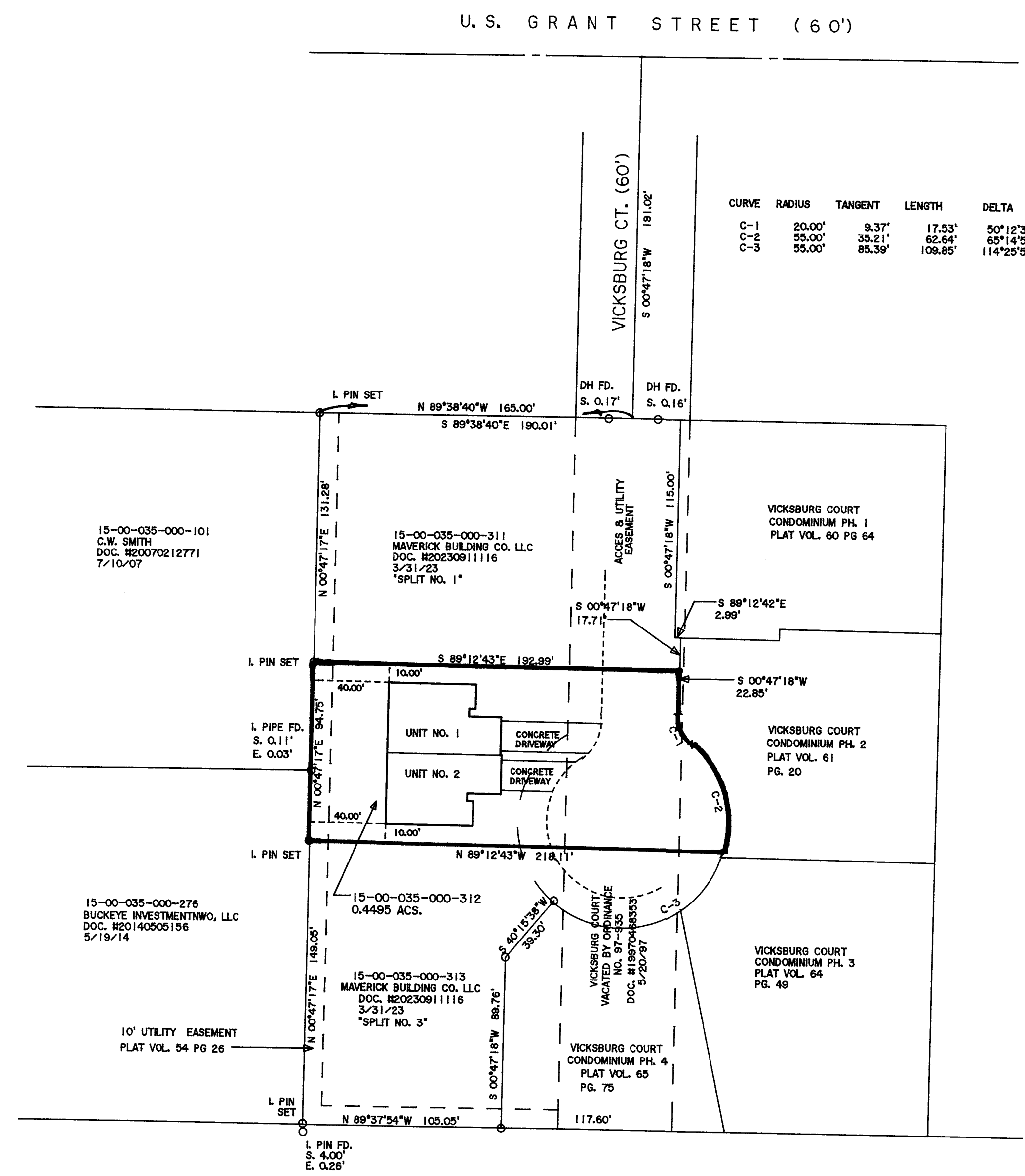


CERTIFICATION

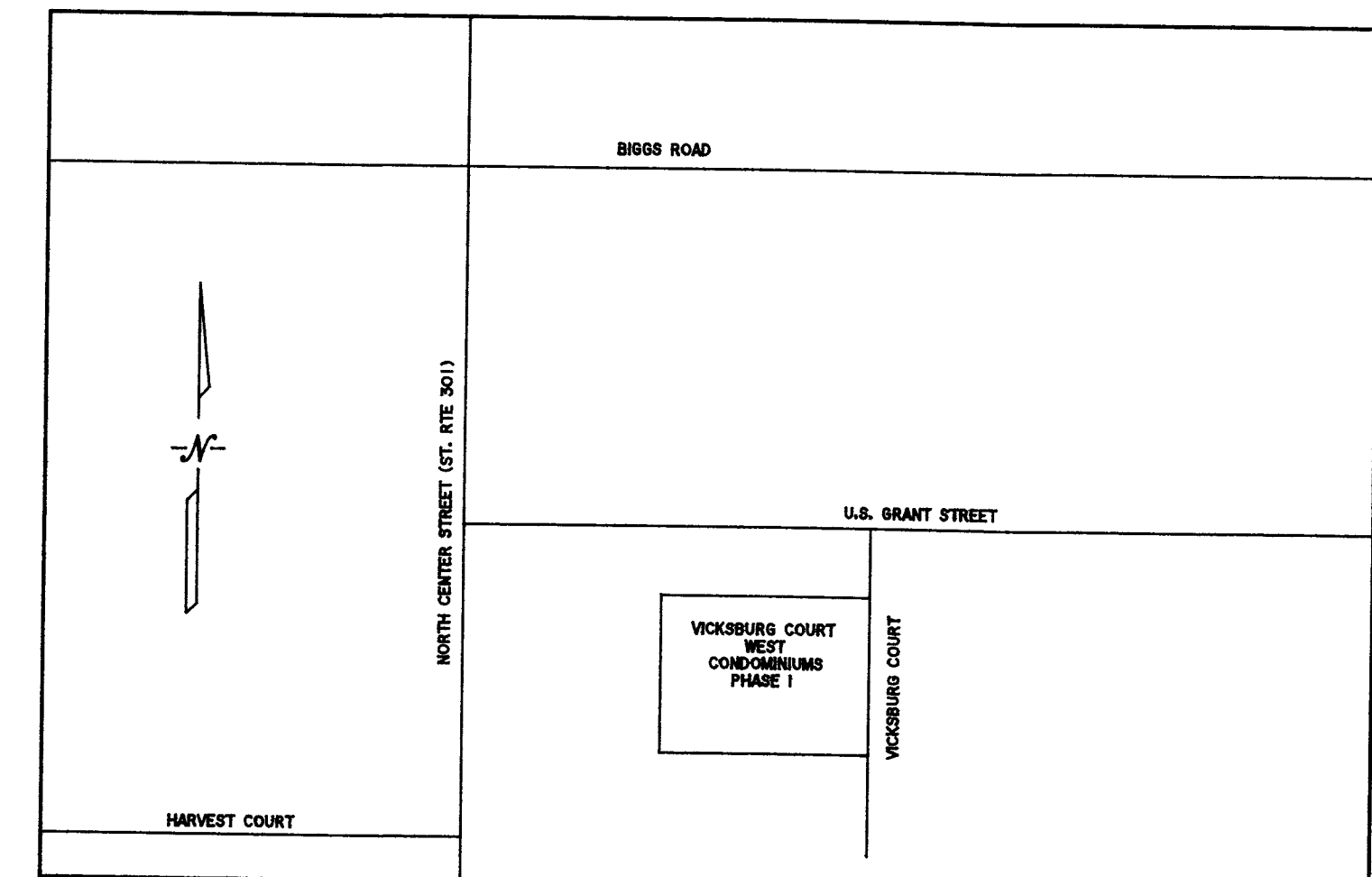
THIS IS TO CERTIFY THAT THIS DRAWING ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS



BUILDING DETAIL  
1" = 20"



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH BEARING
C-1	20.00'	9.37'	17.53'	50°12'31"	286°28'14"	16.97'	S 24°18'51"E
C-2	55.00'	35.21'	62.64'	69°14'59"	104°10'27"	58.31'	S 16°47'43"E
C-3	55.00'	65.39'	106.85'	114°25'51"	104°10'27"	92.48'	S 73°02'42"W



VICINITY MAP  
N.T.S.

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JUN 21 2023  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JUL 25 2023  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JUL 26 2023  
J. CRAIG SNODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

VICKSBURG COURT WEST  
CONDOMINIUMS PHASE I

BEING KNOWN AS PART OF  
ORIGINAL LAGRANGE TOWNSHIP LOT NO. 35  
VILLAGE OF LAGRANGE COUNTY OF LORAIN  
STATE OF OHIO

MAY, 2023 SCALE: 1" = 50'

THOMAS SIMON & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS

150 SOUTH OLIVE STREET  
ELYRIA, OHIO 44035

(440) 327-2925  
FAX 327-2964

2023-0923579

PLAT Fee: \$608.80 Page 1 of 8  
Recorded: 7/26/2023 at 02:20 PM  
Receipt: T2023000442  
Lorain County Recorder Mike Doran



Plat Vol 114  
Pages 1-2-3-4-5-6-7

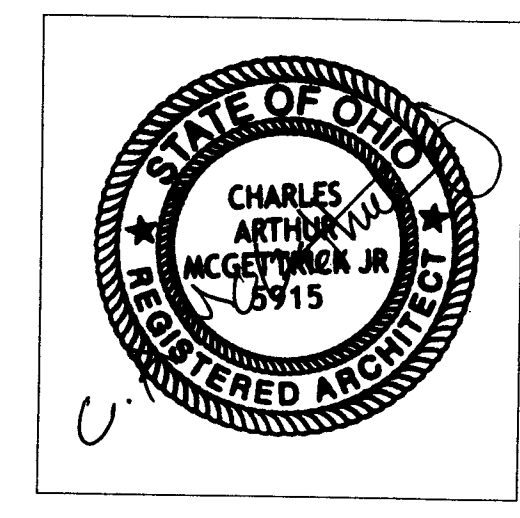
# DUPLEX at VICKSBURG COURT

Vicksburg Subdivision

LaGrange, Ohio

## ARCHITECTS C.A. McGETTRICK, LLC

14551 Madison Ave.  
Lakewood, Ohio 44107  
216-227-0700



DATE: 8/24/22  
REVISION: 10/4/22

### GENERAL NOTES

THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THE DOCUMENTS (IN WHOLE OR IN PART), FOR ANY OTHER PURPOSE IS PROHIBITED.

VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

SYMBOLS AND ABBREVIATIONS USED ON THESE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING ABBREVIATIONS OR SYMBOLS AS TO THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED AT ONCE FOR CLARIFICATION.

SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED / BATTERY BACKUP. SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES SHALL BE INSTALLED. SMOKE ALARMS LOCATED IN ACCORDANCE WITH RC0 345 SHALL INCLUDE PHOTOELECTRIC TECH.

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON ALL SIDES BY 5/8" GYPSUM BOARD.

ALL HANDRAILS SHALL BE MOUNTED BETWEEN 34" MINIMUM & 38" MAXIMUM, MEASURED FROM THE NOSING OF THE TREAD.

BALCONY RAILINGS SHALL FORM A GUARD NOT LESS THAN 36" IN HEIGHT WHEN MORE THAN 30" ABOVE FLOOR OR GRADE BELOW.

ALL BALUSTERS SHALL BE SPACED TO PROHIBIT A SPHERE 4" IN DIAMETER FROM PASSING THROUGH IT.

ACCESS TO THE ATTIC AREAS IN COMPLIANCE WITH RC0 SECTION 807.1 IS REQUIRED. THE ACCESS PANELS OR DOORS SHALL BE IN READILY ACCESSIBLE LOCATIONS.

A GEOTECHNICAL ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNER. NOTIFY THE ARCHITECT OF UNUSUAL SOIL CONDITIONS.

SOIL BEARING PRESSURE IS ASSUMED TO BE 2000 PSF. CONTRACTOR SHALL VERIFY IN FIELD.

CONCRETE DESIGN FOR FOOTING SHALL BE MIN. F = 2000 PSI

CONCRETE DESIGN FOR FLOOR SLABS SHALL BE MIN. F = 3000 PSI

CONTRACTOR SHALL USE NO LESS THAN TYPE "M" OR "S" MORTAR IN CRACK SPACE BLOCK WALLS

ALL STEEL BEAMS, PLATES, AND COLUMNS SHALL BE ASTM A-36 STEEL.

ALL FLOOR JOISTS, CEILING JOISTS AND ROOF RAFTERS ARE DESIGNED TO BE MIN. F = 1200 PSI

ARCHITECTS C.A. McGETTRICK, LLC DOES NOT PROVIDE ANY CONSTRUCTION SUPERVISION. CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO VERIFY THAT ALL STRUCTURE MATCHES THE PLANS AS DRAWN AND DESIGNED.

ARCHITECTS C.A. McGETTRICK, LLC IS NOT RESPONSIBLE FOR STRUCTURAL OR NON-STRUCTURAL ISSUES RELATED TO SOIL CONDITIONS. ANY CHANGES AFTER ISSUANCE OF FINAL CONSTRUCTION SETS WILL BE CONSIDERED CHANGES TO THE DRAWINGS AND INVOICED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO FIELD VERIFY ALL AS-BUILT DIMENSIONS OF FOUNDATION AND FRAMING PRIOR TO ORDERING TRUSSES. ARCHITECTS C.A. McGETTRICK, LLC ASSUMES NO RESPONSIBILITY FOR TRUSSES ORDERED SOLELY FROM THIS SET OF CONSTRUCTION DOCUMENTS.

ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER WITH DETAILED DRAWINGS DESCRIBING TRUSS LAYOUTS AND LOAD CALCULATIONS USED TO DESIGN THE TRUSSES.

ALL ENGINEERED FLOOR SYSTEMS SHALL BE DESIGNED BY THE MANUFACTURER.

ADJUST ALL OVERHAUNG OF DIFFERENT PITCHES TO MAINTAIN CONSISTANT LEVEL.

ALL JOISTS, BEAMS AND GIRDPERS SHALL BEAR A MINIMUM OF 1/2" ON WOOD OR METAL, AND 3" ON MASSOURY.

ALL FRAMING LUMBER SHALL BE SPF OR DOUGLAS FIR LARCH #2 WITH A MINIMUM MODULUS OF ELASTICITY OF 1,700,000 ANY MICROSLAM (LVL) NOTED ON THESE DRAWINGS MUST MEET THE FOLLOWING DESIGN CRITERIA:  
M.O.E. .... 2,000,000 PSI    F.B. .... 2,900 PSI

WINDOWS:  
BASED ON PELLA 250 SERIES VINYL W/ ADVANCED LOW E 5/8" INSULATED GLASS, INCLUD 3/4" CONTOUR BETWEEN THE GLASS TRADITIONAL GRILLES. COLOR: WHITE, OR APPROVD EQUAL.

DOOR HARDWARE TO BE SELECTED BY CONTRACTOR AND/OR OWNER.

KITCHEN EQUIPMENT WILL BE ENERGY STAR RATED.

PLUMBING FIXTURES WILL BE FURSHED CONTRACTOR AND/OR OWNER.

MECHANICAL CONTRACTOR TO PROVIDE BUILDING DEPARTMENT WITH HEAT LOSS CALCULATIONS PRIOR TO COMMENCEMENT OF THE WORK.

ELECTRICAL CONTRACTOR TO PROVIDE BUILDING DEPARTMENT WITH SIZING OF ELECTRICAL SERVICE (MIN. 50 INCREASE) AND PANEL DIAGRAM PRIOR TO COMMENCEMENT OF THE WORK.

ELECTRICAL CONTRACTOR (EC) SHALL PROVIDE 120V / 240V 3 WIRE SINGLE PHASE SERVICE WITH THE FOLLOWING CONDUCTOR BASED ON TABLE B NATIONAL ELECTRICAL CODE (NEC). PROVIDE 40 AMP SERVICE PER RISER DIAGRAM PROVIDED COPPER 2 / 0 AWG (COPPER).

ELECTRICAL CONTRACTOR SHALL BOND TOGETHER ALL ELECTRODES TO FORM A GROUNDING SYSTEM. CONDUCTOR SIZES SHOULD BE AS SHOWN IN NEC 250.66 ELECTRICAL GROUNDING CAN INCLUDE FOLLOWING: (1) METAL UNDERGROUND WATER LINE IN CONTACT WITH EARTH FOR A MIN. 10'-0"; (2) CONCRETE ELECTRODES; (3) ROD, PIPE AND PLATE ELECTRODES IN ACCORDANCE WITH NEC 250.53.

ALL GENERAL LIGHTING AND RECEPTACLE OUTLETS BRANCH CIRCUITS SHALL BE 15AMP OVERLOAD PROTECTED CIRCUITS INSTALLED WITH #14 GA COPPER CONDUCTORS. ALL GENERAL BRANCH CIRCUITS TO BEDROOMS SHALL BE PROTECTED WITH ARC-FAULT CIRCUIT INTERRUPTER DEVICE NEC 210.12.

RECEPTABLES BE SPACED NO MORE THAN 12'-0" APART OR 6'-0" FROM AND INSIDE CORNER SEE NEC 210.52. A RECEPTACLE MUST BE INSTALLED ON EACH WALL SPACE GREATER THAN 2'-0" SEE NEC 210.52.

REFRIGERATORS, MICROWAVE OVENS, DISHWASHERS AND ANY OTHER MAJOR APPLIANCE SHALL HAVE A DEDICATED BRANCH CIRCUIT OF AMPERAGE IN ACCORDANCE WITH APPLIANCE REQD SERVICE.

OVEN, COOK TOPS, RANGES AND CLOTHES DRYER SHALL HAVE A 240V OUTLET WITH AMPERAGE AS REQD FOR APPLIANCE.

KITCHEN SMALL APPLIANCE CIRCUITS TO BE A MIN. OF TWO (2) 20AMP 120V CIRCUITS. CIRCUITS WITHIN 6FT OF A SINK OR WATER SOURCE SHALL BE PROTECTED BY A GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) NEC 210.8.

ALL EXTERIOR OUTLETS, GARAGE OUTLETS, AND ANY OUTLET IN A WET OR EXTERIOR LOCATION SHALL BE PROTECTED BY A GFCI BRANCH CIRCUIT SEE NEC 210.8.

PLUMBING CONTRACTOR TO PROVIDE BUILDING DEPARTMENT WITH PLUMBING ISOMETRIC DIAGRAM PRIOR TO COMMENCEMENT OF THE WORK.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO RETAIN THE SERVICES OF A REGISTERED SURVEYOR OR ENGINEER TO COMPLETE AN ACCURATE SITE AND GRADING PLAN PRIOR TO THE COMPLETION OF THE DESIGN PHASE.

ALL WINDOWS SHALL BE FLASHED AND SEALED OVER WALLING FLANKES WITH WINDOW FLASHING TAPE.

CONTRACTOR AND/OR OWNER SHALL NOTIFY THE ARCHITECT OF ANY FIELD CHANGES MADE TO THE PLANS OR BUILDING PERMITS CONSTRUCTION. FIELD CHANGES MADE TO THE BUILDING WITHOUT THE CONSULTATION AND/OR APPROVAL OF THE ARCHITECT WILL BE THE SOLE RESPONSIBILITY OF CONTRACTOR AND OWNER.

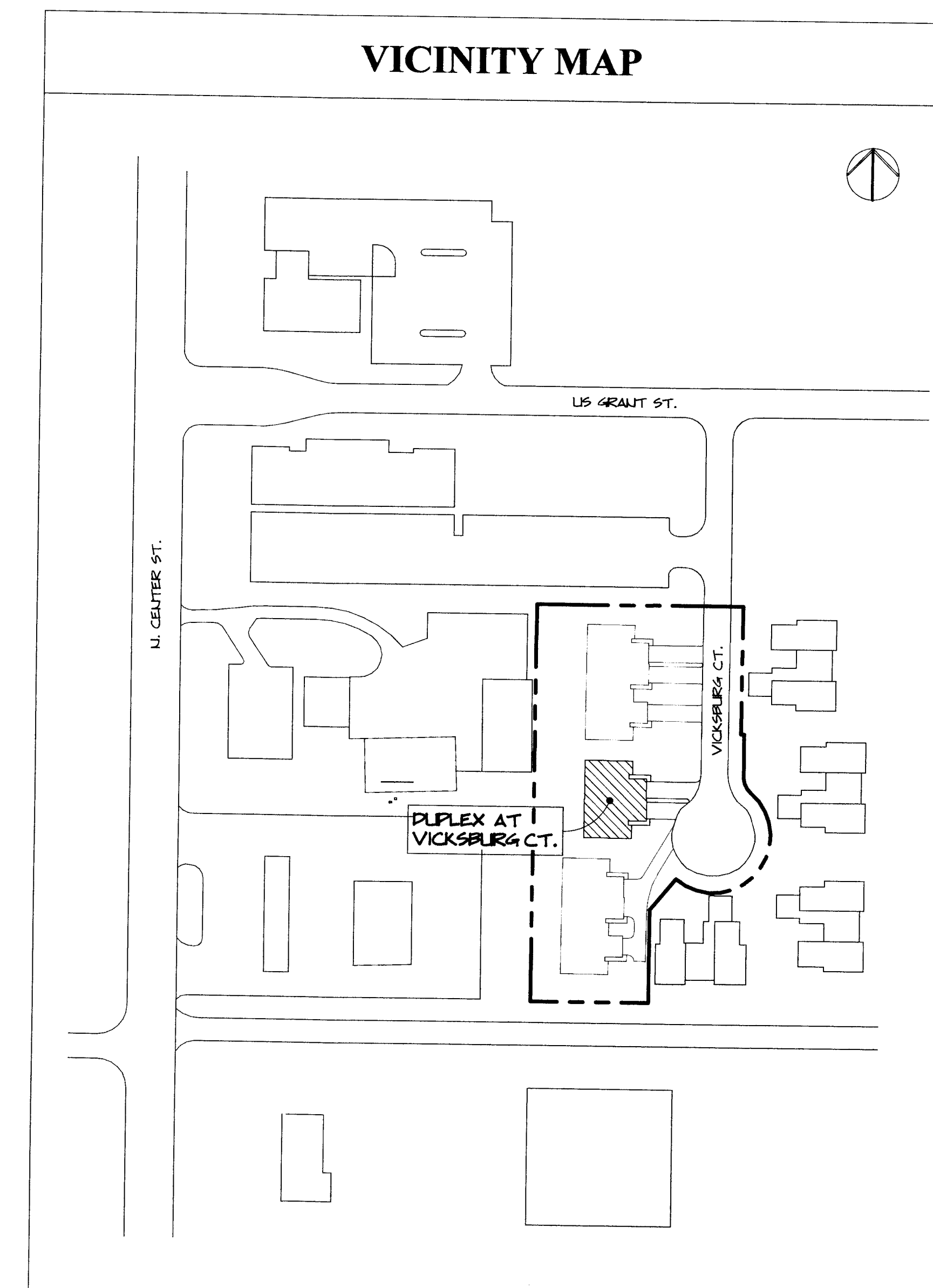
### DRAWING INDEX

TS	GENERAL NOTES / VICINITY MAP
SP-1	SURVEY
LP-1	LANDSCAPE PLAN
A-1	FOUNDATION PLAN / SECTIONS
A-2	FIRST FLOOR PLAN / SCHEDULES / INTERIOR ELEVATIONS
A-3	SECOND FLOOR PLAN / SECTION
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
A-6	FIRST FLOOR FRAMING PLAN / DETAILS
A-7	SECOND FLOOR FRAMING PLAN
A-8	FIRST FLOOR POWER / LIGHTING PLAN
A-9	SECOND FLOOR POWER / LIGHTING PLAN

### SITE DATA

ZONED	: R-4 MULTIPLE FAMILY GROUP
P.P.N.	: 15 - 00 - 035 - 000 - II
AREA OF SITE	: 1.4761 ACRES (64,299 SQFT.)
ALLOWABLE LOT COVERAGE	: 30% OF 64,299 SQFT. = 19,290 SQFT.
LOT COVERAGE	: 15,879 SQFT.
OFF STREET PARKING	: 2 PER UNIT 8 UNITS = 16 TOTAL COVERED SPACES PROVIDED

### VICINITY MAP



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IN COMPLIANCE WITH SEC. 313-202  
OHIO REV. CODE  
JUN 21 2023  
J. CRAIG SNOODGRASS, CPA, CGPM  
LORAIN COUNTY AUDITOR

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 14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

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22204  
CHARLES McGETTRICK, JR. #77595  
EXPIRATION DATE: 12/31/2022

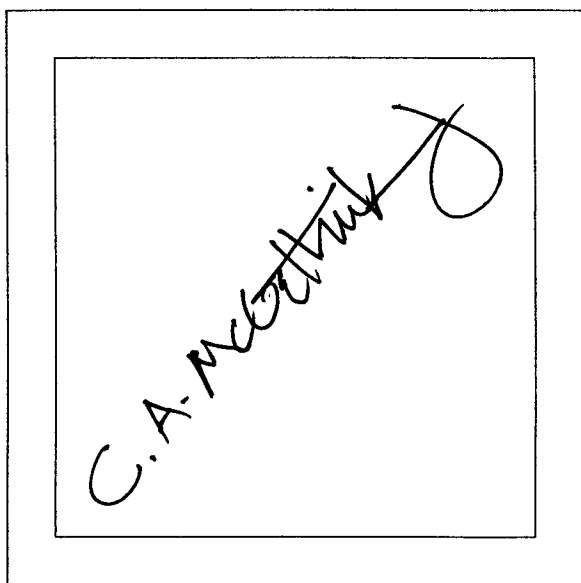
**TS**



Buckeye Investments N.W.O, LLC  
INST # 2014-0505156  
PP # 15-00-035-000-276  
Zoned - GB-1

Calvin Smith  
INST # 2007-0212771  
PP # 15-00-035-000-101  
Zoned - GB-1

Lot Improvement Plan  
Maverick Building Company LLC  
Parcel # 15-00-035-000-111  
1.4761 Acres (record)  
INST # 2021-0856237  
Building E - 5,949 SF  
Building F - 3,981 SF  
Building G - 5,949 SF



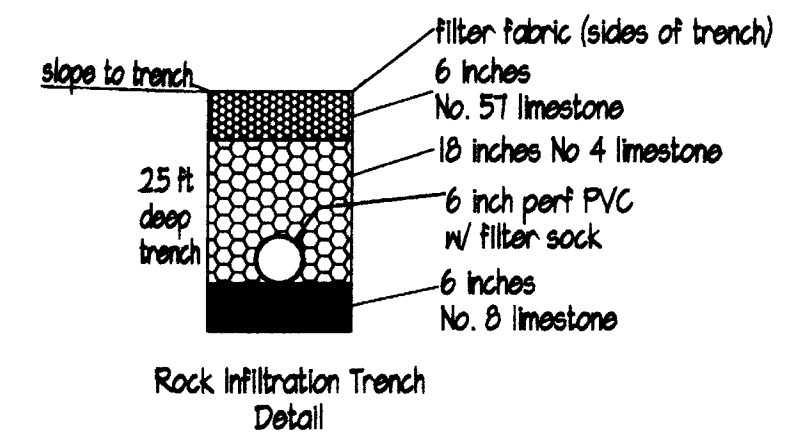
DATE: 8/24/22  
REVISION: 10/4/22

Anthony Fiorini - 440-724-2717  
Tyler Doran - 440-731-0651

Basis of Bearing  
Centerline of SR 301  
N 0° 17' 09" E  
Banks Road to Loperwood LN

Legend

- iron pin or pipe found as noted
- existing grade
- proposed grade
- fence



TCG Real Estate Company, LLC  
INST # 2018-0684058  
PP # 15-00-035-000-057  
Block B Union Station Sub. No. 1  
PV 54 Page 26  
Zoned - PUD

Vicksburg Court  
60 feet Wide

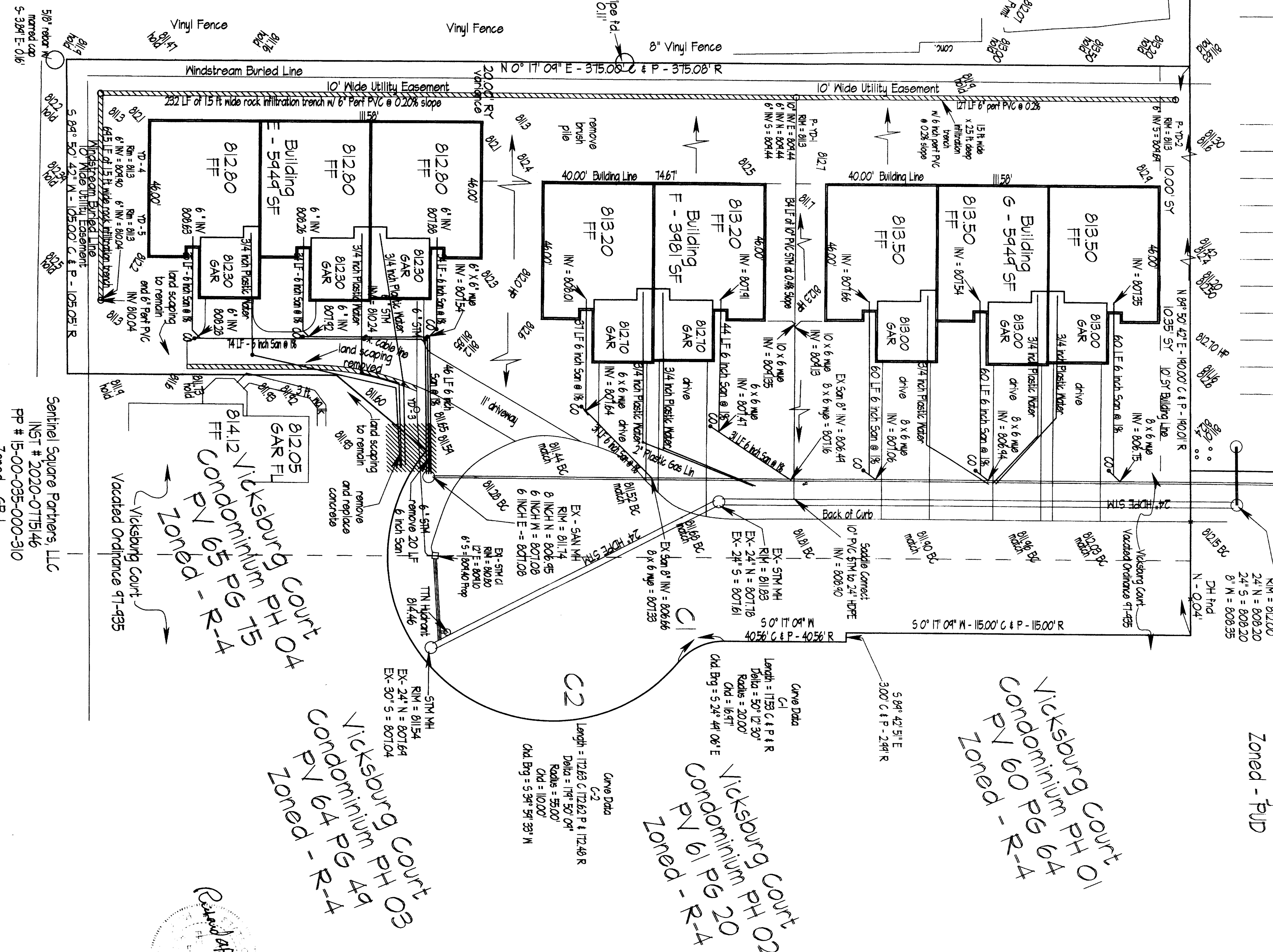
Rafter A. LTD  
42653 Oberlin-Elyria Road  
Oberlin, OH 44074  
440-707-4014

Field Survey by  
R. Fredrickson & J. Kazmierczak  
6-18 & 6-20-2022

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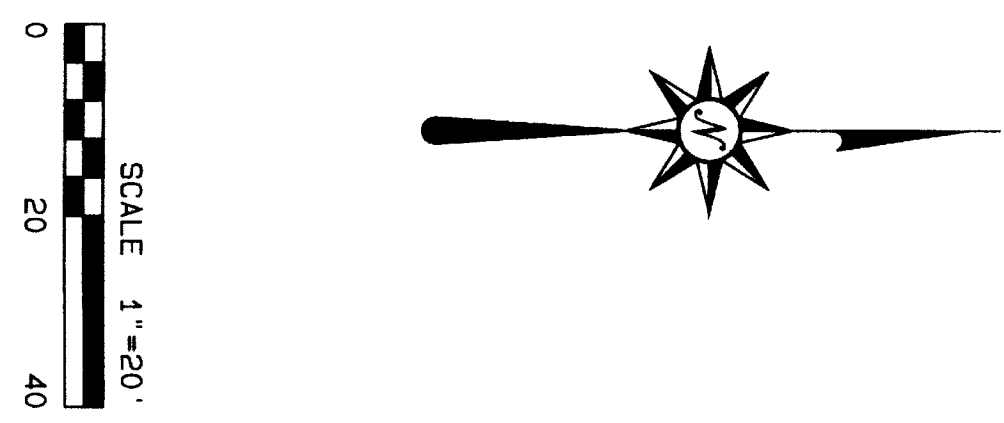
COMMISSION NO:  
22204  
CHARLES MCGETTRICK, R. #7796  
EXPIRATION DATE: 12/31/2022

SP-1  
3 of 7



Sentinel Square Partners, LLC  
INST # 2020-075146  
PP # 15-00-035-000-510  
Zoned - GB-1

Rafter A. LTD  
Project 2979-22  
Drawing - RAF  
completed 7-04-2022  
revision 1 - 7-06-2022



Grulhawk Development LLC  
INST # 2020-0780438  
PP # 15-00-035-000-060  
Block D Union Station Sub. No. 1  
PV 54 Page 26  
Zoned - PUD

Vicksburg Court 01  
Condominium PH 04  
PN 60 P6 6A  
Zoned - R-A

Vicksburg Court 02  
Condominium PH 03  
PN 60 P6 20  
Zoned - R-A

Vicksburg Court 03  
Condominium PH 04  
PN 64 P6 49  
Zoned - R-A

Notes

Proposed grading/elevations will not adversely impact adjoining properties

The area of development is not located within the 100 YR flood plain

Dandy Bags/Silt Filter shall be placed on culdesac curb inlet and proposed yard drains

water service connections shall connect to the existing water service curb valves as indicated on the plan

The smallest practical area of land should be exposed at any one time during development

When land is exposed during development, the exposure should be kept to shortest practical period of time

Temporary vegetation and/or mulching shall be used to protect critical areas exposed during development

Sediment Basins (silt traps) shall be installed & maintained to remove sediment from runoff waters from land undergoing development

Provisors shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during & after development

The permanent final vegetation and structures shall be installed as soon as practical in the development

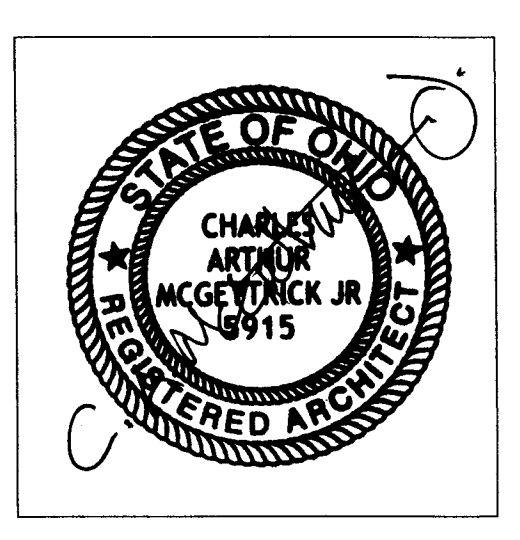
The development plan shall be fitted to the topography

Wherever feasible, natural vegetation should be retained and protected

silt fence shall be placed along east & north edge of rock infiltration trench

Silt fence shall be placed along back of existing curb

7-6-2022

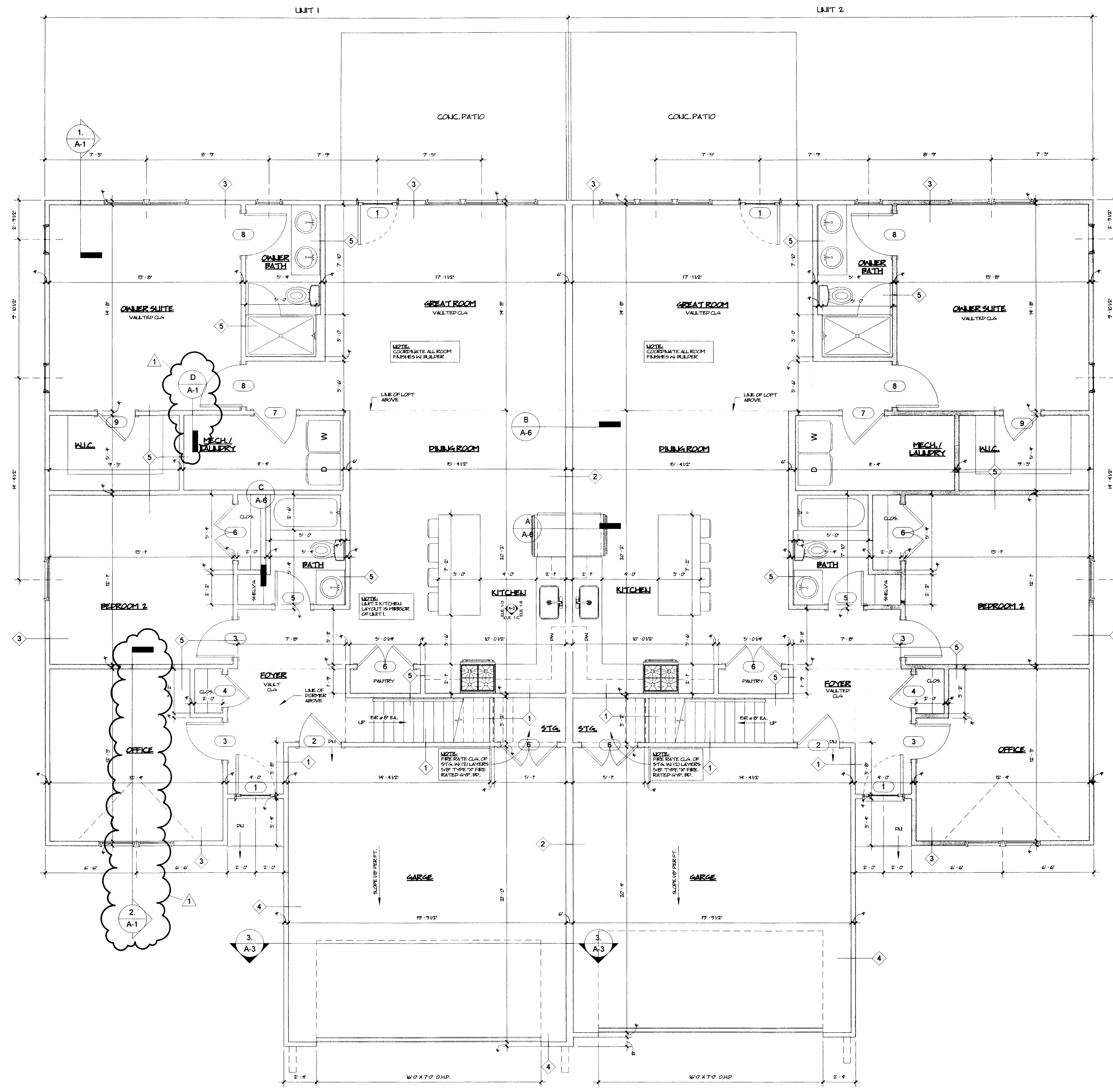
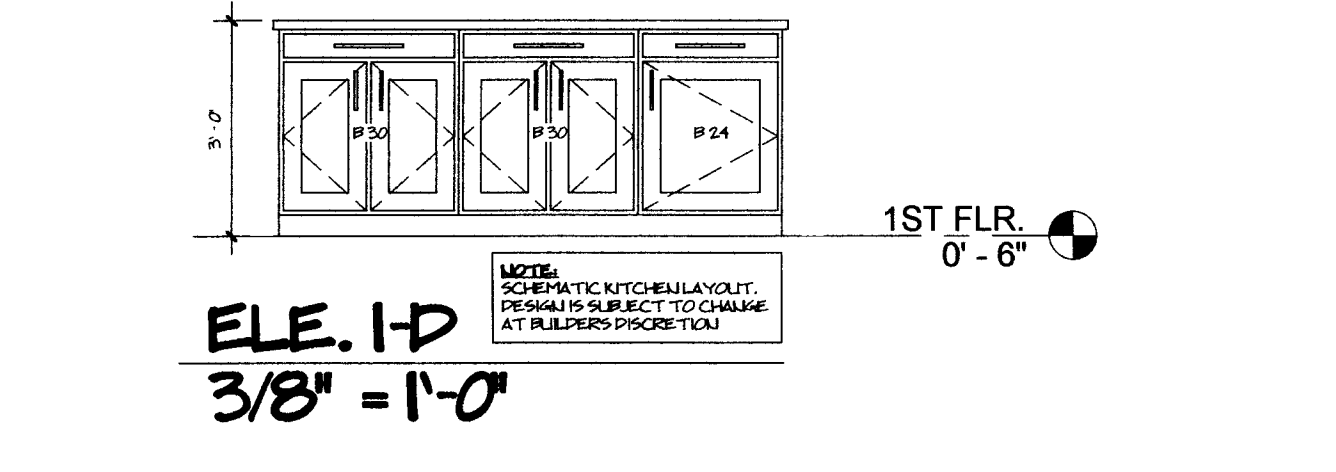
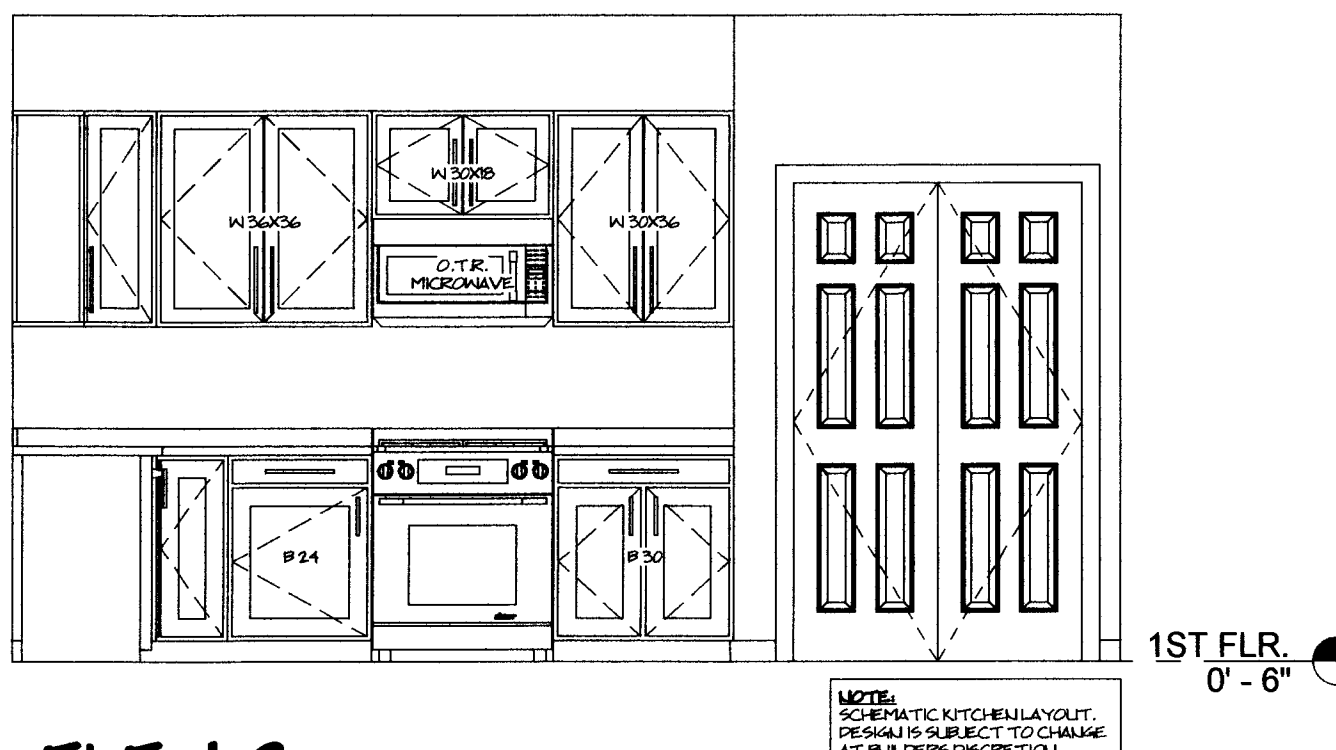
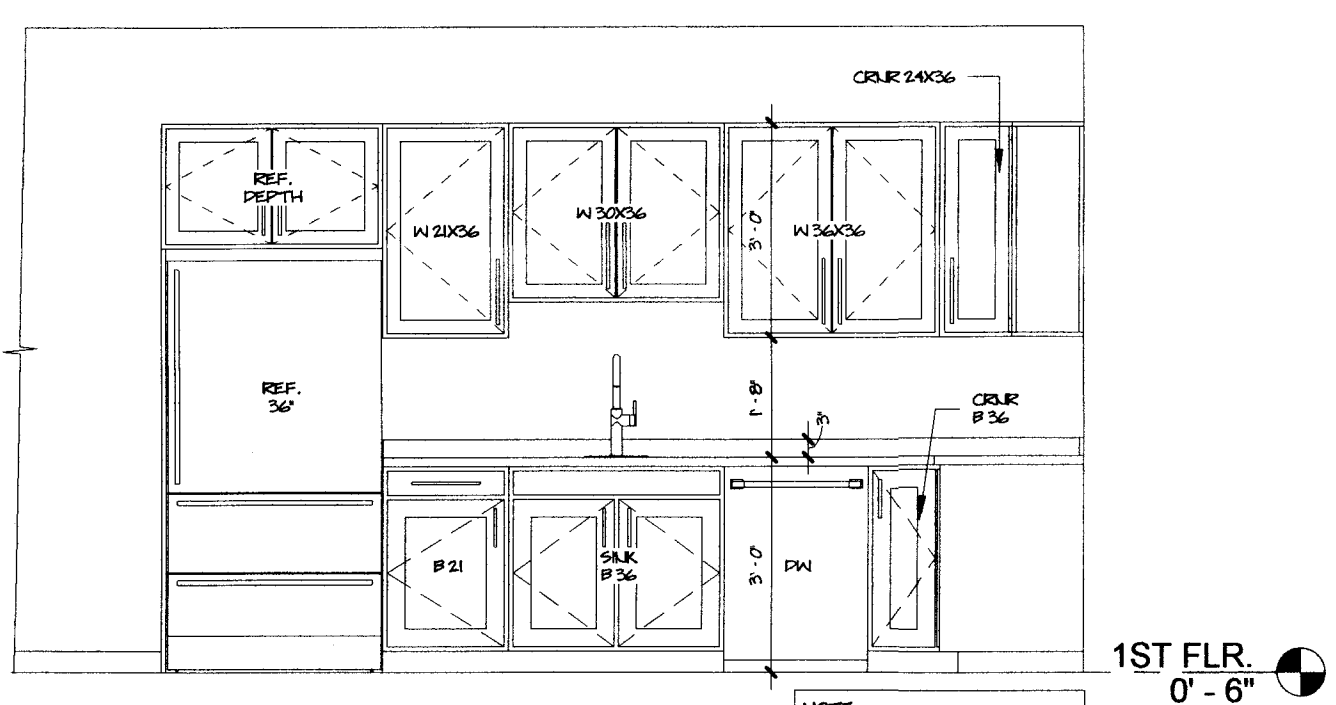


DATE: 8/24/22  
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DOOR SCHEDULE				
DOOR #	DOOR SIZE	LITE	HARDWARE	REMARKS
1	36" X 80"	0	PRIVACY LOCKSET W/ LEVER HANDLE, DEAD BOLT, CLOSER	EXTERIOR, W/ LOWE SAFETY GLASS
2	36" X 80"	-	PRIVACY LOCKSET W/ LEVER HANDLE, INT. LOCKING, CLOSER	45-MIN FIRE RATED DOOR
3	36" X 80"	-	PRIVACY LOCKSET W/ LEVER HANDLE, INT. LOCKING, CLOSER	
4	28" X 80"	-	PASSIVE LEVER HANDLE, CLOSER	
5	30" X 80"	-	PRIVACY LOCKSET W/ LEVER HANDLE, INT. LOCKING, CLOSER	
6	36" X 80"	-	PASSIVE LEVER HANDLE, CLOSER	
7	36" X 80"	-	PASSIVE LEVER HANDLE, CLOSER	LOUVERED DOOR
8	36" X 80"	-	PRIVACY LOCKSET W/ LEVER HANDLE, INT. LOCKING, CLOSER	
9	36" X 80"	-	PASSIVE LEVER HANDLE, CLOSER	
10	36" X 80"	-	PASSIVE LEVER HANDLE, CLOSER	
11	36" X 80"	-	PASSIVE LEVER HANDLE, CLOSER	
12	36" X 80"	-	PASSIVE LEVER HANDLE, CLOSER	45-MIN FIRE RATED DOOR

WINDOW SCHEDULE				
WIN.	WINDOW SIZE	TYPE	HEAD HGT.	REMARKS
A	(2) 36" X 60"	DRL. H.L.G.L.	6'-0"	64" X 18" TIRALUM ABOVE
B	24" X 36"	FIXED	14'-11" ABOVE FIN. 1ST FLR.	LOCATED AT CORNER
C	36" X 60"	DRL. H.L.G.L.	7'-0" (INT. FLR.) 6'-0" (3RD FLR.)	ESBRESS
D	24" X 24"	FIXED	7'-0"	
E	(2) 36" X 60"	DRL. H.L.G.L.	7'-0"	ESBRESS
F	24" X 36"	DRL. H.L.G.L.	7'-0"	
G	(2) 36" X 60"	DRL. H.L.G.L.	7'-0"	

WALL TYPES		LL
1	5/8" TYPE 'X' FIRE RATED GWP, 1/2" EACH SIDE OF 2X4 HD. STUDS @ 16" O.C. PACK STUD CAVITY W/ MINERAL WOOL (1 HR RATED)	LL10, U360
2	5/8" TYPE 'X' FIRE RATED GWP, 1/2" EACH SIDE OF 2X4 HD. STUDS @ 16" O.C. PACK STUD CAVITY W/ MINERAL WOOL (1 HR RATED)	LL10, U360
3	TYPICAL EXTERIOR WALL, 2X4 HD STUDS @ 16" O.C., WALL ASSEMBLY TO BE MILLER-15 (SEE SECTIONS 101, 101A, 111)	
4	TYPICAL EXTERIOR GARAGE WALL, 2X4 HD STUDS @ 16" O.C. (SEE SECTIONS 101)	
5	TYPICAL INTERIOR WALL, 2X4 HD STUDS @ 16" O.C.	



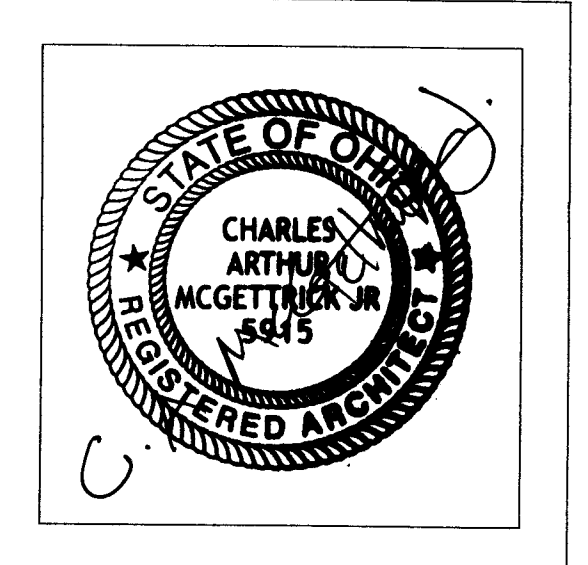
FIRST FLOOR PLAN  
1/4" = 1'-0"

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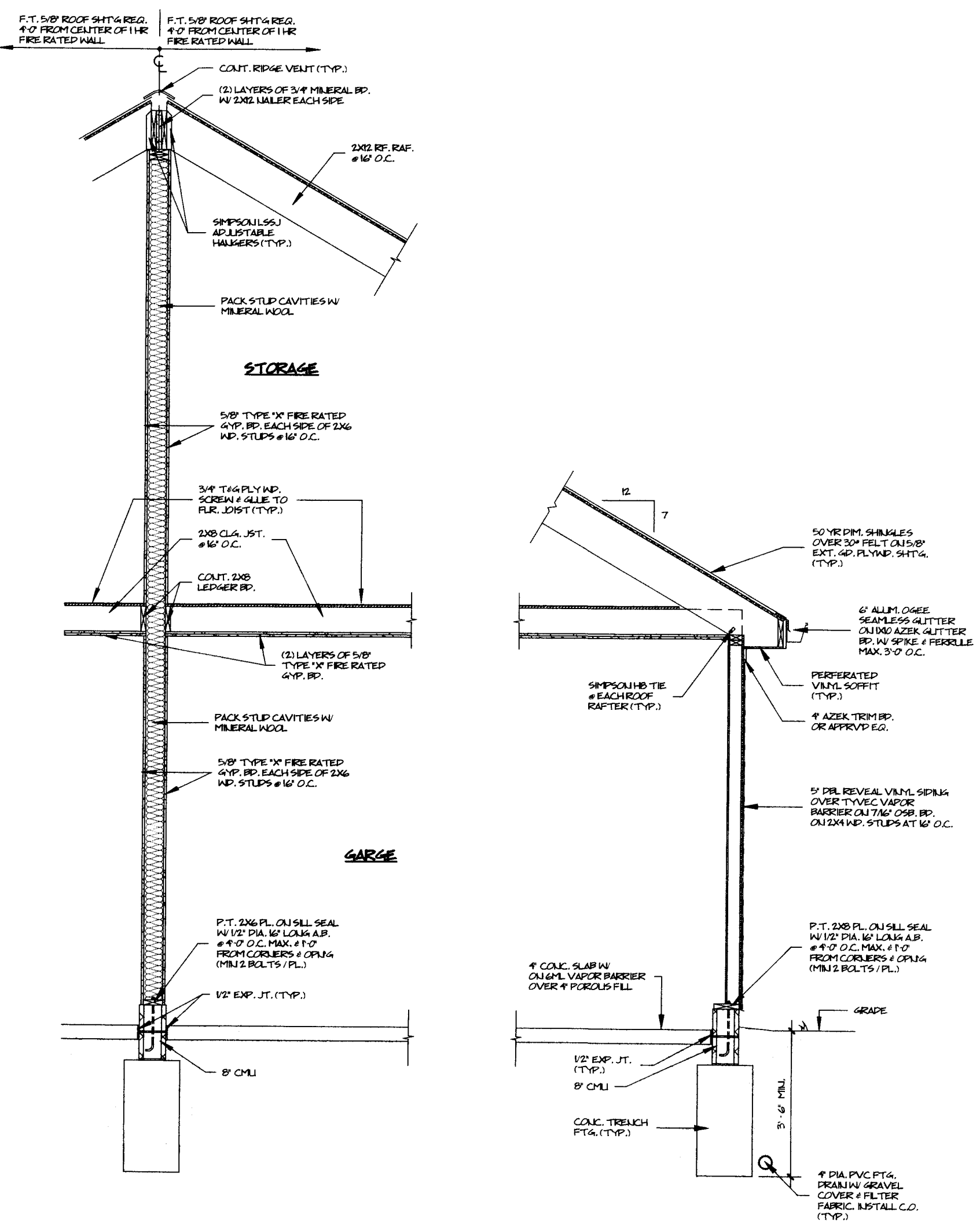
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EXPIRATION DATE: 12/31/2022

**A-2**  
4 of 7

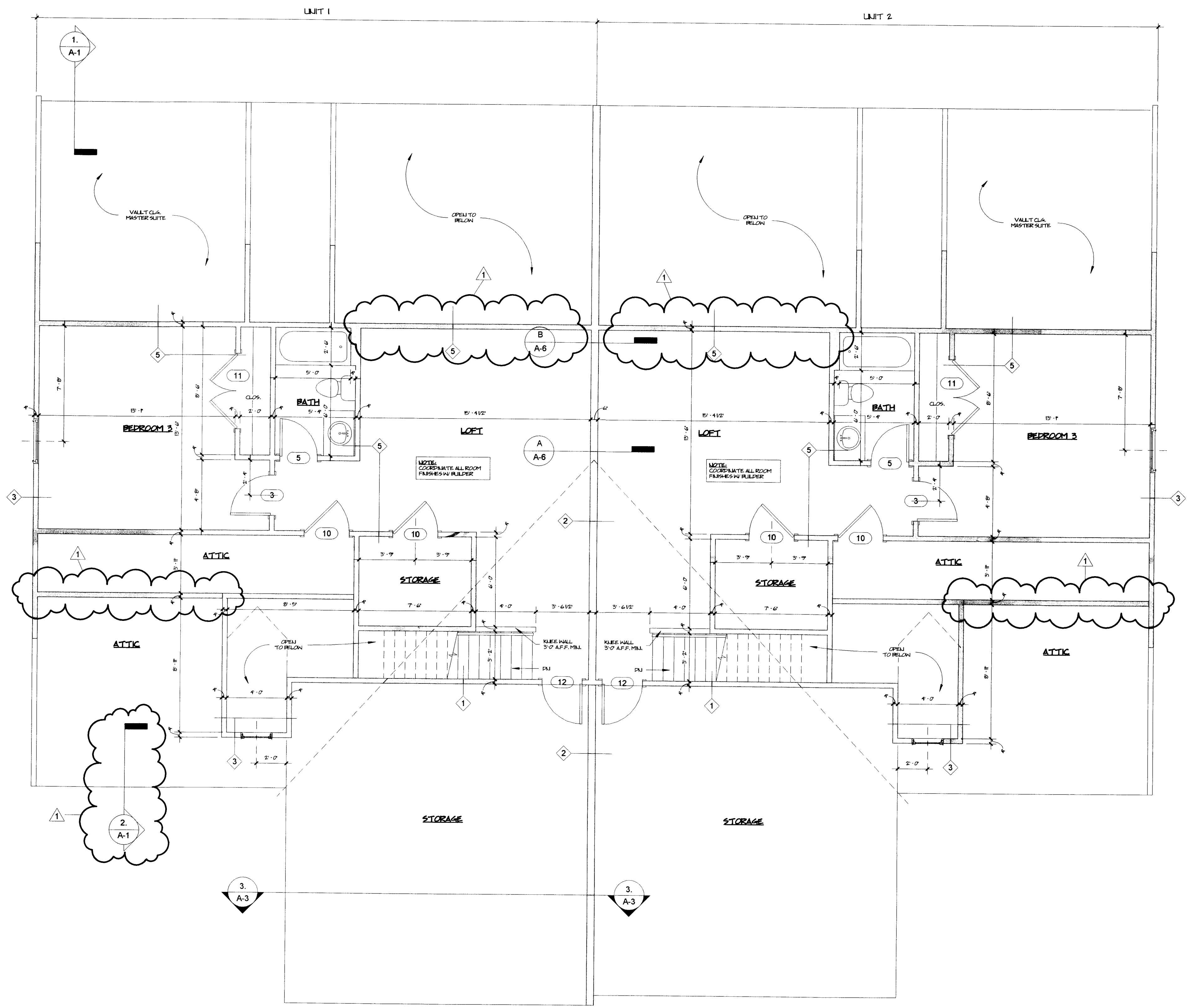




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SECTION 3  
 3/8" = 1'-0"

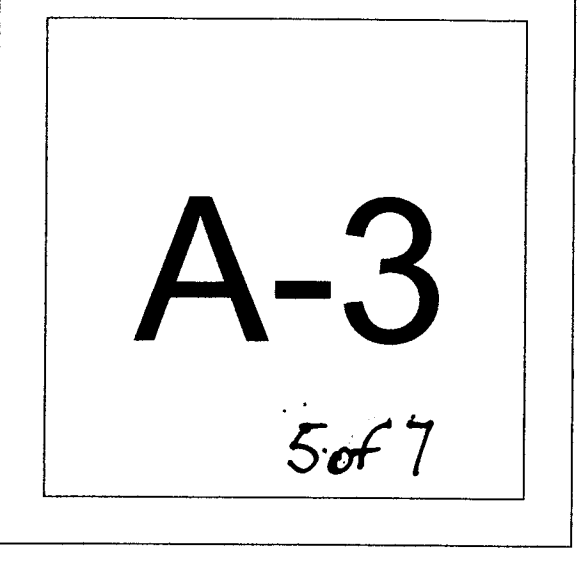


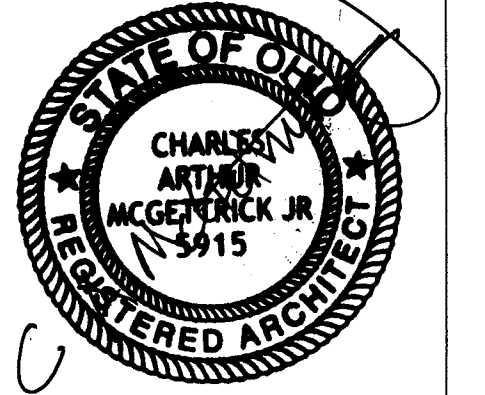
SECOND FLOOR PLAN  
 1/4" = 1'-0"

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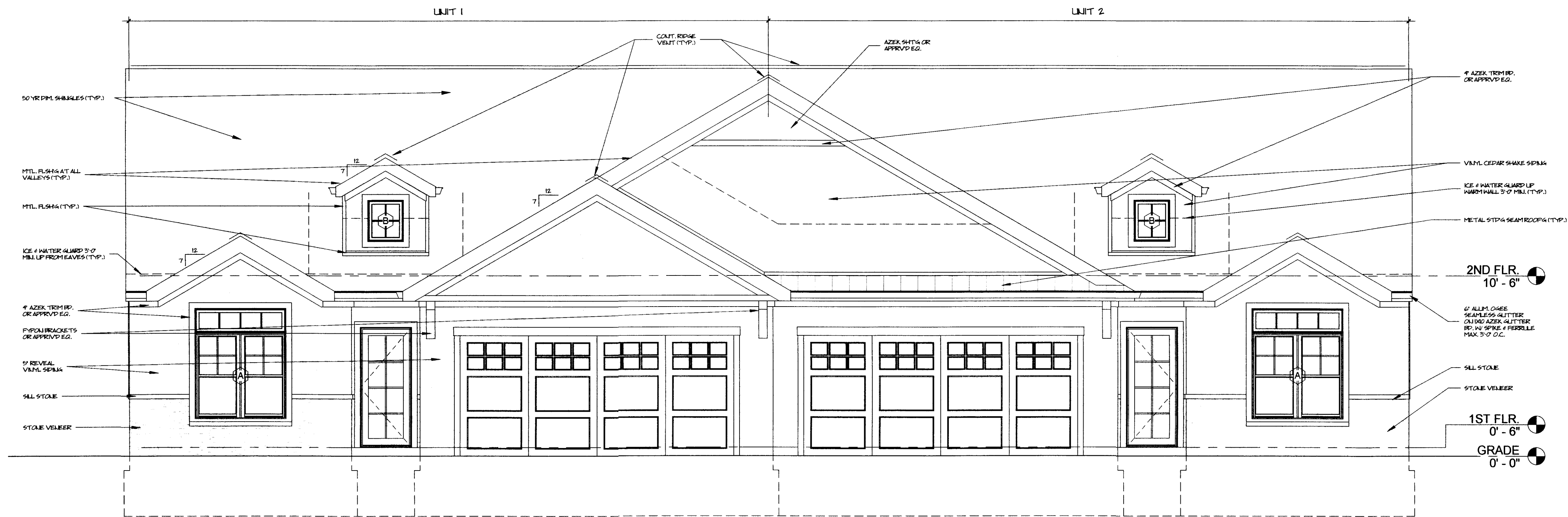
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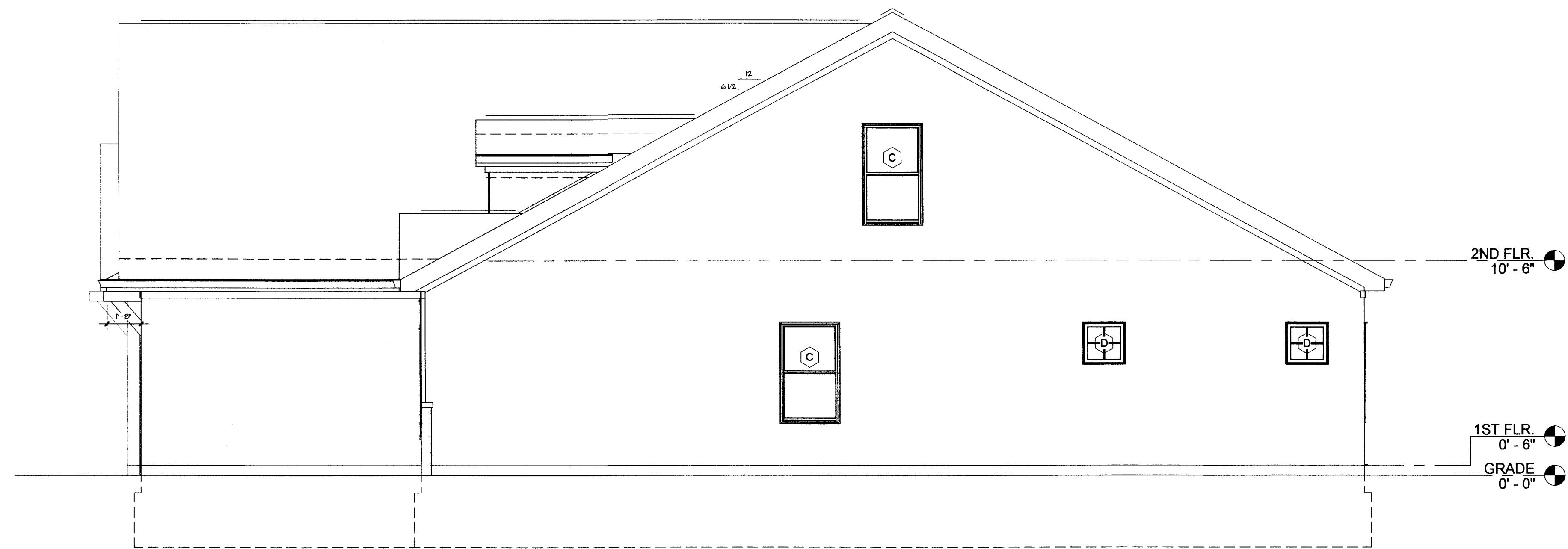




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**FRONT ELEVATION**  
 1/4" = 1'-0"



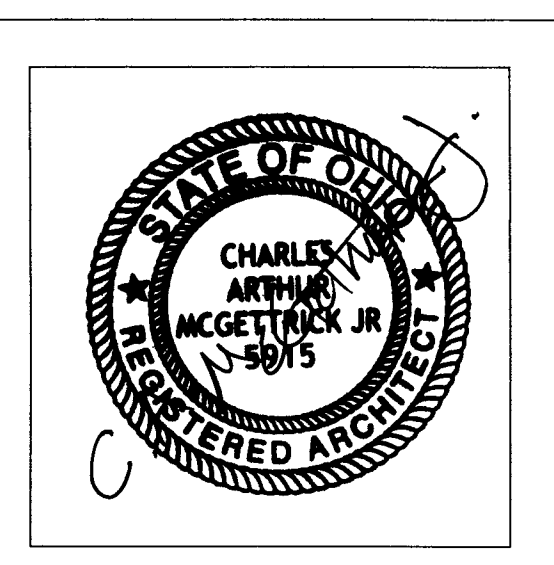
**SIDE ELEVATION I**  
 1/4" = 1'-0"

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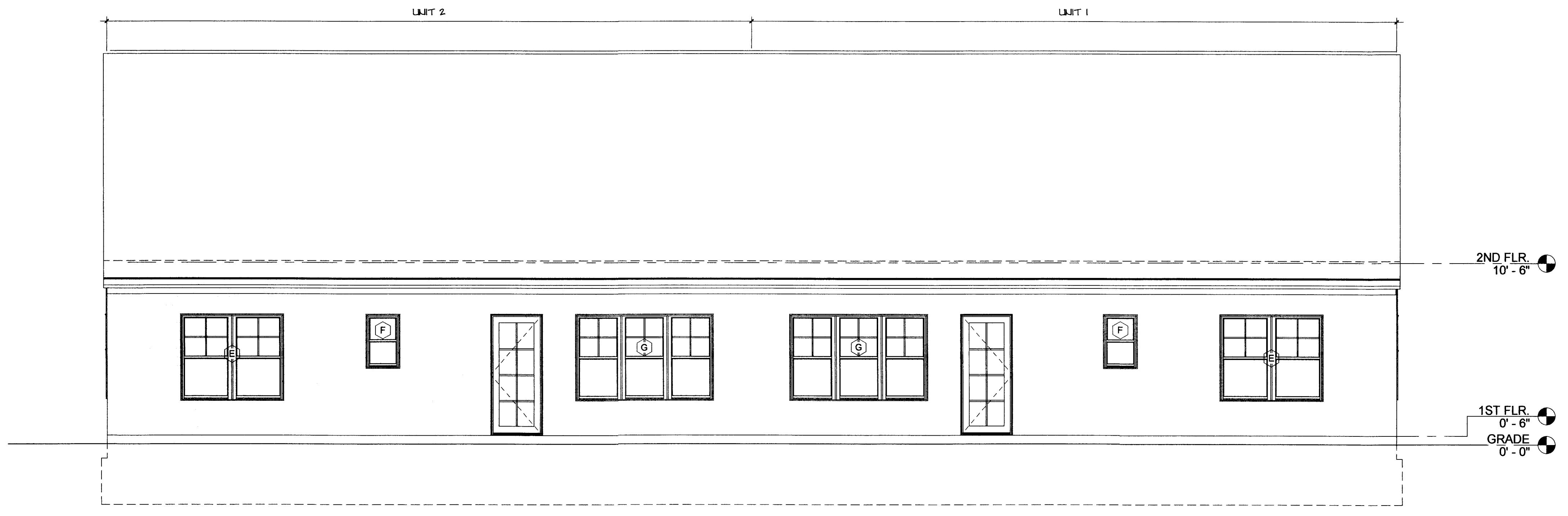
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COMMISSION NO.  
 22204  
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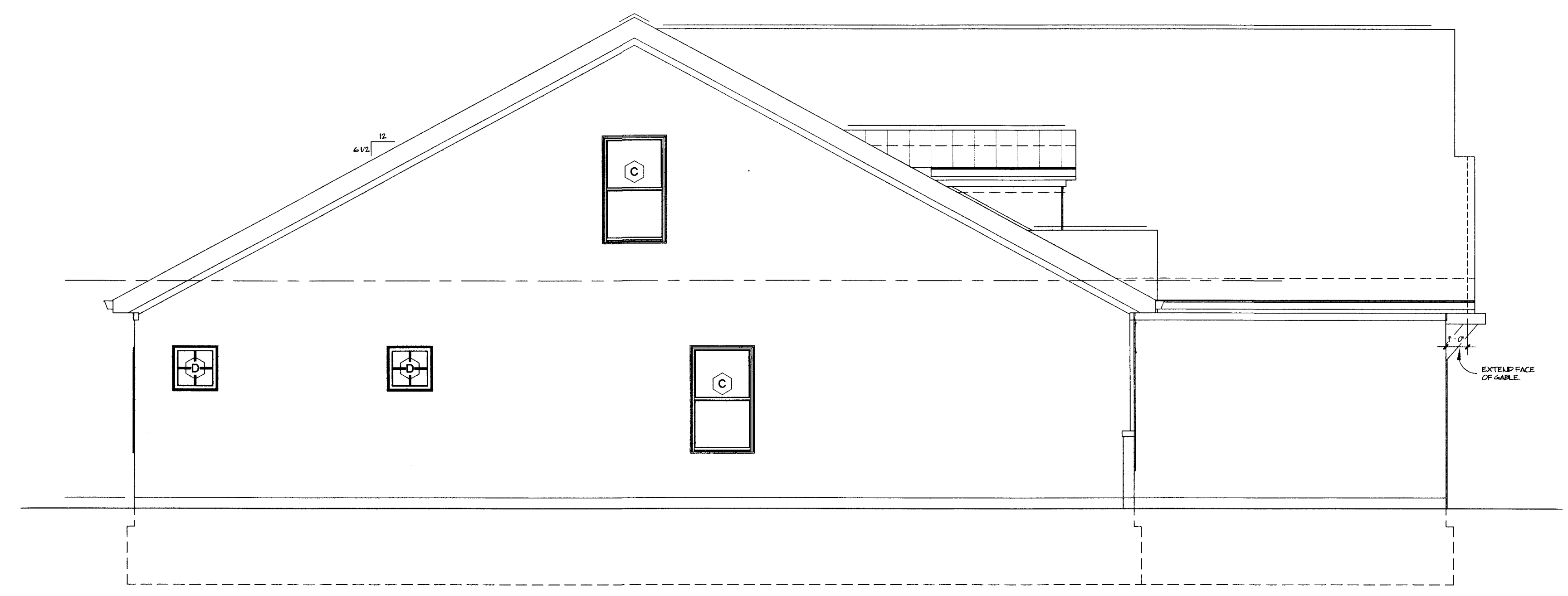
**A-4**



DATE: 8/24/22  
REVISION: 10/4/22



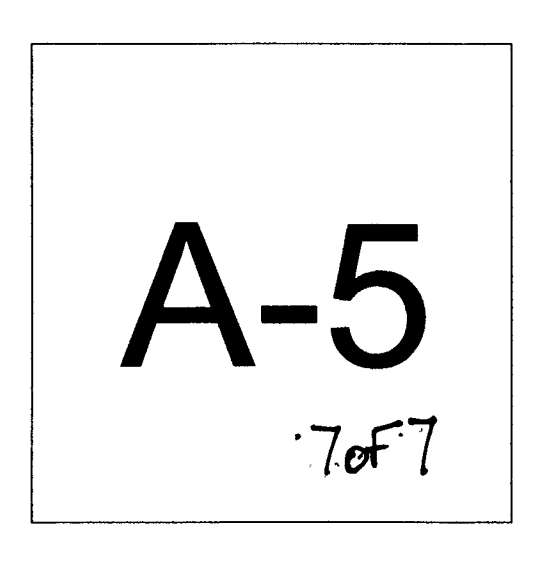
**BACK ELEVATION**  
1/4" = 1'-0"



**SIDE ELEVATION 2**  
1/4" = 1'-0"

**DUPLEX at VICKSBURG COURT**  
Vicksburg Subdivision, LaGrange, Ohio  
**ARCHITECTS, C.A. McGETTRICK, LLC**  
14551 Madison Ave. Lakewood, Ohio 44107 216-227-0700 FAX: 216-227-0712

COMMISSION NO:  
22204  
CHARLES McGETTRICK JR. #77995  
EXPIRATION DATE: 12/31/2022



Plat Sheet

Instrument # 2023-0923579 Film # \_\_\_\_\_

Name of Plat: Vicksburg Court West Condominiums Phase I

Owner: The Maverick Building Co. LLC

Description: Situated in the Village of LaGrange  
County of Lorain, State of Ohio: being a part of  
LaGrange Township Lot 35 and a part of Blocks E & F  
in the Union Station Subdivision No 1 as recorded  
in Plat Vol 54 page 26 and part of vacated portion of  
Vicksburg Ct. Ordinance # 97-935-containing 0.4495  
acres / Easements also

Creating units 1 and 2

Floor Plans: See Image

Related/Margin: Declaration No. 2023-0923580

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

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Receiving Stamp

Pg. 1-2-3-4-5-6-7

Amount: \$608.80

Initials: SC