

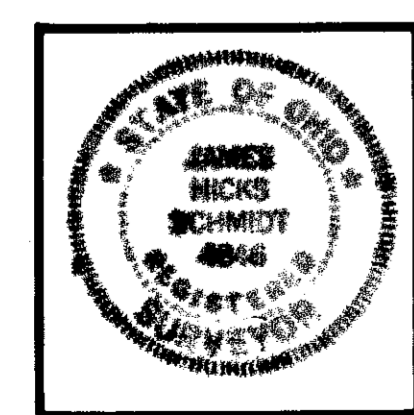
A PLAT OF COURT 4 IN CRYSTAL COVE CONDOMINIUMS

285 YORKTOWN PLACE

BROWNHELM TOWNSHIP ORIGINAL LOT 1 LORAIN COUNTY CITY OF VERMILION, OHIO

PREPARED BY:
KLEINOEDER-SCHMIDT & ASSOC.
CONSULTING ENGINEERS & SURVEYORS
424 MIDDLE AVENUE ELYRIA, OHIO 44035

STATEMENT OF CERTIFICATION

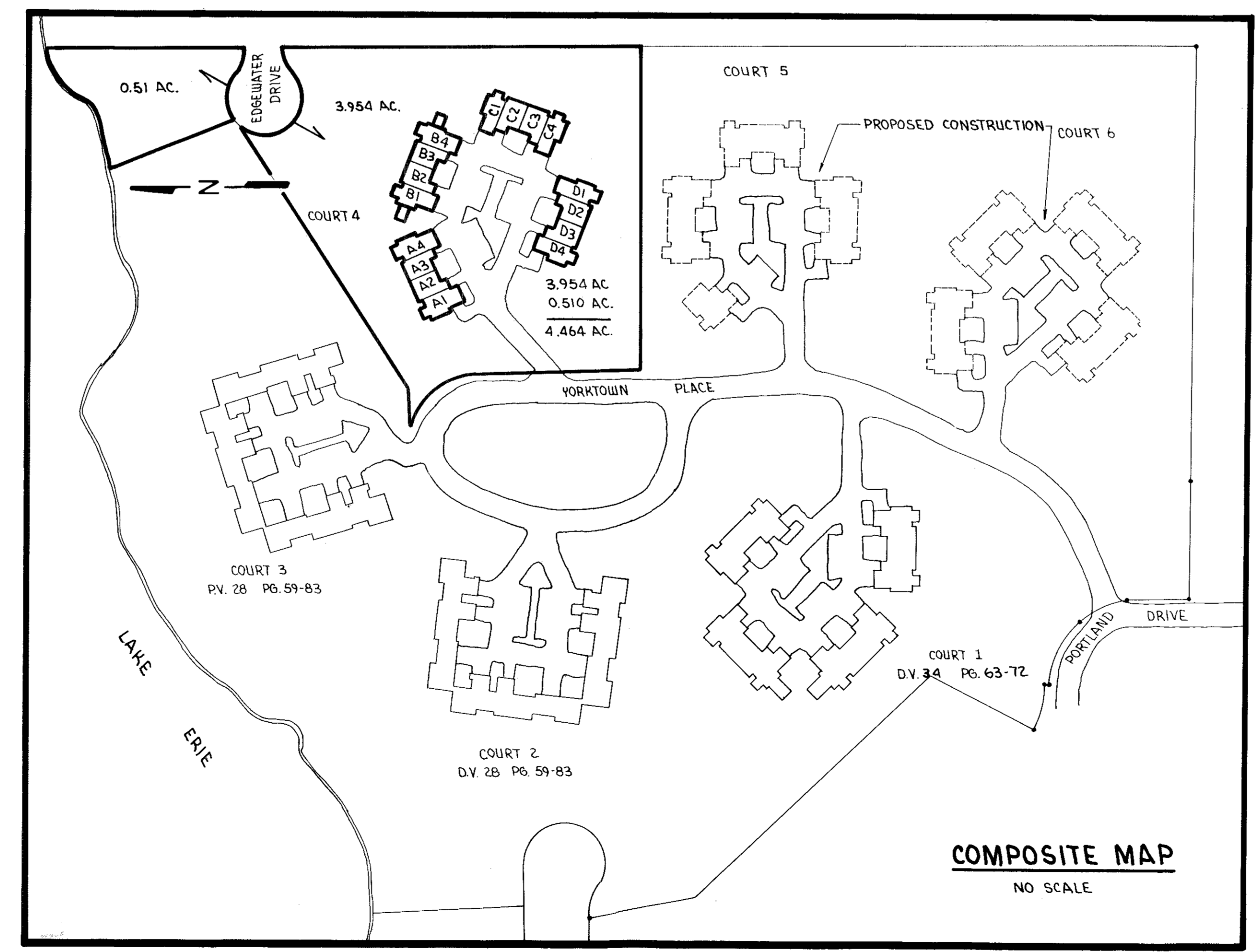


I HEREBY CERTIFY THAT THE ATTACHED DRAWING CORRECTLY INDICATES THE DIMENSIONS OF THE BUILDINGS AS CONSTRUCTED, AND THAT THERE ARE NO ENCROACHMENTS ON ANY ABUTTING PREMISES.

James H. Schmidt
JAMES H. SCHMIDT, REG. SURVEYOR

APPROVED: *James H. Schmidt*
JAMES H. SCHMIDT, REG. SURVEYOR
DATE: JUN 15 1979
BY: *James H. Schmidt*
DATE: JUN 15 1979
BY: *James H. Schmidt*
DATE: JUN 15 1979

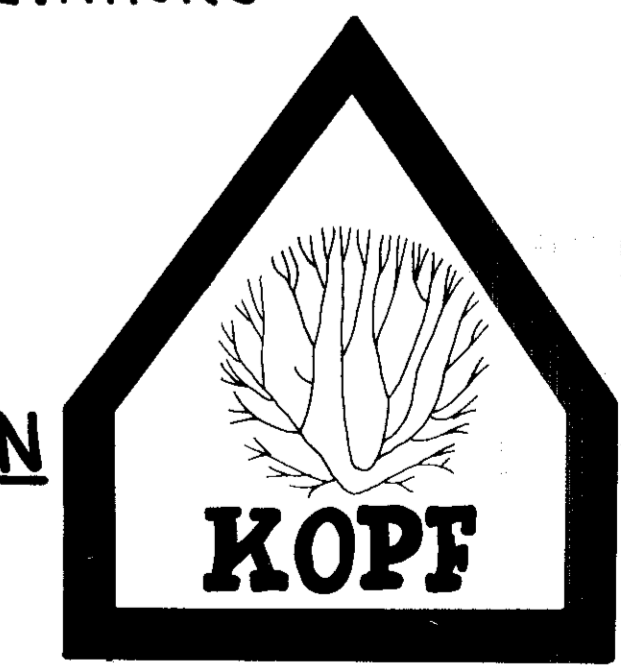
By - Lorain Co. Secy (Ken Hendley)



INDEX OF SHEETS

SHEET	DESCRIPTION
D-35	TITLE, COMPOSITE MAP
D-36	SURVEY & LOCATION MAP
D-37	FOUNDATION PLAN
D-38, D-39	FIRST FLOOR PLANS
D-40	SECOND FLOOR PLANS
D-41, D-42, D-39	ELEVATIONS

PREPARED FOR:
KOPF CONSTRUCTION
445 AVON-BELDEN ROAD
AVON LAKE, OHIO 44012



TRANSFERRED
IN COMPLIANCE WITH SEC. 210-202
OHIO REV. CODE
JUN 15 1979
JULIAN A. FLJOR
LORAIN COUNTY AUDITOR

31108

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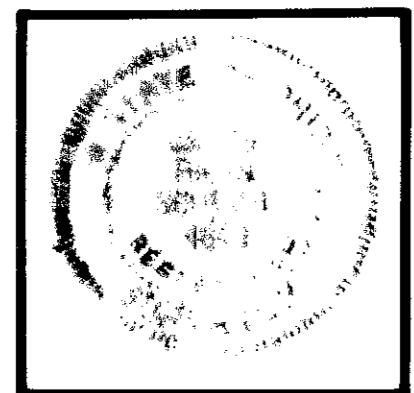
COURT 1		
UNIT	AREA SQ. FT.	% OWNERSHIP
330 A1	1821	2.047
330 A2	1681	1.890
330 A3	1681	1.890
330 A4	1821	2.047
330 B1	1821	2.047
330 B2	1681	1.890
330 B3	1681	1.890
330 B4	2161	2.431
330 C1	2161	2.431
330 C2	1681	1.890
330 C3	1681	1.890
330 C4	1821	2.047
330 D1	1821	2.047
330 D2	1681	1.890
330 D3	1681	1.890
330 D4	1821	2.047
TOTALS	28,696	32.264

COURT 2		
UNIT	AREA SQ. FT.	% OWNERSHIP
290 A1	992	1.116
290 A2	1530	1.720
290 A3	1723	1.937
290 A4	1013	1.139
290 B1	992	1.116
290 B2	1530	1.720
290 B3	1723	1.937
290 B4	1013	1.139
290 C1	992	1.116
290 C2	1530	1.720
290 C3	1723	1.937
290 C4	1013	1.139
TOTALS	15,774	17.736

COURT 3		
UNIT	AREA SQ. FT.	% OWNERSHIP
270 A1	992	1.116
270 A2	1530	1.720
270 A3	1723	1.937
270 A4	1013	1.139
270 B1	992	1.116
270 B2	1530	1.720
270 B3	1723	1.937
270 B4	1013	1.139
270 C1	992	1.116
270 C2	1530	1.720
270 C3	1723	1.937
270 C4	1013	1.139
TOTALS	15,774	17.736

COURT 4		
UNIT	AREA, SQ. FT.	% OWNERSHIP
285 A1	1821	2.047
285 A2	1681	1.890
285 A3	1681	1.890
285 A4	1821	2.047
285 B1	2161	2.431
285 B2	1681	1.890
285 B3	1681	1.890
285 B4	2161	2.431
285 C1	1821	2.047
285 C2	1681	1.890
285 C3	1681	1.890
285 C4	1821	2.047
285 D1	1821	2.047
285 D2	1681	1.890
285 D3	1681	1.890
285 D4	1821	2.047
TOTALS	28,696	32.264

STATEMENTS OF CERTIFICATION



I HEREBY CERTIFY THAT THE ATTACHED TABLES CORRECTLY REPRESENT THE AREAS AND PERCENTAGES OF OWNERSHIP FOR THE UNITS OF COURTS 1 THRU 4 OF CRYSTAL COVE CONDOMINIUMS. AREAS FOR UNITS IN COURTS 2 AND 3 ARE AS PER PLAT RECORDED IN PLAT VOL. 28, PAGES 59 THRU 83. AREAS FOR UNITS IN COURTS 1 & 4 ARE COMPUTED BASED ON DRAWINGS D-26 THRU D-42.

James H. Schmidt
 JAMES H. SCHMIDT, REG. SURVEYOR



I HEREBY CERTIFY THAT THE ATTACHED TABLES CORRECTLY REPRESENT THE AREAS AND PERCENTAGES OF OWNERSHIP FOR THE UNITS OF COURTS 1 THRU 4 OF CRYSTAL COVE CONDOMINIUMS. AREAS FOR UNITS IN COURTS 2 AND 3 ARE AS PER PLAT RECORDED IN PLAT VOL. 28, PAGES 59 THRU 83. AREAS FOR UNITS IN COURTS 1 & 4 ARE COMPUTED BASED ON DRAWINGS D-26 THRU D-42.

Robert E. Kleindeder
 ROBERT E. KLEINDEDER, REG. ENGINEER

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 CHRG REV. CODE
 JUN 5 1998
 JULIAN A. FLJOR
 LORAIN COUNTY AUDITOR

CRYSTAL COVE CONDOMINIUMS
 UNIT AREAS &
 PERCENTAGES OF OWNERSHIP

35/7
 DO

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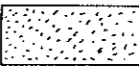
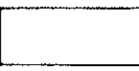
SCALE: 1" = 40'

EDGEWATER DRIVE 50'

ELBERTA		BEACH		SUBDIVISION							
41	42	43	44	45	46	47	48	49	50	51	
		P.V. 10		P.G'S. 13 & 14							

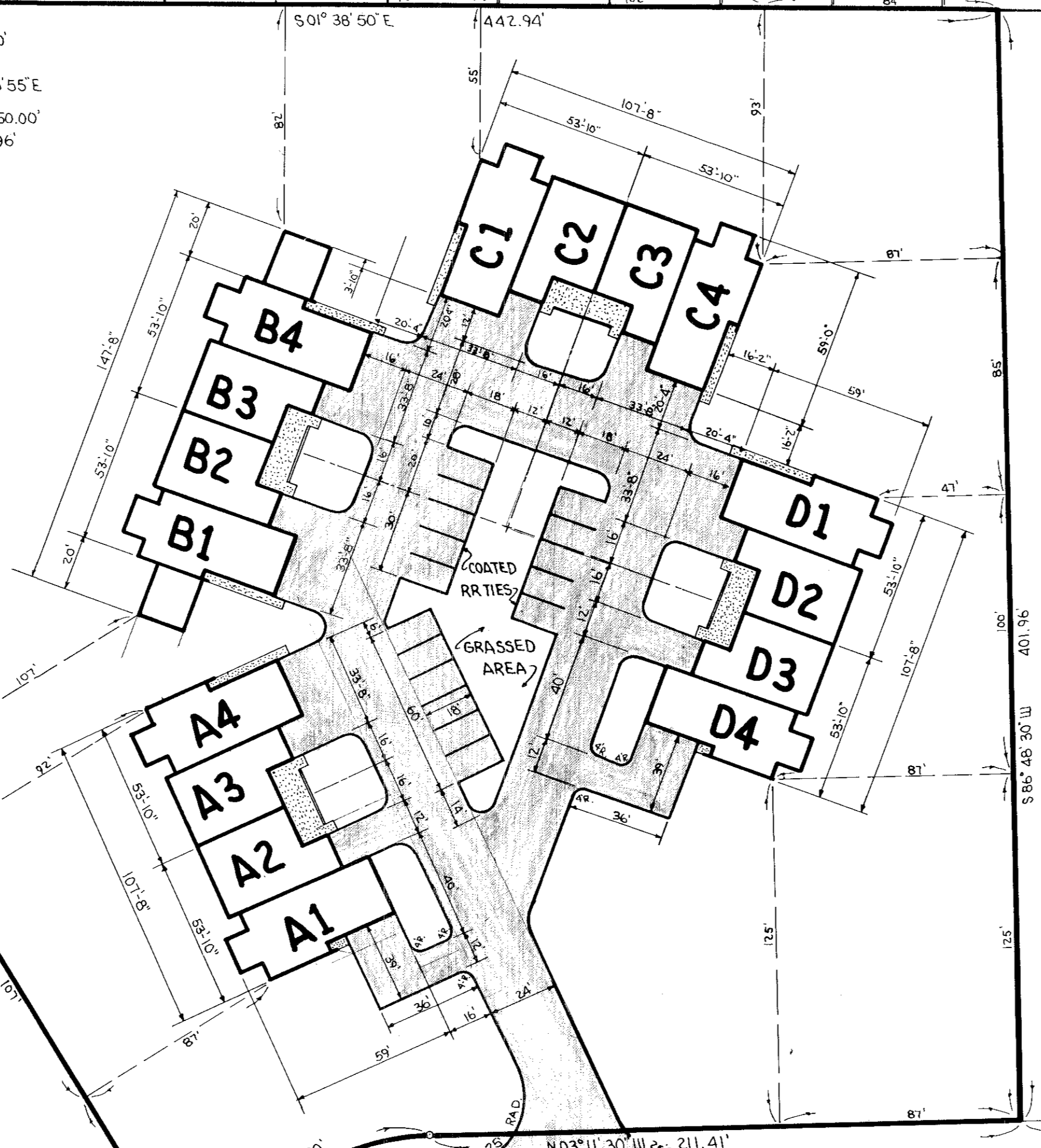
0.51 AC.

LEGEND

-  ASPHALT DRIVES AND PARKING AREAS
-  CONCRETE SIDEWALKS AND PADDO PADS
-  GRASSED AREAS

LAKE ERIE

CRYSTAL COVE CONDOMINIUMS COURTS 2 & 3
P.V. 28
P.G'S. 59-83



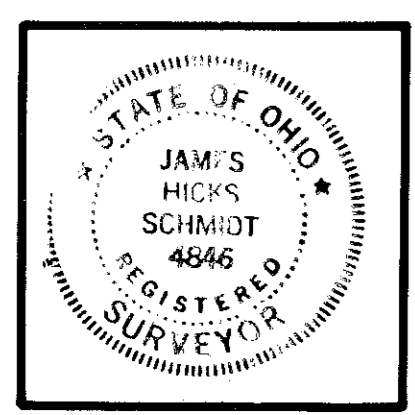
HOPF CONSTRUCTION
D.V. 1230 P.G. 338
8.84 ACRES

1.686 ACRE ACCESS YORKTOWN PLACE 50'

EASEMENT D.V. 28 P.G'S. 59-83

CRYSTAL COVE CONDOMINIUMS
COURT 1
P.V. 34 P.G'S. 63 TO 72

STATEMENT OF CERTIFICATION

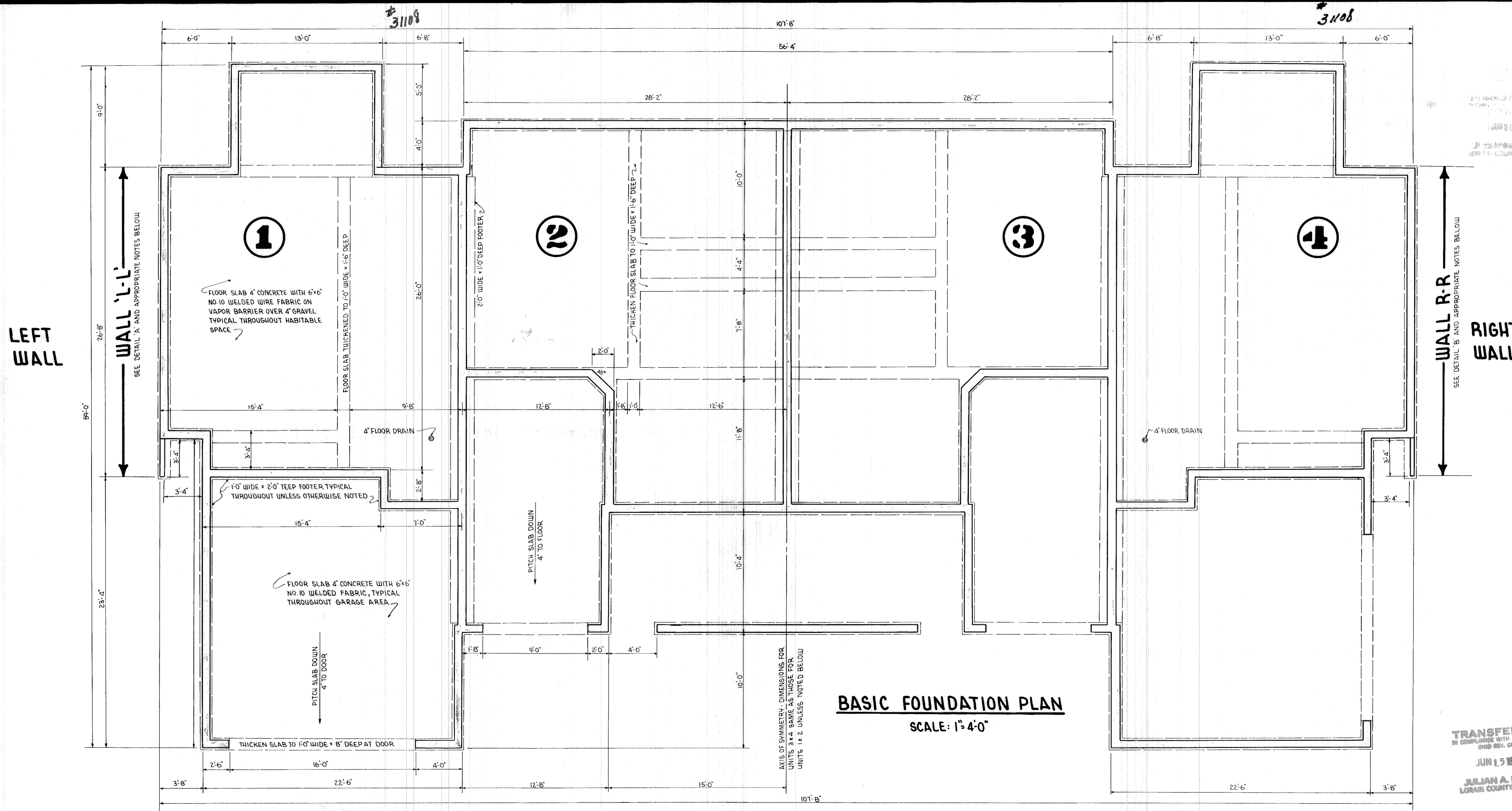


I HEREBY CERTIFY THAT THE ATTACHED DRAWING CORRECTLY REPRESENTS THE DIMENSIONS OF THE BUILDINGS AS CONSTRUCTED, AND THAT THERE ARE NO ENCROACHMENTS ON ANY ADJUTING PREMISES.

James H. Schmidt
JAMES H. SCHMIDT, REG. SURVEYOR

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUN 15 1998
JULIAN A. PUOR
LORAIN COUNTY AUDITOR

CRYSTAL COVE CONDOMINIUMS
SURVEY & LOCATION MAP
COURT 4



BASIC FOUNDATION PLAN
SCALE: 1" = 4'-0"

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
IHB REV. CODE
JUN 15 1978
JULIAN A. FJOR
LORAIN COUNTY AUDITOR

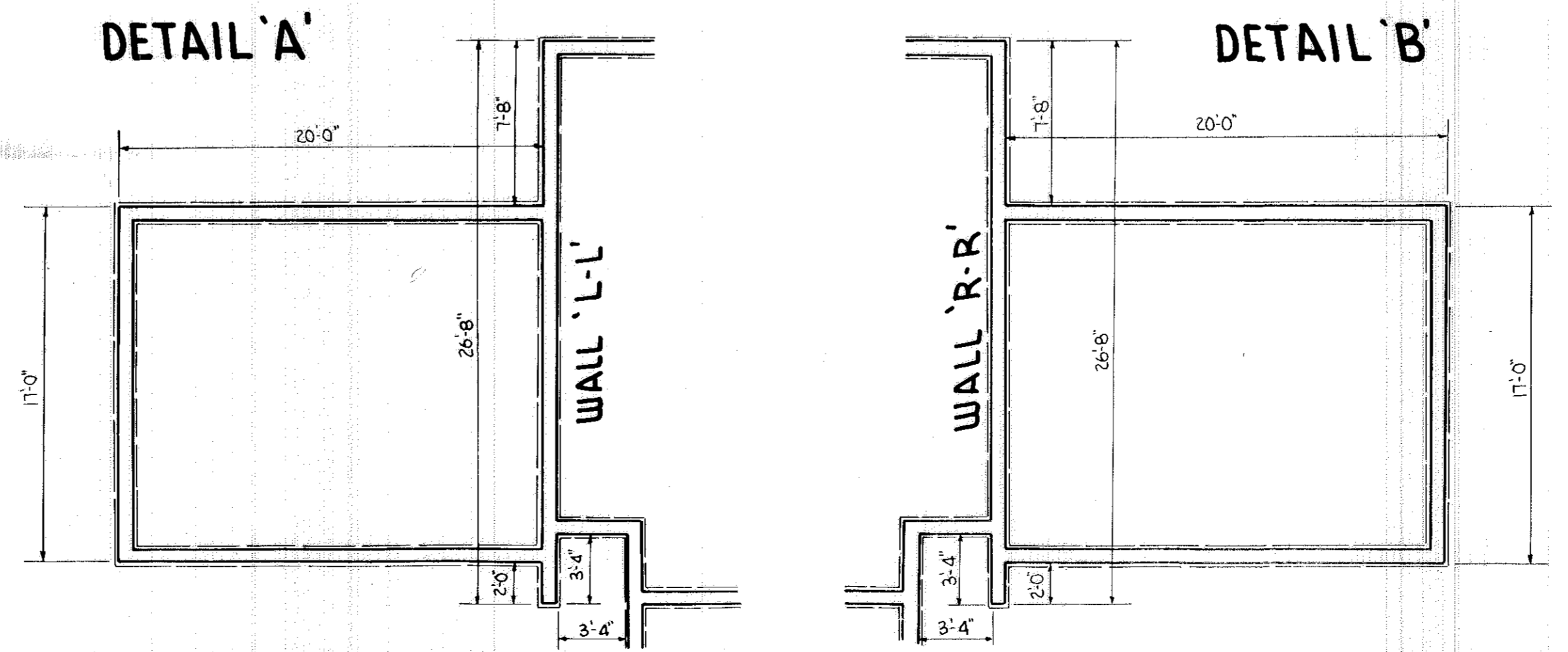
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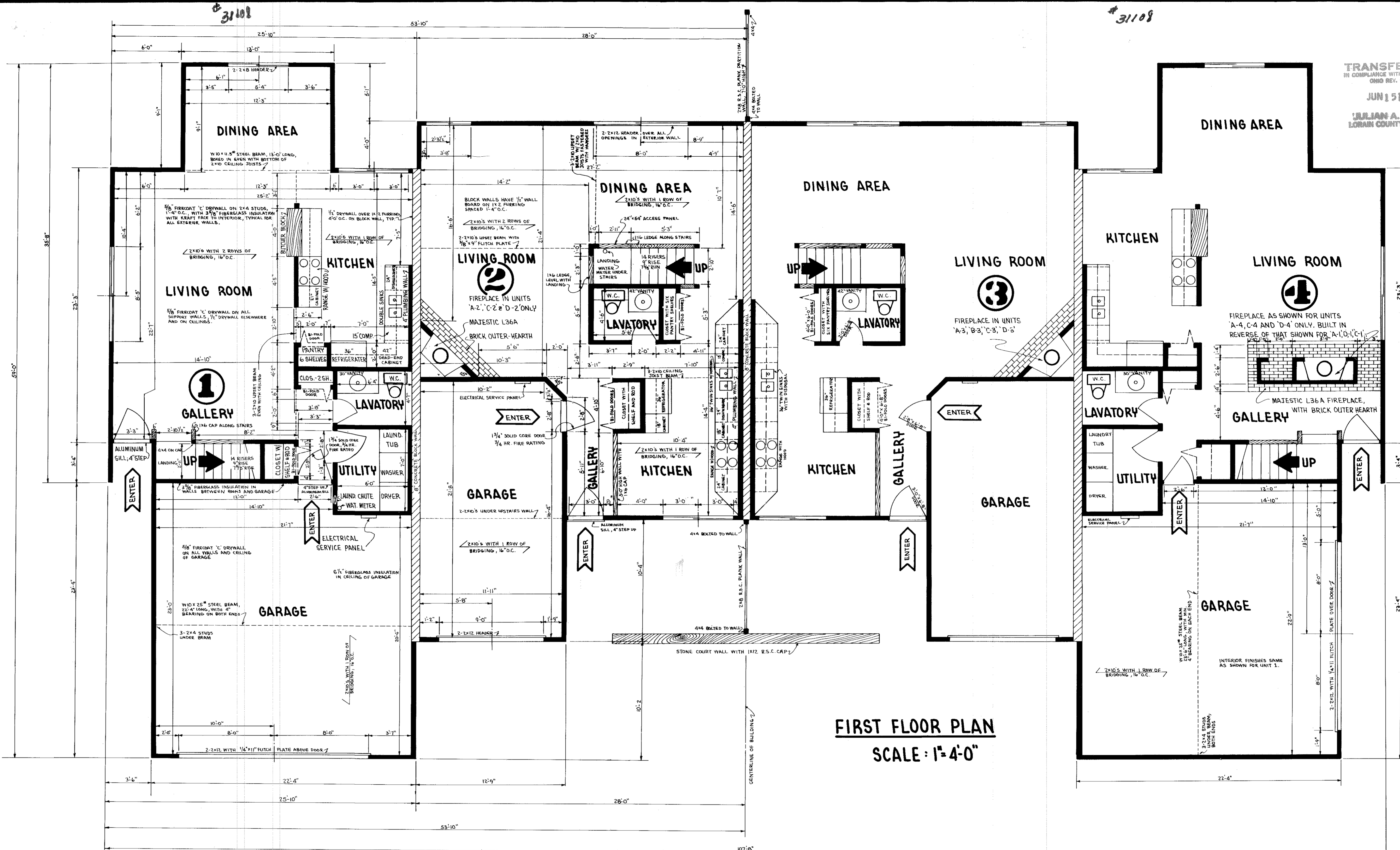
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Robert E. Kleinoeder
ROBERT E. KLEINOEDER, REG. ENGINEER



GENERAL NOTES

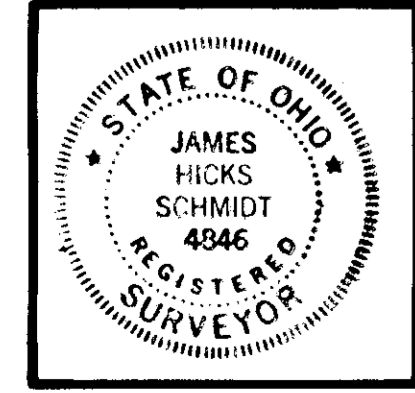
- BASIC FOUNDATION PLAN AS SHOWN IS THAT USED FOR BUILDING 'D'.
- BUILDING 'C' FOLLOWS BASIC FOUNDATION PLAN AS SHOWN WITH THE FOLLOWING EXCEPTIONS:
1. UNIT 4 GARAGE FACES FRONT, NOT RIGHT SIDE. DIMENSIONS ARE AS SHOWN FOR LEFT GARAGE.
- BUILDING 'B' FOLLOWS BASIC FOUNDATION PLAN AS SHOWN WITH THE FOLLOWING EXCEPTIONS:
1. UNIT 4 GARAGE FACES FRONT, NOT RIGHT SIDE. DIMENSIONS ARE AS SHOWN FOR LEFT GARAGE.
2. FAMILY ROOM PER DETAIL 'B' HAS BEEN ADDED TO UNIT 4, AND TO UNIT 1 AS PER DETAIL 'A'.
- BUILDING 'A' FOLLOWS BASIC FOUNDATION PLAN AS SHOWN WITH THE FOLLOWING EXCEPTIONS:
1. UNIT 4 GARAGE FACES FRONT, NOT RIGHT SIDE. DIMENSIONS ARE AS SHOWN FOR LEFT GARAGE.
2. UNIT 1 GARAGE FACES LEFT SIDE, NOT FRONT. DIMENSIONS ARE AS SHOWN FOR RIGHT GARAGE.



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IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUN 15 1999
JULIAN A. PIJOR
LOHMAN COUNTY AUDITOR

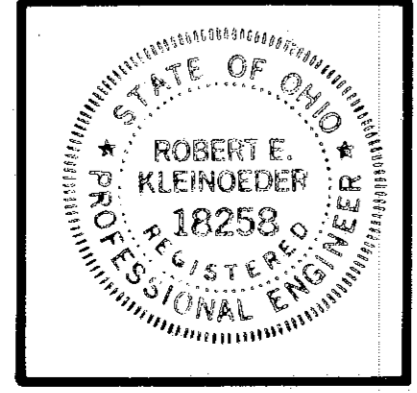
FIRST FLOOR PLAN
SCALE: 1"=4'-0"

STATEMENTS OF CERTIFICATION



I HEREBY CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE DIMENSIONS OF THE BUILDINGS AS CONSTRUCTED, AND THAT THERE ARE NO ENCROACHMENTS ON ANY ADJACENT PREMISES.

JAMES H. SCHMIDT, REG. SURVEYOR



I HEREBY CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE DIMENSIONS OF THE BUILDINGS AS CONSTRUCTED.

ROBERT E. KLEINOEDER, REG. ENGINEER

VARIATIONS IN FIRST FLOOR PLAN

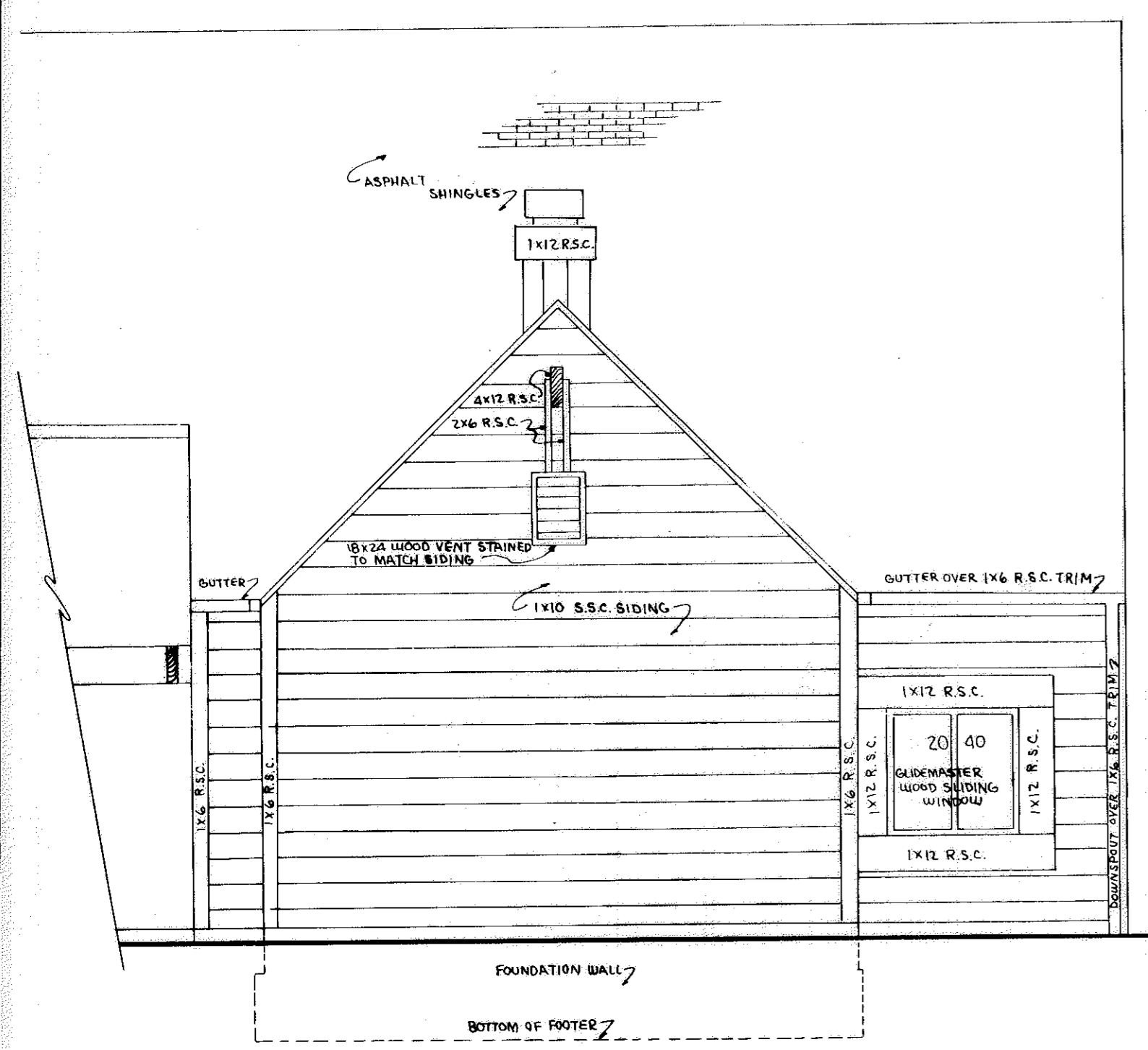
- BUILDING 'A':**
 - UNIT 1: GARAGE FACES SIDE, DIMENSIONS AS SHOWN FOR UNIT 4 ABOVE. FIREPLACE INSTALLED IN REVERSE OF THAT SHOWN FOR UNIT 4 ABOVE.
 - UNIT 2: AS SHOWN ABOVE, INCLUDING FIREPLACE.
 - UNIT 3: AS SHOWN ABOVE, INCLUDING FIREPLACE.
 - UNIT 4: GARAGE FACES FRONT, DIMENSIONS AS SHOWN FOR UNIT 1 ABOVE, OTHERWISE SAME AS ABOVE, INCLUDING FIREPLACE.
- BUILDING 'B':**
 - UNIT 1: AS SHOWN ABOVE, ADD FAMILY ROOM.
 - UNIT 2: AS SHOWN ABOVE, DELETE FIREPLACE.
- BUILDING 'C':**
 - UNIT 1: AS SHOWN ABOVE, INCLUDING FIREPLACE IN REVERSE OF THAT SHOWN FOR UNIT 4.
 - UNIT 2: AS SHOWN ABOVE, INCLUDING FIREPLACE.
 - UNIT 3: AS SHOWN ABOVE, INCLUDING FIREPLACE.
 - UNIT 4: GARAGE FACES FRONT, DIMENSIONS AS SHOWN FOR UNIT 1 ABOVE, OTHERWISE AS SHOWN ABOVE, INCLUDING FIREPLACE.
- BUILDING 'D':**
 - UNIT 1: AS SHOWN ABOVE, FIREPLACE INSTALLED IN REVERSE OF THAT SHOWN FOR UNIT 4 ABOVE.
 - UNIT 2: AS SHOWN ABOVE, INCLUDING FIREPLACE.
 - UNIT 3: AS SHOWN ABOVE, INCLUDING FIREPLACE.
 - UNIT 4: AS SHOWN ABOVE, DELETE FIREPLACE, ADD FAMILY ROOM AS SHOWN ON SHEET D.

FINISHED FLOOR ELEVATIONS

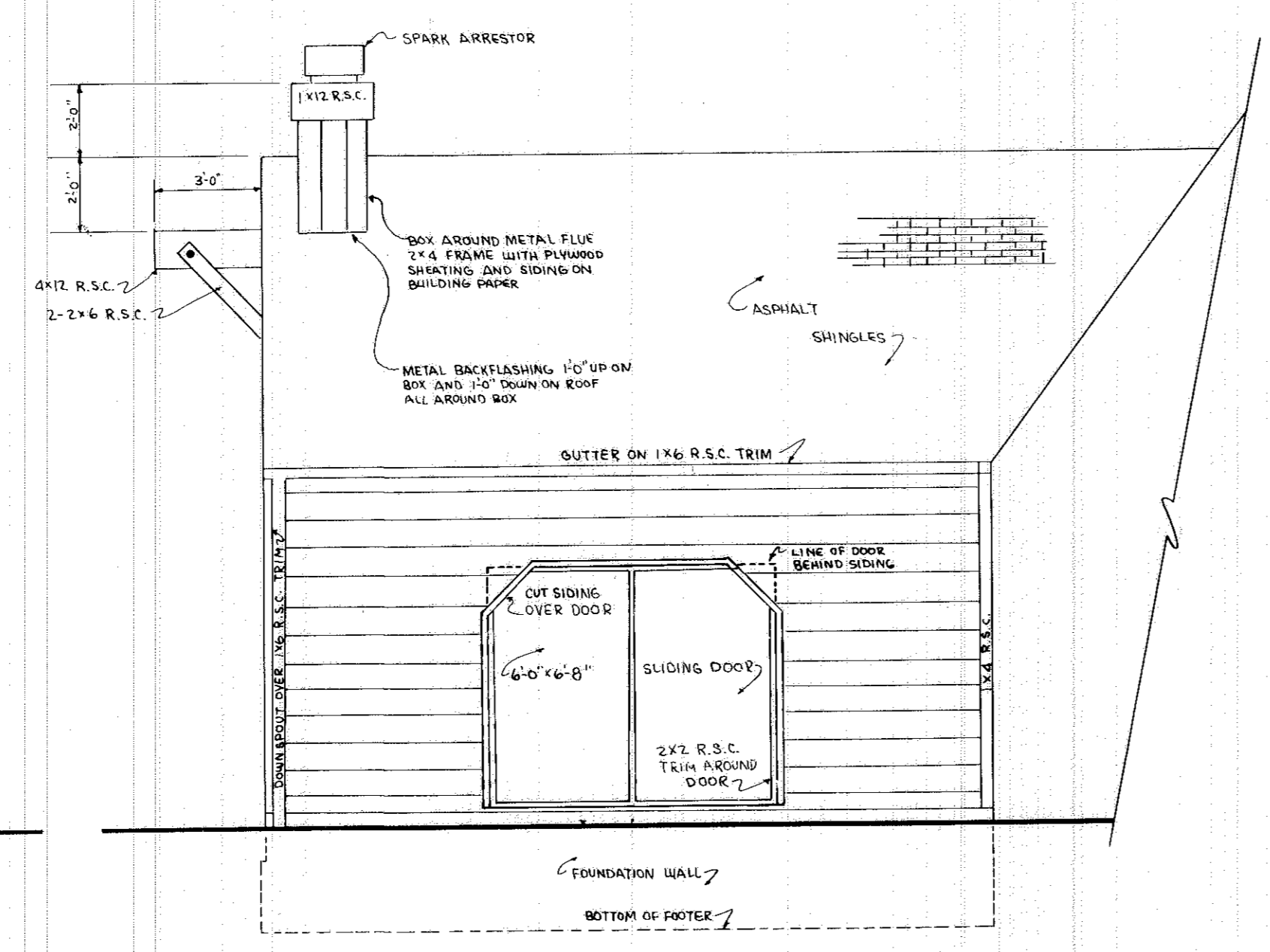
	FINISHED FLOOR ELEVATION FOR ENTIRE BUILDING EXCEPT GARAGE	FINISHED SLAB ELEVATION FOR GARAGES
BUILDING 'A'	598.57	598.07
BUILDING 'B'	598.60	598.10
BUILDING 'C'	598.65	598.15
BUILDING 'D'	598.65	598.15

CRYSTAL COVE CONDOMINIUMS
FIRST FLOOR PLAN
COURT 4

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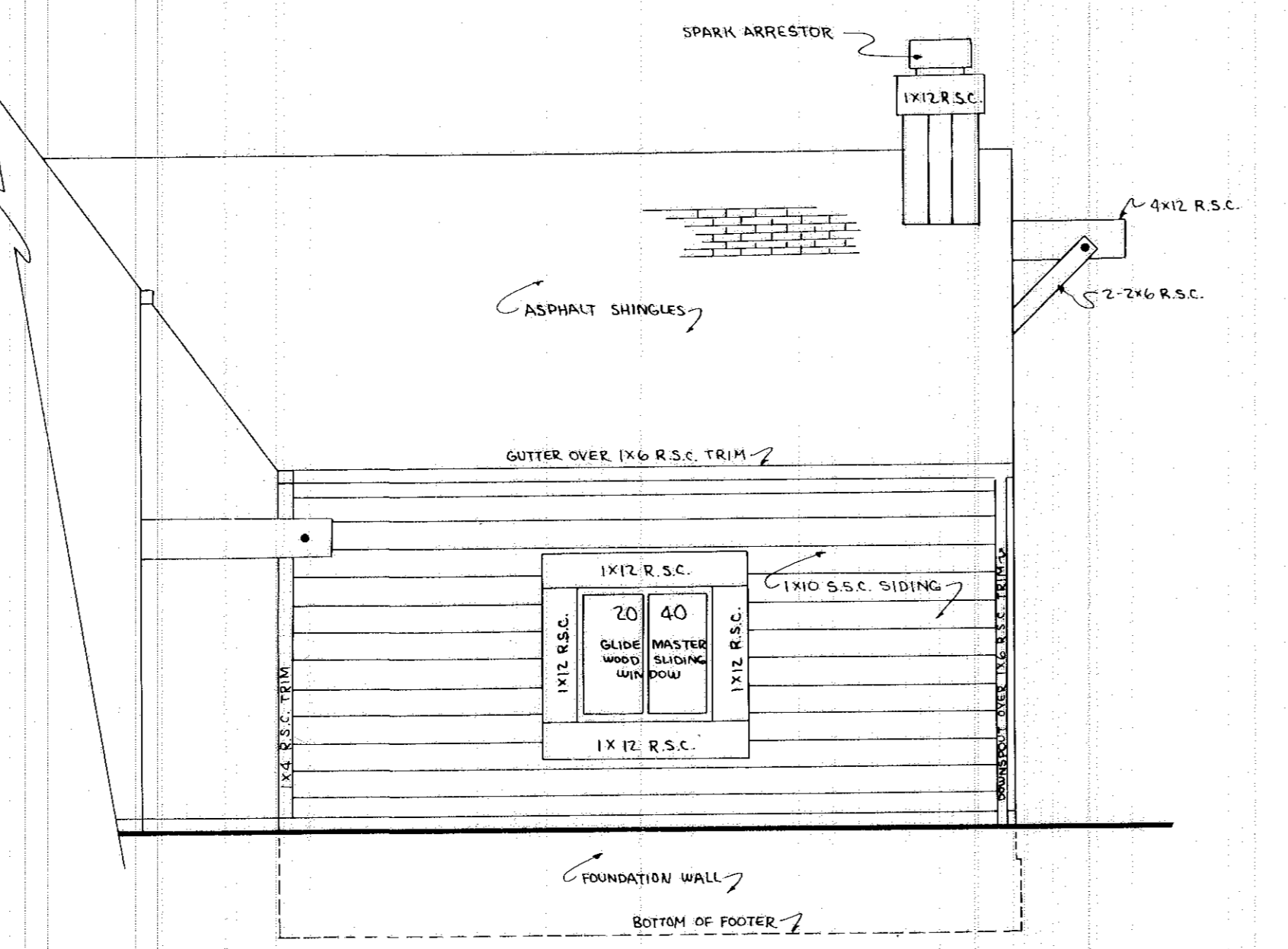


RIGHT SIDE ELEVATION



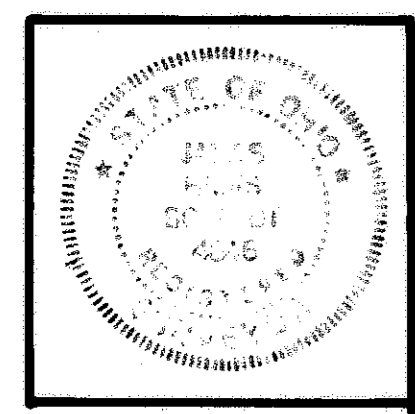
REAR ELEVATION

FAMILY ROOM ELEVATIONS
SCALE: 1" = 4'-0"



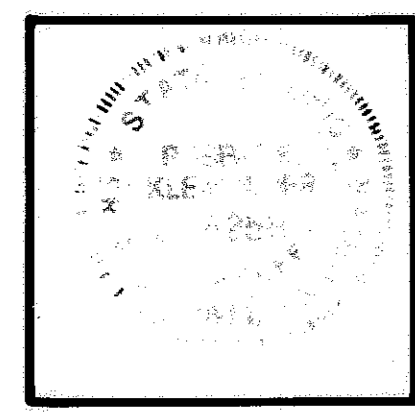
FRONT ELEVATION

STATEMENTS OF CERTIFICATION



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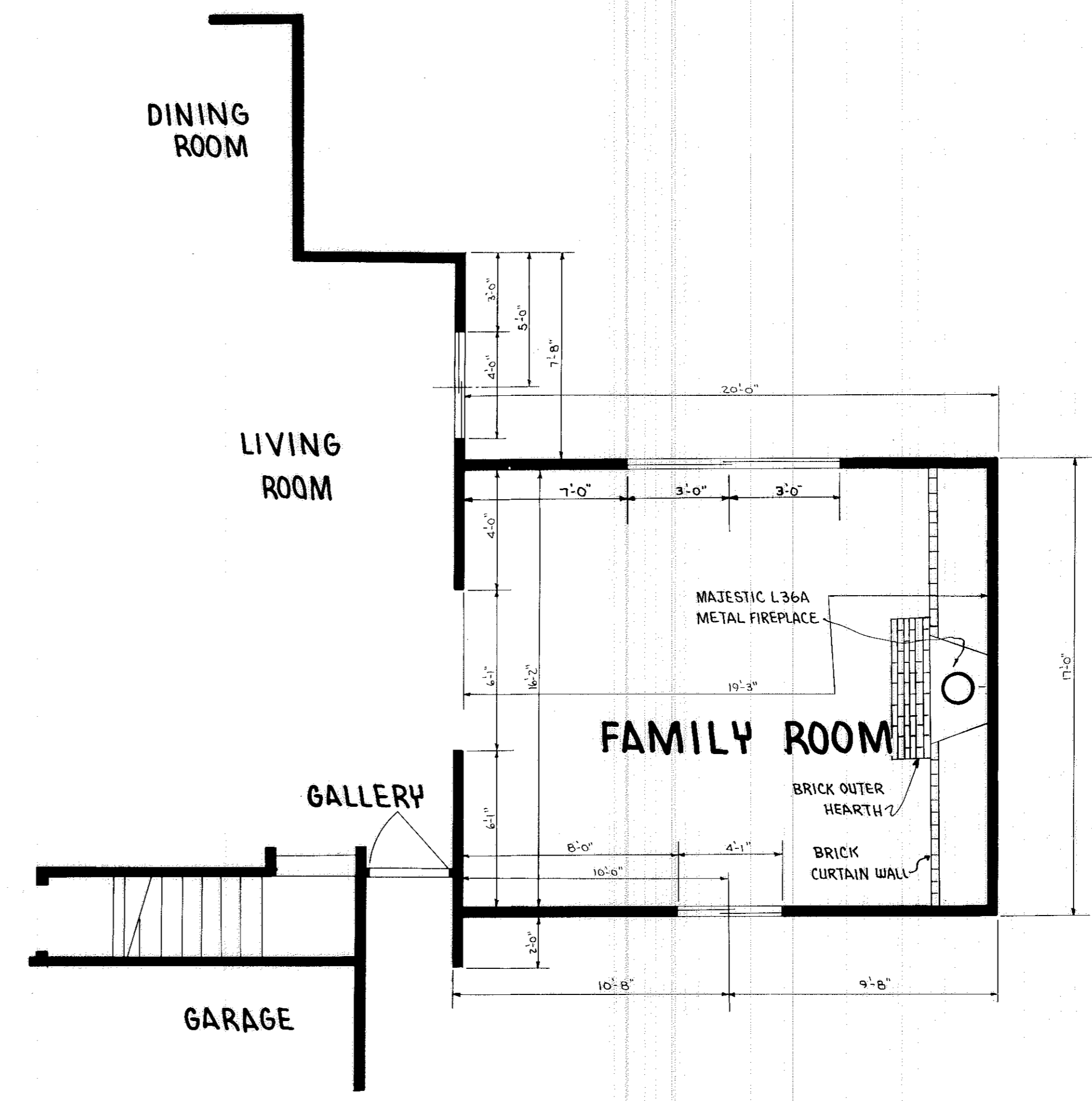
James H. Schmidt
JAMES H. SCHMIDT, REG. SURVEYOR



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Robert E. Kleinoeder
ROBERT E. KLEINOEDER, REG. ENGINEER

31108



FLOOR PLAN
SCALE: 1" = 4'-0"

GENERAL NOTES

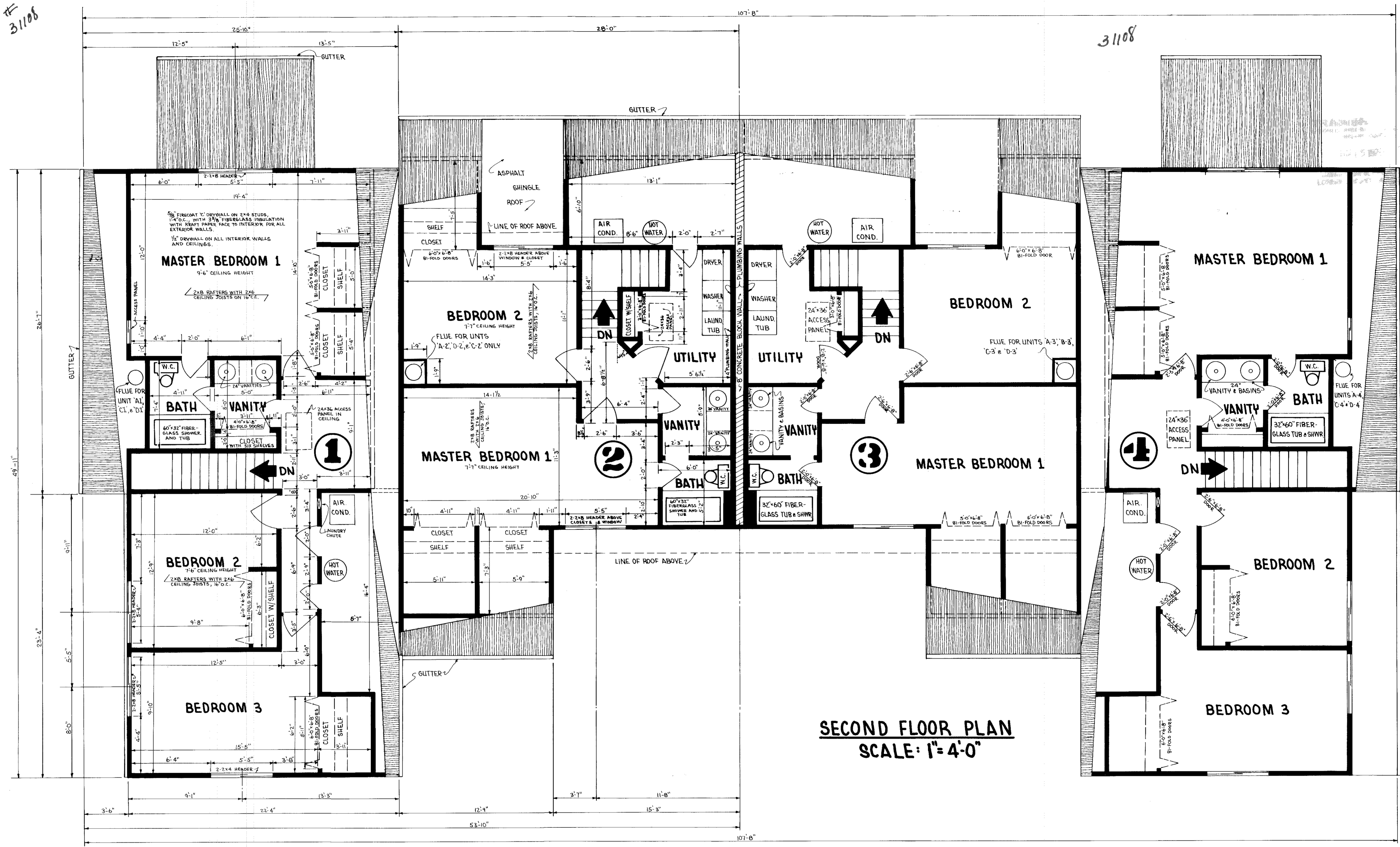
- 1) FAMILY ROOM FOR UNIT 'B-4' IS AS SHOWN THIS SHEET.
- 2) FAMILY ROOM FOR UNIT 'B-1' IS OPPOSITE OF THAT SHOWN THIS SHEET.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUN 5 2008
JULIAN A. FLJOR
LORAIN COUNTY AUDITOR

CRYSTAL COVE CONDOMINIUMS
FAMILY ROOM PLANS & ELEVATIONS
COURT 4

31108

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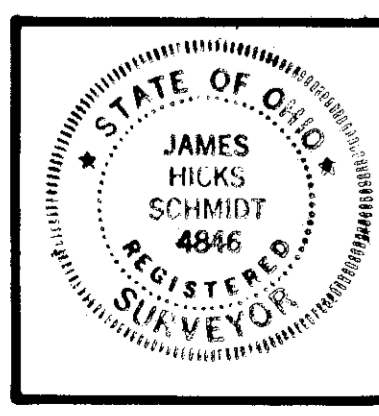


SECOND FLOOR PLAN
SCALE: 1" = 4'-0"

SQUARE FOOTAGE TOTALS

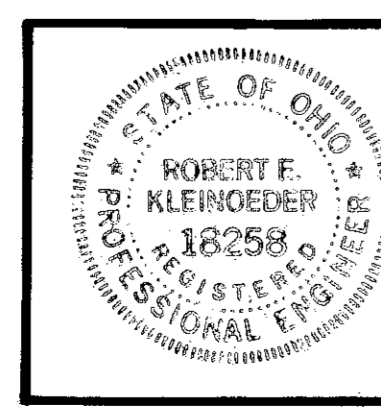
285 A1	1821 SF	285 C1	1821 SF
A2	1681 SF	C2	1681 SF
A3	1681 SF	C3	1681 SF
A4	1821 SF	C4	1821 SF
B1	2161 SF	D1	1821 SF
B2	1681 SF	D2	1681 SF
B3	1681 SF	D3	1681 SF
B4	2161 SF	D4	1821 SF

STATEMENTS OF CERTIFICATION



I HEREBY CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE DIMENSIONS OF THE BUILDINGS AS CONSTRUCTED, AND THAT THERE ARE NO ENCROACHMENTS ON ANY ADJACENT PREMISES.

James H. Schmidt
JAMES H. SCHMIDT, REG. SURVEYOR



I HEREBY CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED.

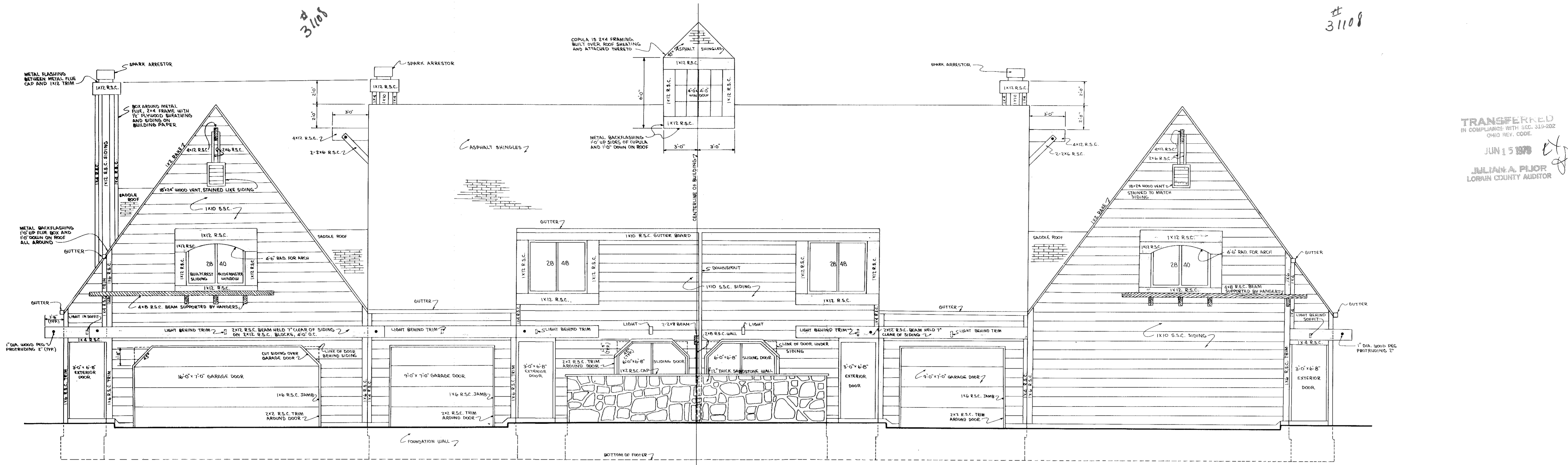
Robert E. Kleinoeder
ROBERT E. KLEINOEDER, REG. ENGINEER

TRANSFERRED
IN COMPLIANCE WITH SEC. 311-202
OHIO REV. CODE
JUN 15 1999
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

CRYSTAL COVE CONDOMINIUMS
SECOND FLOOR PLAN
COURT 4

31108

31108



TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE.
JUN 15 1978
JULIAN A. PIJOR
LOHMAN COUNTY AUDITOR

NOTE FOR VARIATIONS:

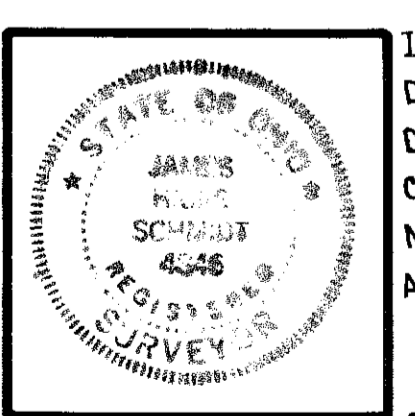
FRONT ELEVATION SHOWN IS TRUE FOR BUILDING 'D' ONLY. VARIATIONS HAVE BEEN MADE TO THE OTHER BUILDINGS AS INDICATED BELOW. UNITS WITH GARAGES FACING FRONT HAVE A FRONT ELEVATION AS SHOWN FOR LEFT UNIT ABOVE. UNITS WITH GARAGES FACING SIDE HAVE A FRONT ELEVATION AS SHOWN FOR RIGHT UNIT ABOVE.

- BUILDING 'A': LEFT GARAGE FACES SIDE, RIGHT GARAGE FACES FRONT.
- BUILDING 'B': LEFT AND RIGHT GARAGES BOTH FACE FRONT. FAMILY ROOM HAS BEEN ADDED TO RIGHT UNIT AND LEFT UNIT.
- BUILDING 'C': LEFT AND RIGHT GARAGES BOTH FACE FRONT.
- BUILDING 'D': FRONT ELEVATION AS SHOWN ABOVE.

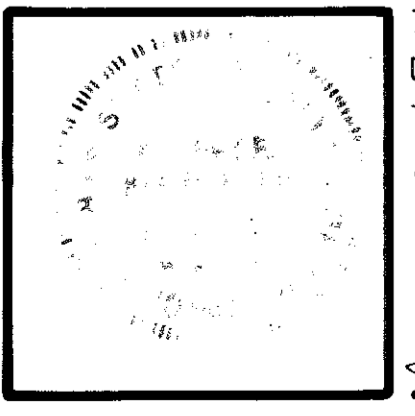
CHIMNEY ELEVATIONS SHOW TYPICAL CONSTRUCTION. FLOOR PLANS INDICATE UNITS WHICH HAVE FIREPLACES.
REAR ELEVATION SHOWN IS TRUE FOR ALL BUILDINGS, WITH FAMILY ROOMS ADDED TO LEFT AND RIGHT SIDES OF BUILDING 'B'.

FRONT ELEVATION
SCALE: 1" = 4'-0"

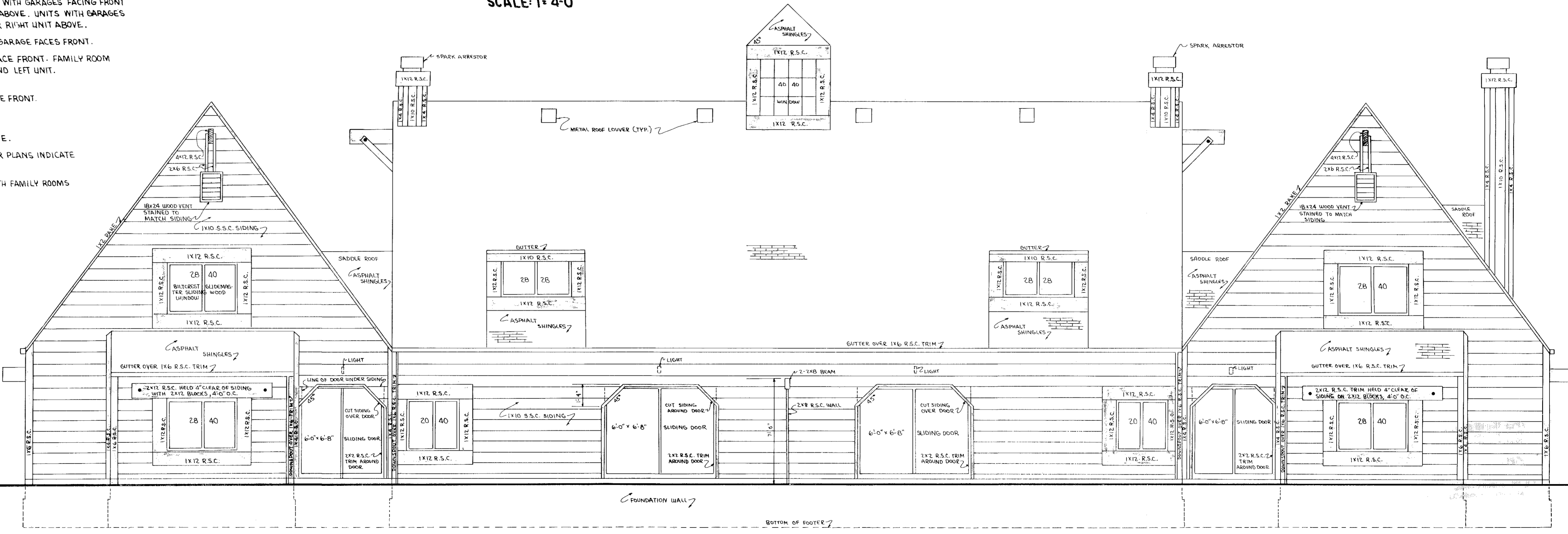
STATEMENTS OF CERTIFICATION



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James H. Schmidt
JAMES H. SCHMIDT, REG. SURVEYOR

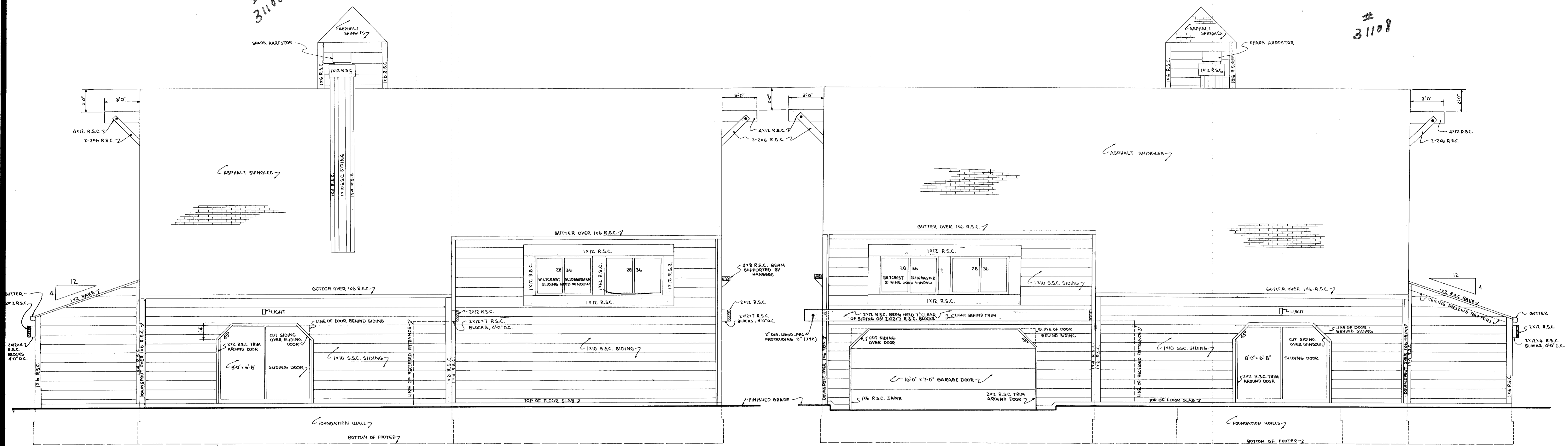


I HEREBY CERTIFY THAT THE ATTACHED DRAWING CORRECTLY REPRESENTS THE DIMENSIONS OF THE BUILDINGS AS CONSTRUCTED.
Robert E. Kleinoeder
ROBERT E. KLEINOEDER, REG. ENGINEER



31108

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LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

SCALE: 1" = 4'-0"

VARIATIONS TO LEFT SIDE

- BUILDING 'A': LEFT ELEVATION IS REVERSE OF THAT SHOWN FOR RIGHT SIDE ABOVE. ADD CHIMNEY AS SHOWN IN LEFT ELEVATION.
- BUILDING 'B': LEFT ELEVATION AS SHOWN ABOVE, DELETE CHIMNEY, ADD FAMILY ROOM IN REVERSE OF THAT SHOWN ON SHEET D-39.
- BUILDING 'C': LEFT ELEVATION AS SHOWN ABOVE.
- BUILDING 'D': LEFT ELEVATION AS SHOWN ABOVE.

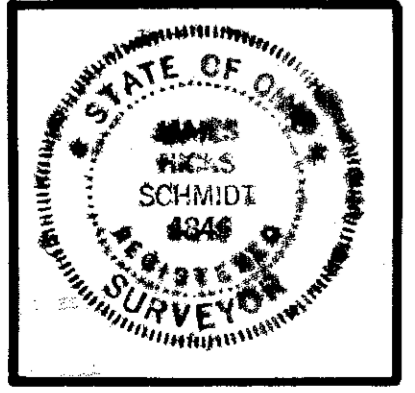
VARIATIONS TO RIGHT SIDE

- BUILDING 'A': RIGHT SIDE ELEVATION IS REVERSE OF THAT SHOWN FOR LEFT SIDE ABOVE, INCLUDING CHIMNEY.
- BUILDING 'B': RIGHT SIDE IS REVERSE OF THAT SHOWN FOR LEFT SIDE ABOVE, DELETE CHIMNEY, ADD FAMILY ROOM AS PER SHEET D-39.
- BUILDING 'C': RIGHT SIDE ELEVATION IS REVERSE OF THAT SHOWN FOR LEFT SIDE ABOVE, INCLUDING CHIMNEY.
- BUILDING 'D': RIGHT SIDE ELEVATION AS SHOWN ABOVE, ADD CHIMNEY.

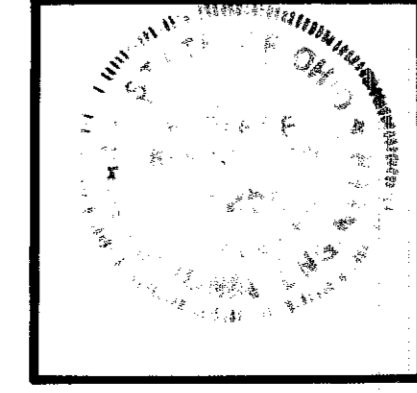
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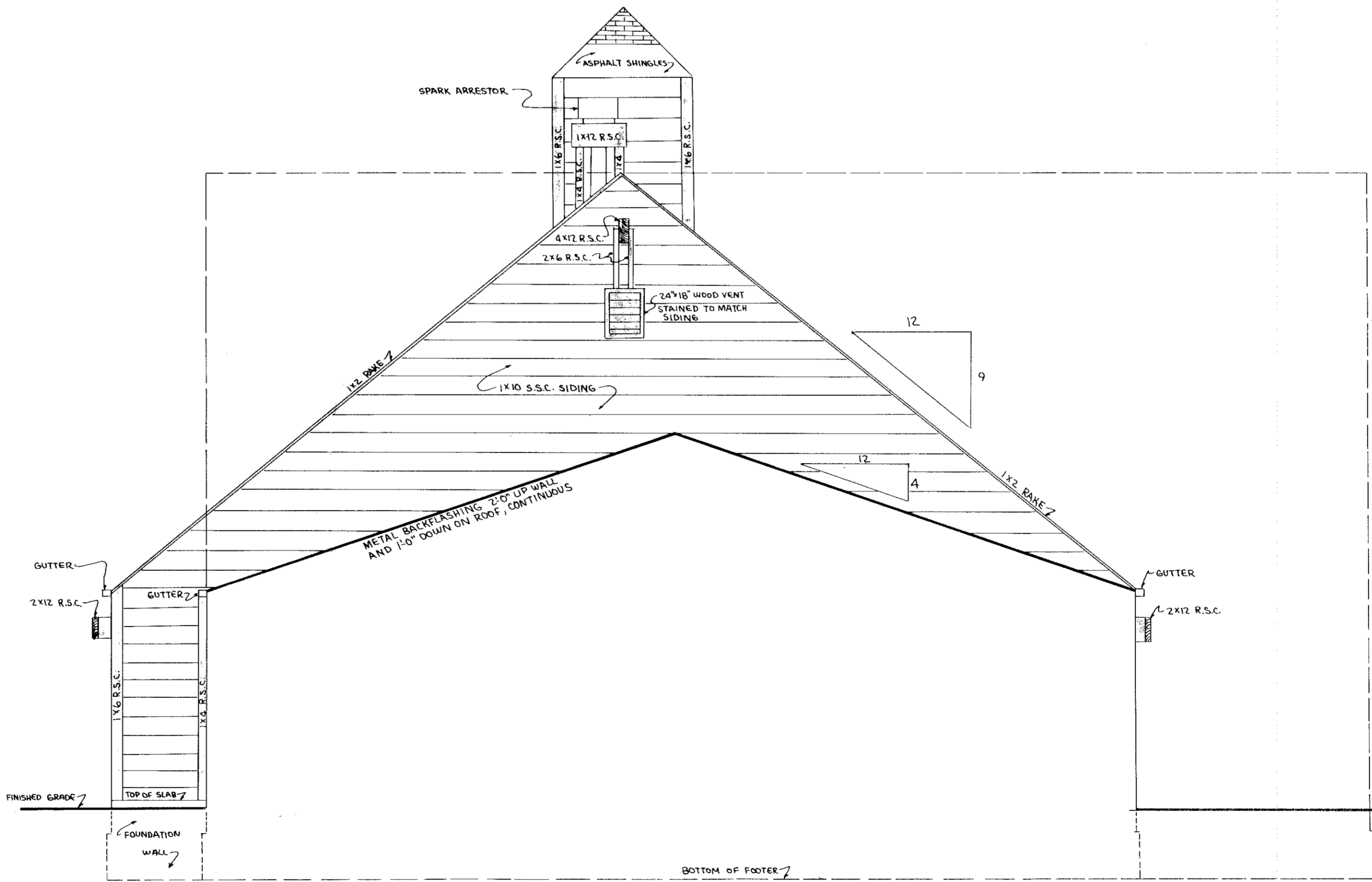
I HEREBY CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE DIMENSIONS OF THE BUILDINGS AS CONSTRUCTED.



James H. Schmidt
JAMES H. SCHMIDT, REG. SURVEYOR



Robert E. Kleinoeder
ROBERT E. KLEINOEDER,



WALL BETWEEN UNITS

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-002
OHIO REV. CODE
JUN 15 1978
JULIAN A. PIJOR
LORAIN COUNTY AUDITOR

CRYSTAL COVE CONDOMINIUMS
BUILDING ELEVATIONS
COURT 4

35/14
D42