

#090554

# 090554

PHASE 2 OF

# Cherry Ridge Condominiums

1215 WEST RIVER ROAD

PART OF ELYRIA TOWNSHIP ORIGINAL LOT NO. 171 - WEST OF THE BLACK RIVER  
CITY OF ELYRIA COUNTY OF LORAIN STATE OF OHIO

PREPARED FOR:

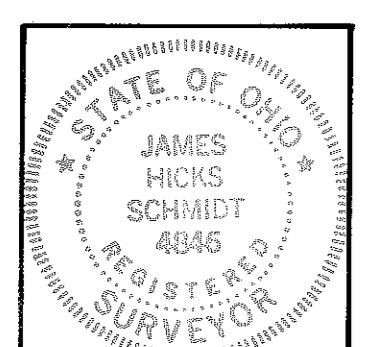
**KOPF CONSTRUCTION CORPORATION**  
32730 WALKER ROAD  
AVON LAKE, OHIO

PREPARED BY:

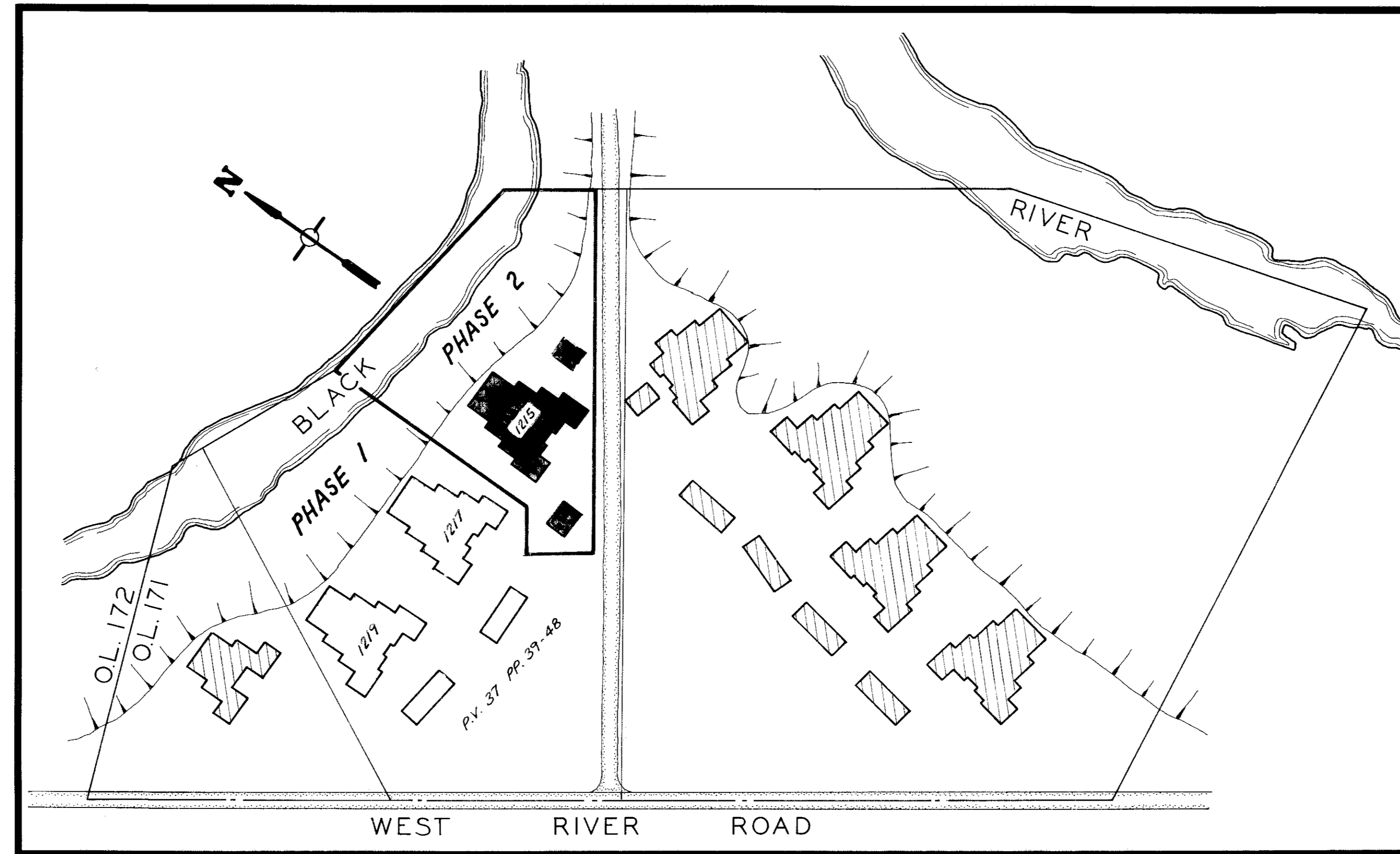
**KLEINOEDER SCHMIDT & ASSOCIATES**  
CONSULTING ENGINEERS AND SURVEYORS  
424 MIDDLE AVENUE  
ELYRIA, OHIO

### STATEMENT 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 ABUTTING PREMISIS.



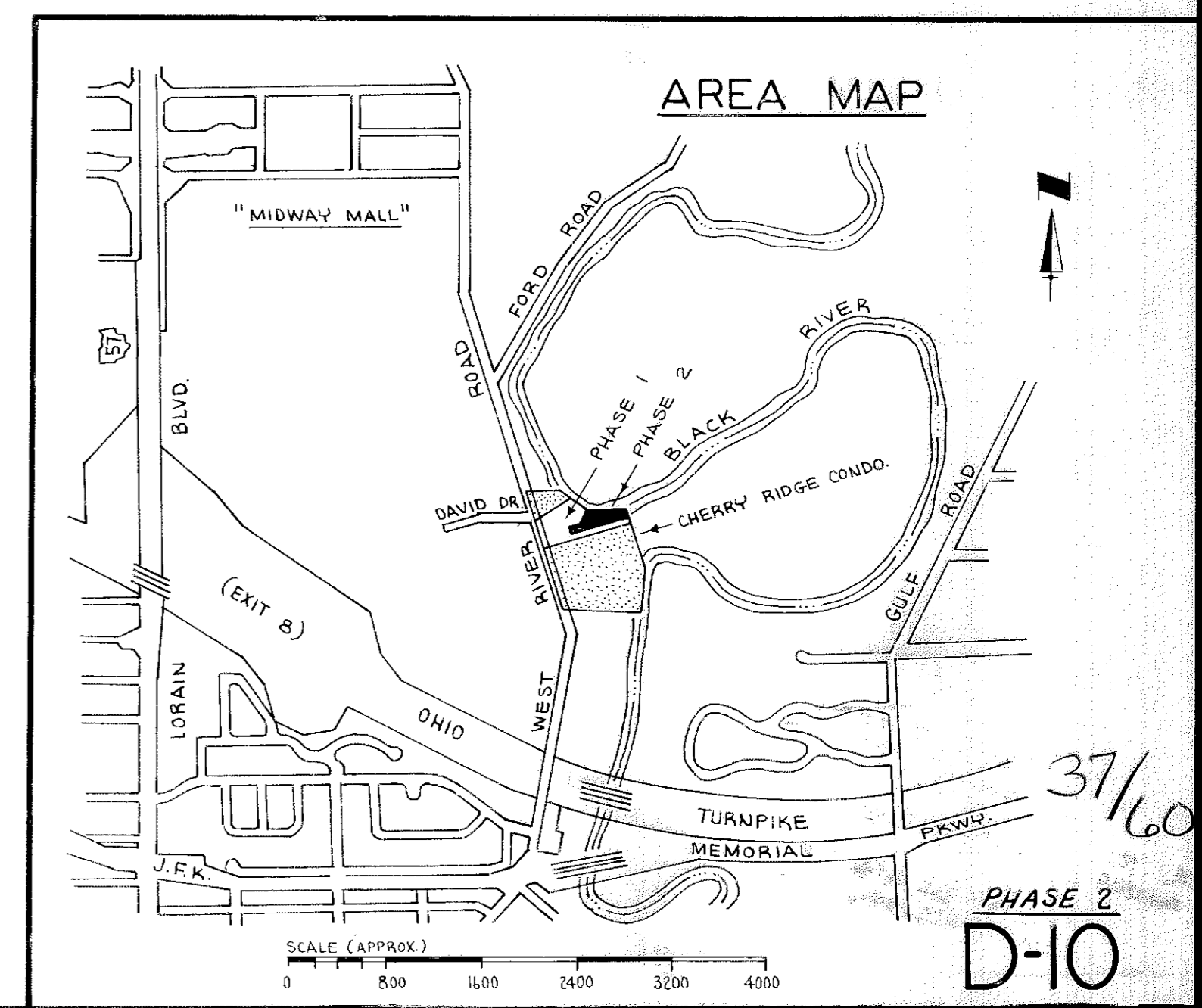
*James H. Schmidt*  
JAMES H. SCHMIDT  
REGISTERED SURVEYOR NO. 4846



COMPOSITE MAP  
NO SCALE

### INDEX OF SHEETS

SHEET	DESCRIPTION
D-10	TITLE SHEET, COMPOSITE MAP, INDEX
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TRANSFERRED  
IN COMPLIANCE WITH SEC. 3109-02  
JUL 22 1981  
LORAIN COUNTY RECORDER

Received for Record JUL 22 1981  
at 3:33 o'clock P.M. in PLAZ. RECORD.  
VOL. 37  
60th & Dorothy L. Essex #172.80  
PAGE 43 of 12 Lorain County Recorder

FOR LORAIN COUNTY TITLE (KEN HANDLEY)

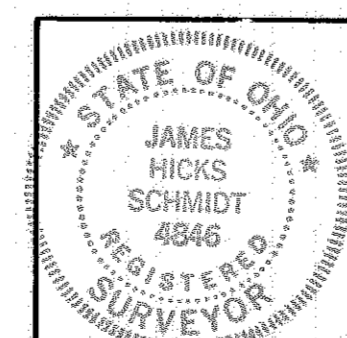
PHASE 2  
D-10

1219 WEST RIVER ROAD		
UNIT	AREA (S.F.)	PERCENTAGE
A-1	775	2.6355
B-1	775	2.6355
C-1	830	2.8225
D-1	830	2.8225
A-2	795	2.7035
B-2	795	2.7035
C-2	853	2.9008
D-2	853	2.9008
A-3	795	2.7035
B-3	795	2.7035
C-3	853	2.9008
D-3	853	2.9008
TOTAL	9802	33.3332

1217 WEST RIVER ROAD		
UNIT	AREA (S.F.)	PERCENTAGE
A-1	775	2.6355
B-1	775	2.6355
C-1	830	2.8225
D-1	830	2.8225
A-2	795	2.7035
B-2	795	2.7035
C-2	853	2.9008
D-2	853	2.9008
A-3	795	2.7035
B-3	795	2.7035
C-3	853	2.9008
D-3	853	2.9008
TOTAL	9802	33.3332

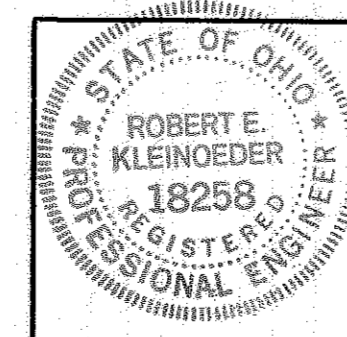
1215 WEST RIVER ROAD		
UNIT	AREA (S.F.)	PERCENTAGE
A-1	775	2.6355
B-1	775	2.6355
C-1	830	2.8225
D-1	830	2.8225
A-2	795	2.7035
B-2	795	2.7035
C-2	853	2.9008
D-2	853	2.9008
A-3	795	2.7035
B-3	795	2.7035
C-3	853	2.9008
D-3	853	2.9008
TOTAL	9802	33.3332

**STATEMENT OF CERTIFICATION**



I HEREBY CERTIFY THAT THE ATTACHED TABLES CORRECTLY REPRESENT THE AREAS AND PERCENTAGES OF OWNERSHIP FOR THE UNITS OF 1215, 1217 AND 1219 WEST RIVER ROAD IN CHERRY RIDGE CONDOMINIUMS.

*James H. Schmidt*  
JAMES H. SCHMIDT, REG. SURVEYOR #4846



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*Robert E. Kleinoeder*  
ROBERT E. KLEINOEDER, P.E.

**CHERRY RIDGE CONDOMINIUMS  
PERCENTAGES OF OWNERSHIP**

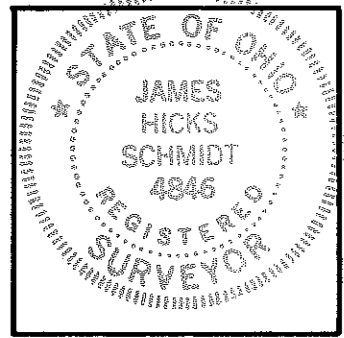
\*090554

FLORENCE G. CRANDALL  
DV. 976 P. 115

#090554

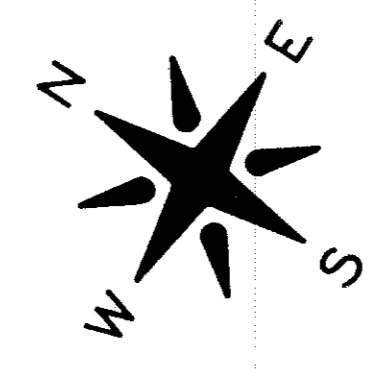
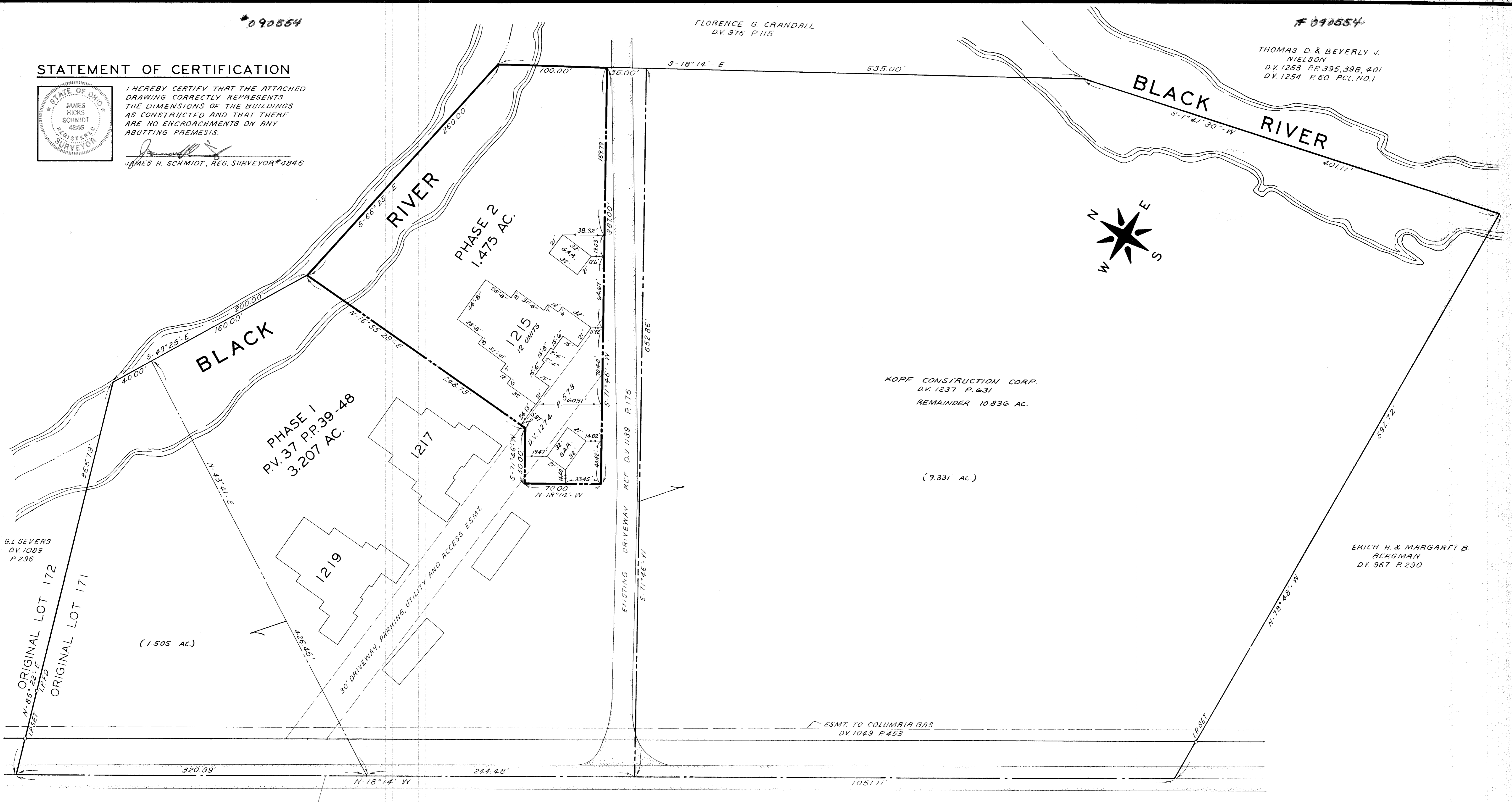
THOMAS D. & BEVERLY J.  
NIELSON  
DV. 1253 P.P. 395, 398, 401  
DV. 1254 P. 60 PCL. NO. 1

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  
ABUTTING PREMESIS.

*James H. Schmidt*  
JAMES H. SCHMIDT, REG. SURVEYOR #4846



KOPF CONSTRUCTION CORP.  
DV. 1237 P. 631  
REMAINDER 10.836 AC.

(9.331 AC.)

ERICH H. & MARGARET B.  
BERGMAN  
DV. 967 P. 290

G.L. SEEVERS  
DV. 1089  
P. 296

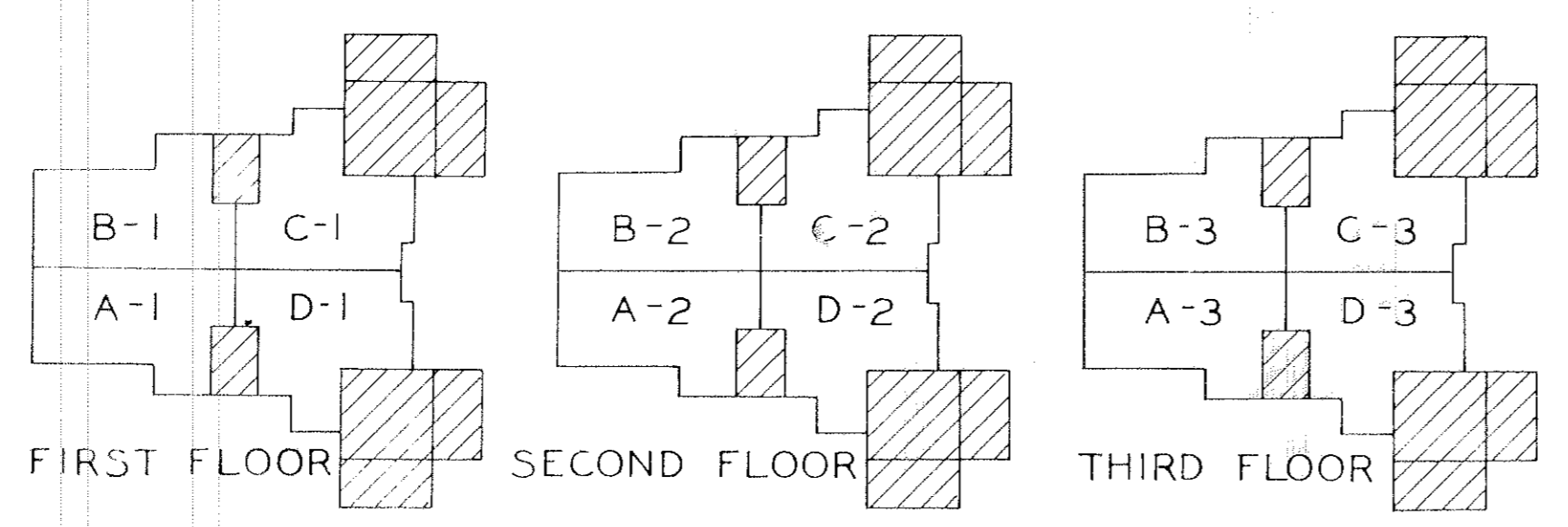
ORIGINAL LOT 172  
ORIGINAL LOT 171

(1.505 AC.)

ESMT TO COLUMBIA GAS  
DV. 1049 P. 453

DAVID DRIVE

WEST RIVER ROAD 66'



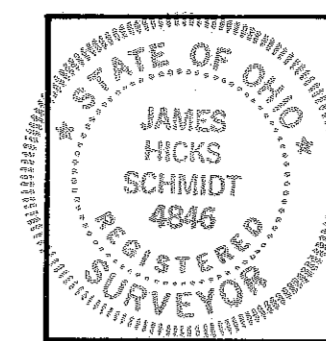
CHERRY RIDGE CONDOMINIUMS  
BOUNDARY AND LOCATION MAP

SCALE: 1" = 40'

#090554

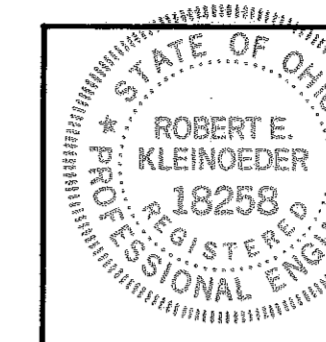
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STATEMENTS OF CERTIFICATION



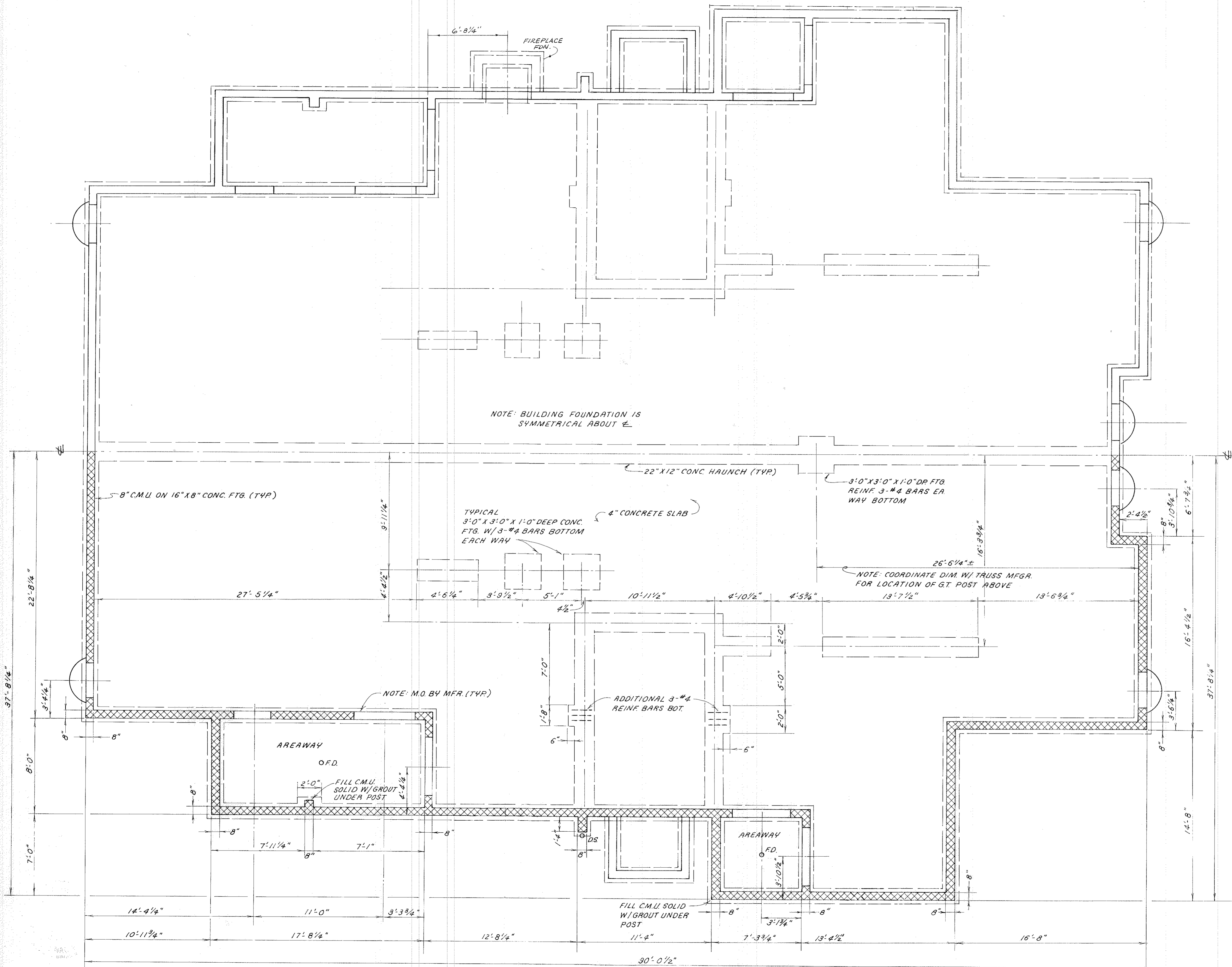
I HEREBY CERTIFY THAT THE ATTACHED DRAWING CORRECTLY REPRESENTS THE DIMENSIONS OF THE BUILDINGS AS CONSTRUCTED AND THAT THERE ARE NO ENCROACHMENTS ON ANY ABUTTING PREMISES.

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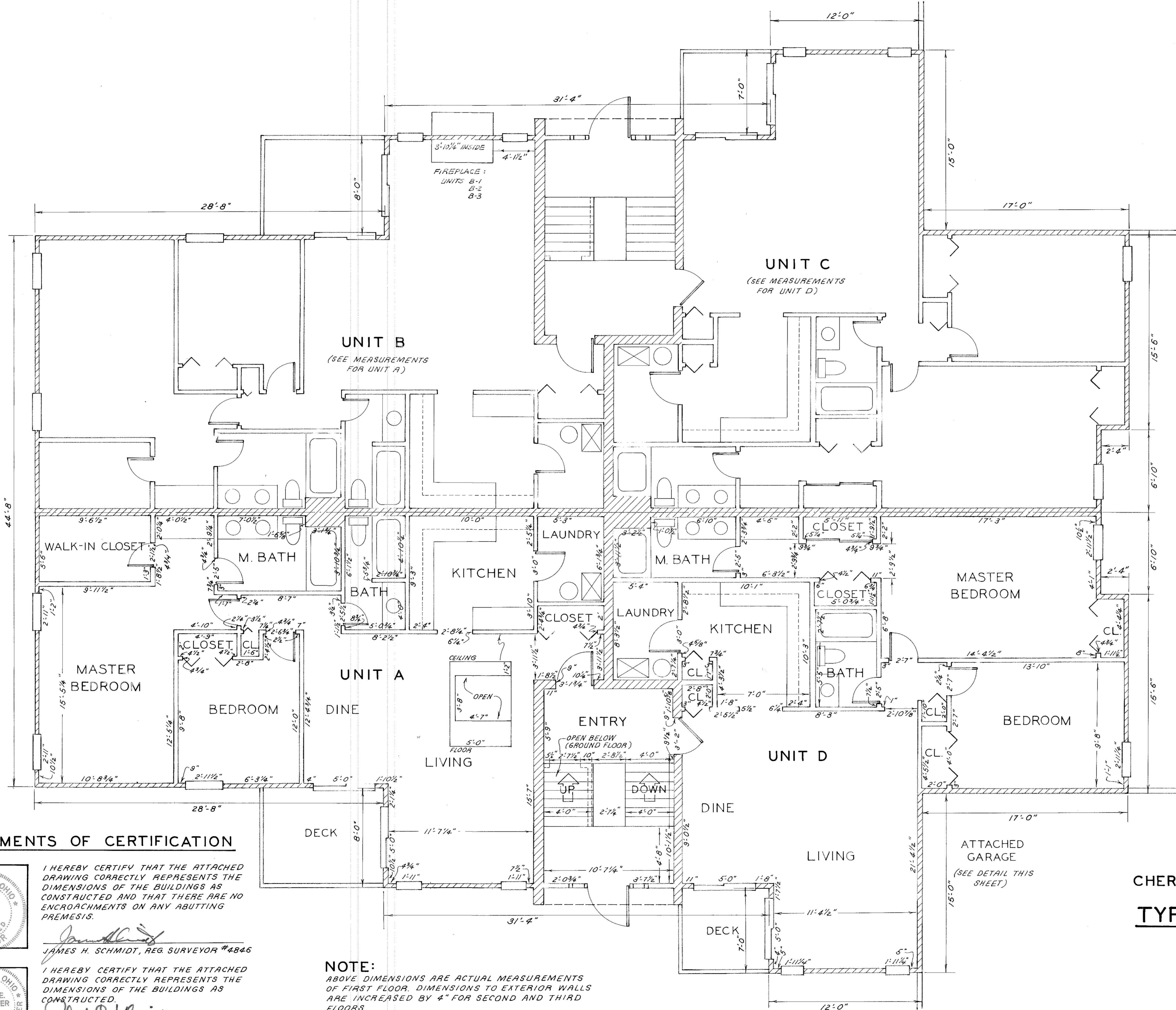
*Robert E. Kleinoeder*  
ROBERT E. KLEINOEDER, P.E.



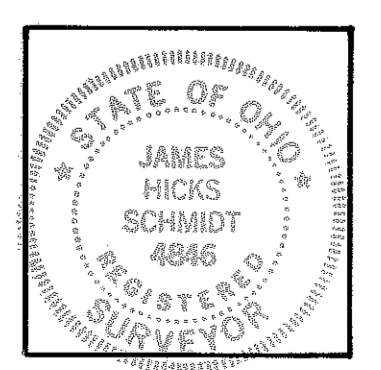
CHERRY RIDGE CONDOMINIUMS  
**FOUNDATION PLAN**  
SCALE: 1" = 4'

#090554

#090554



STATEMENTS OF CERTIFICATION



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 ROBERT E. KLEINOEDER, P.E.

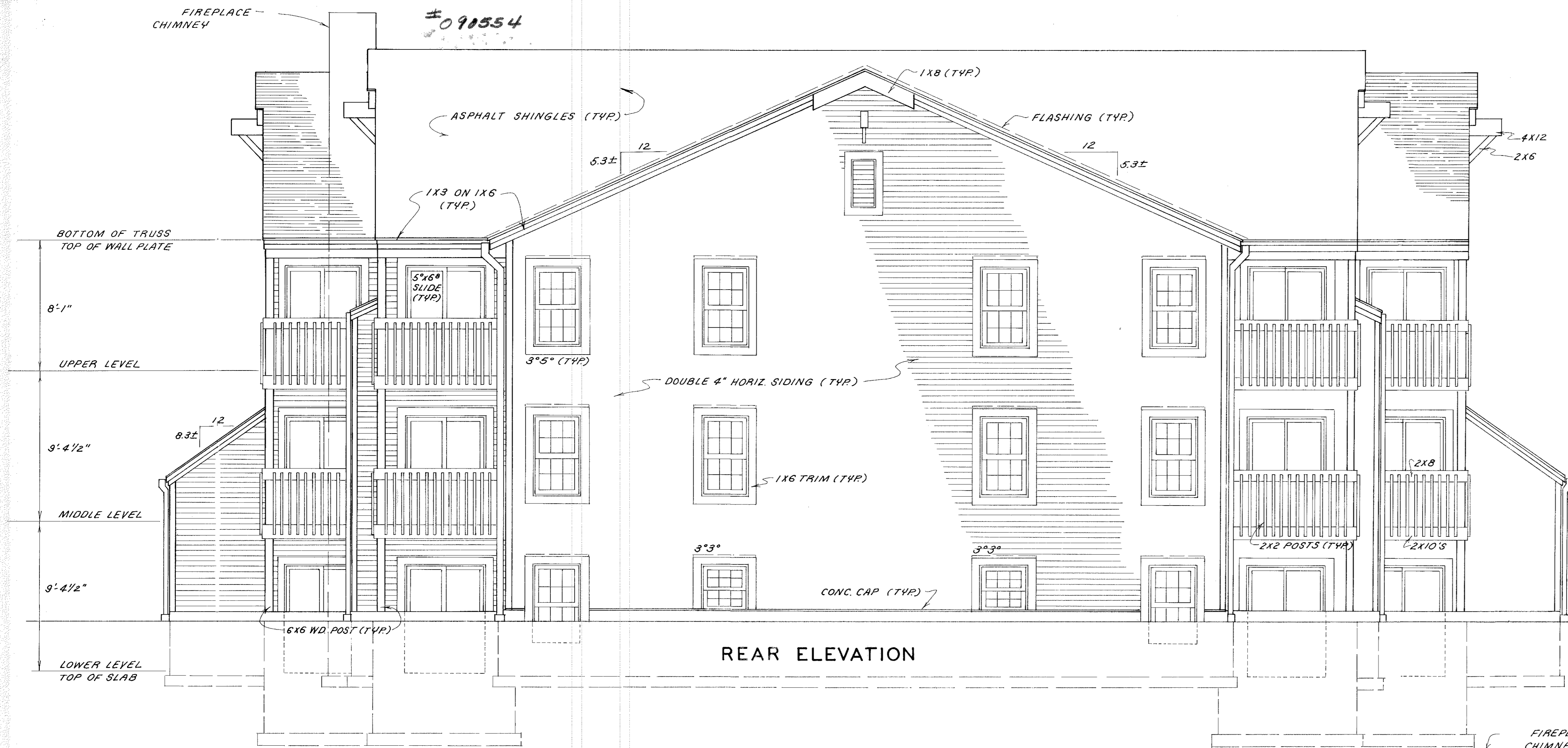
**NOTE:**  
 ABOVE DIMENSIONS ARE ACTUAL MEASUREMENTS OF FIRST FLOOR. DIMENSIONS TO EXTERIOR WALLS ARE INCREASED BY 4" FOR SECOND AND THIRD FLOORS.

CHERRY RIDGE CONDOMINIUMS  
**TYPICAL FLOOR PLAN**

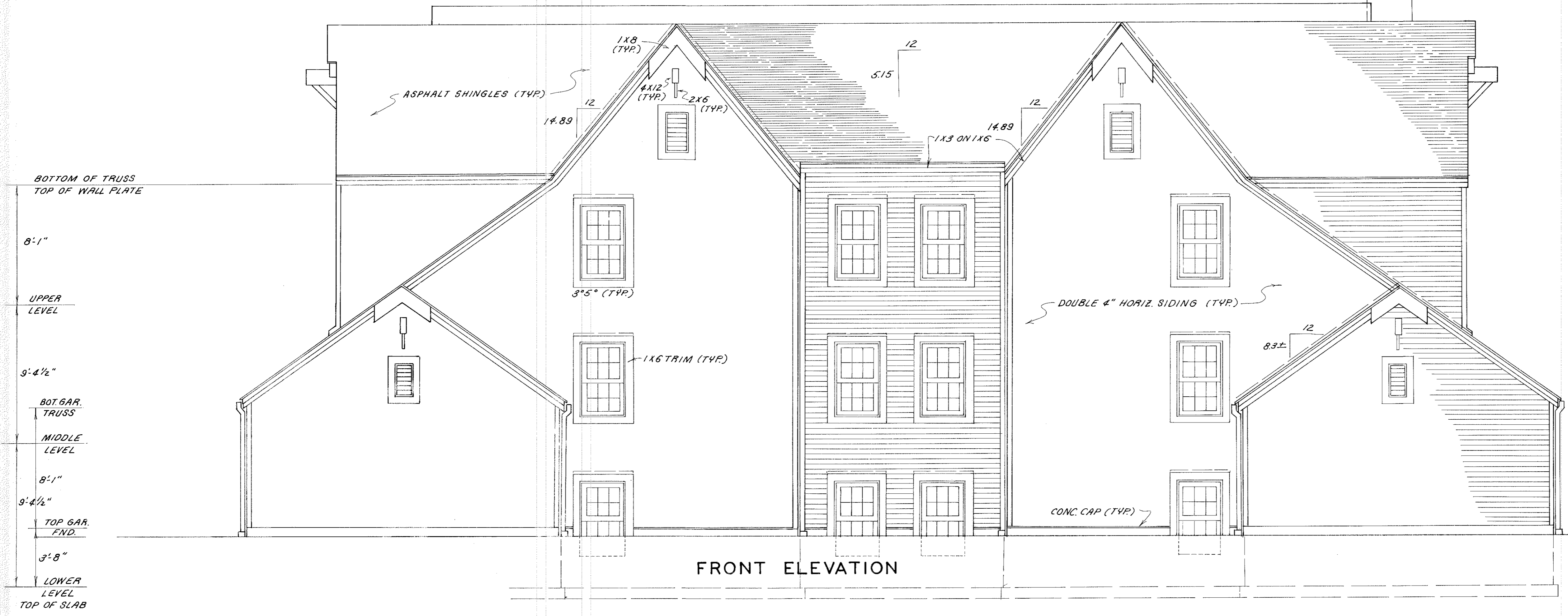
SCALE: 1"=4'

#090554

#090554

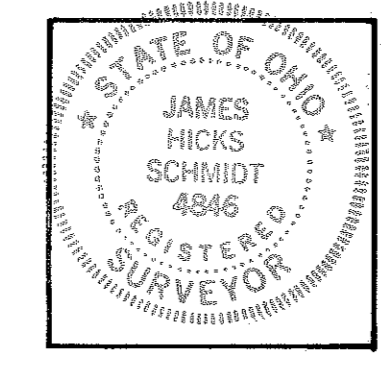


REAR ELEVATION



FRONT ELEVATION

STATEMENTS OF CERTIFICATION



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*Robert E. Kleinoeder*  
 ROBERT E. KLEINOEDER, P.E.

CHERRY RIDGE CONDOMINIUMS  
 ELEVATION VIEWS

FRONT/REAR

SCALE: 1" = 4'

#091554

#090554

PREFAB FIREPLACE CHIMNEY

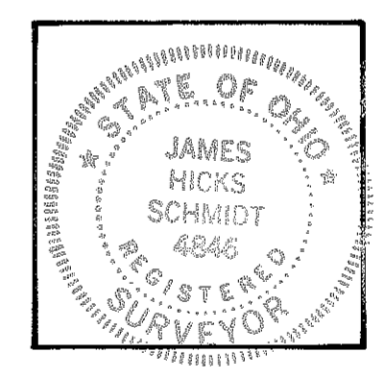


RIGHT SIDE ELEVATION



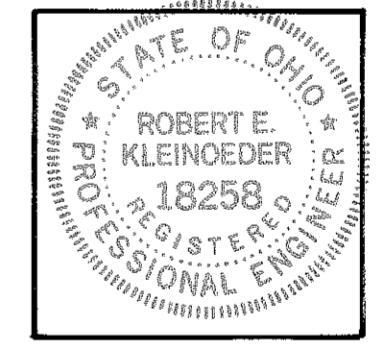
LEFT SIDE ELEVATION

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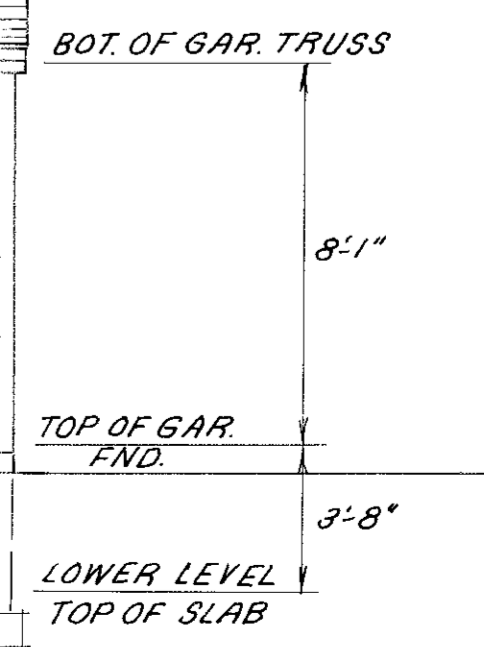
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CHERRY RIDGE CONDOMINIUMS  
 ELEVATION VIEWS

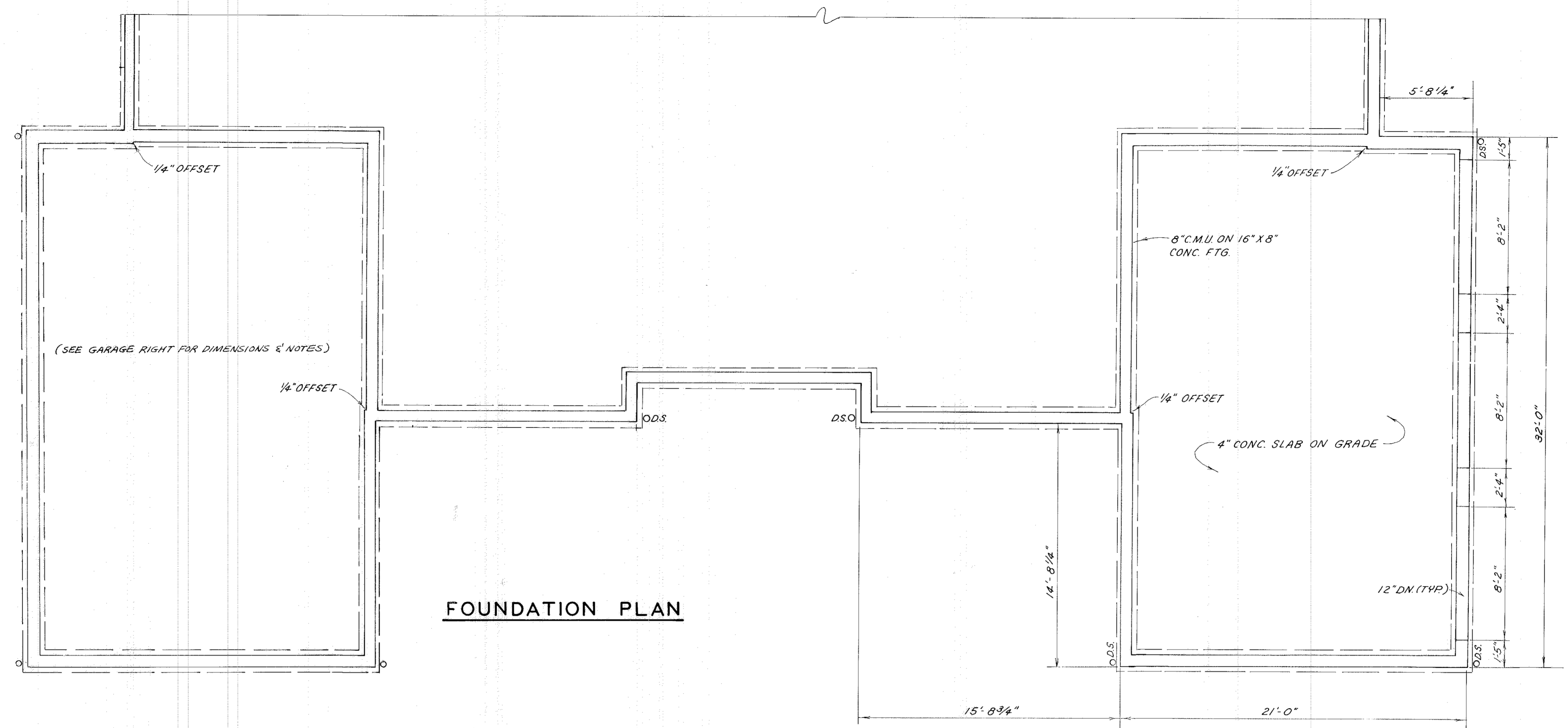
RIGHT/LEFT

SCALE: 1" = 4'

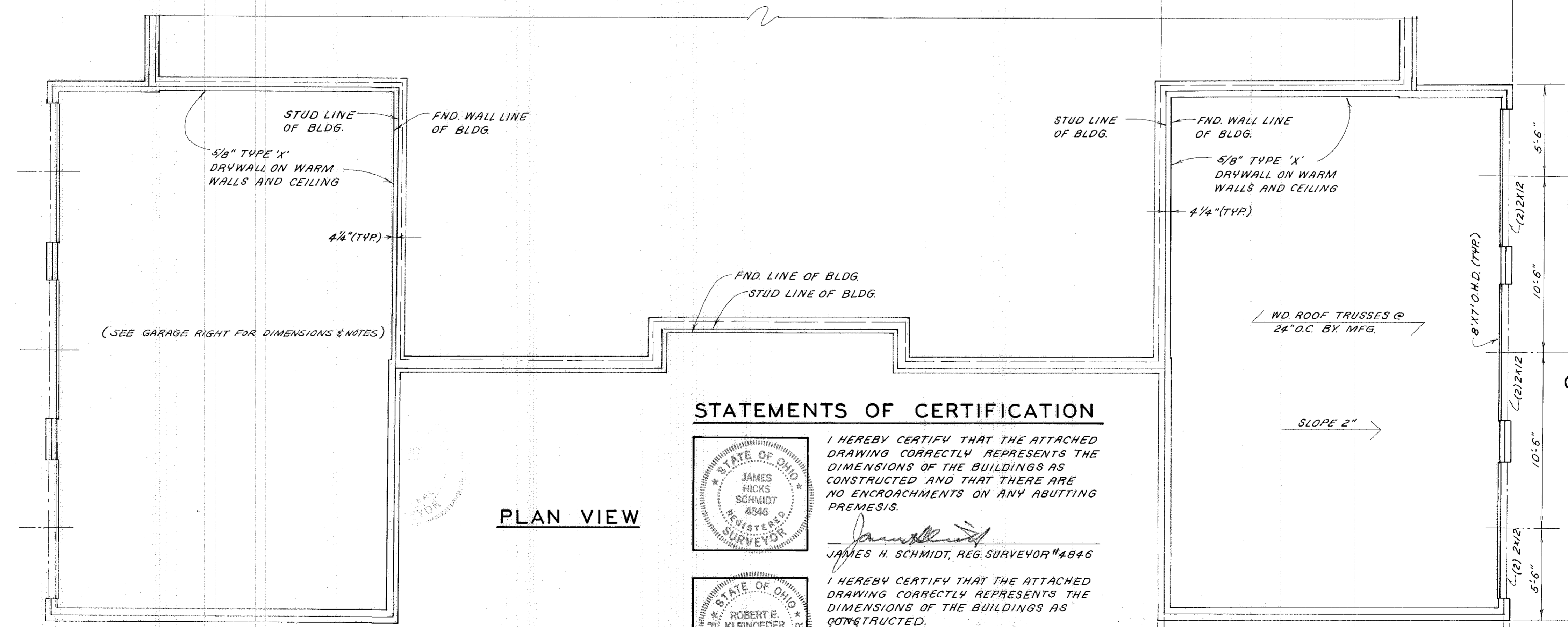


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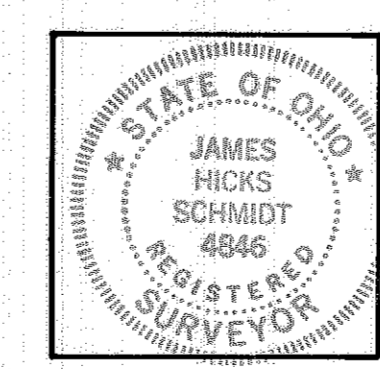


FOUNDATION PLAN



PLAN VIEW

STATEMENTS OF CERTIFICATION



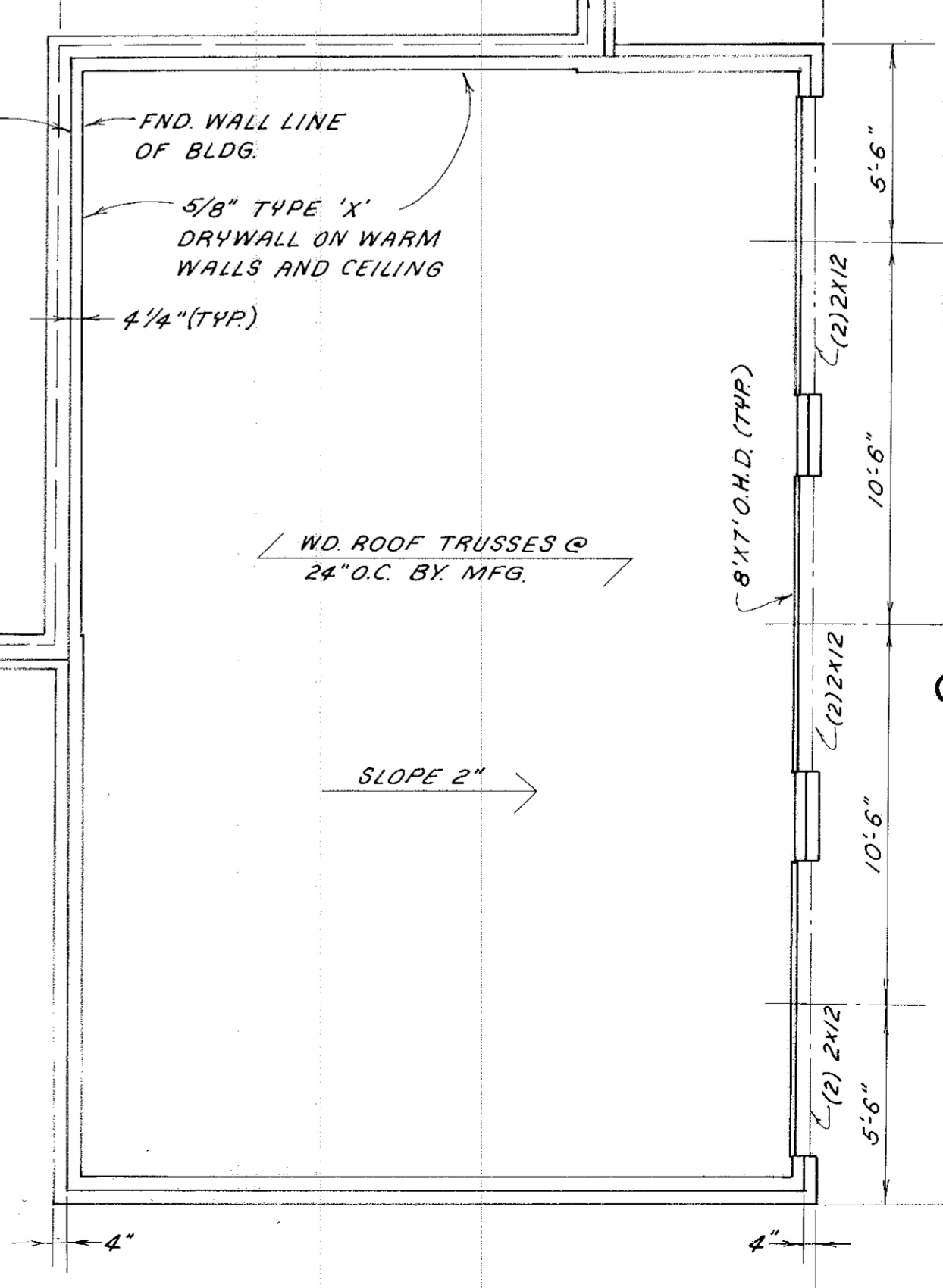
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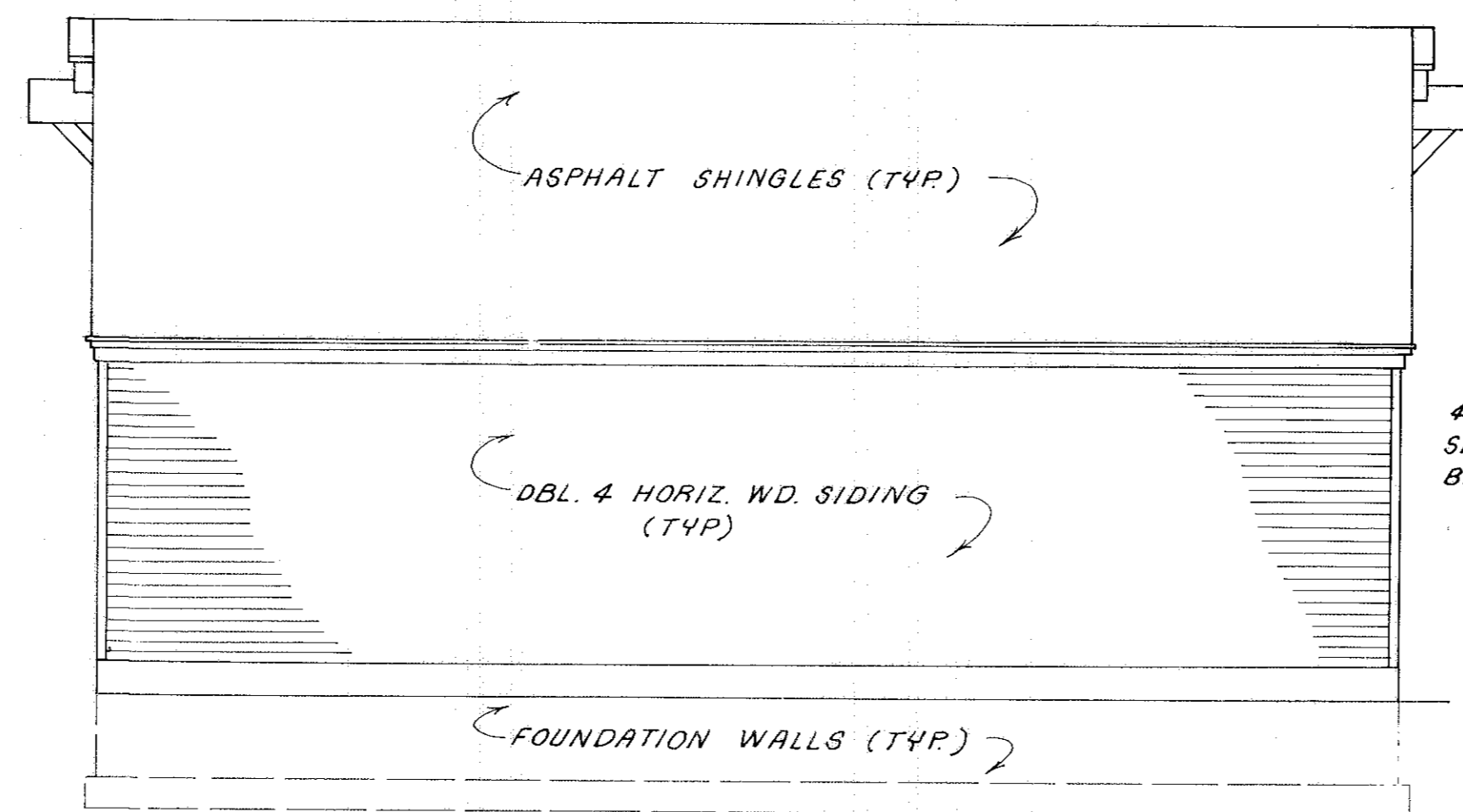
CHERRY RIDGE CONDOMINIUMS  
**ATTACHED GARAGE**  
 SCALE: 1"=4'



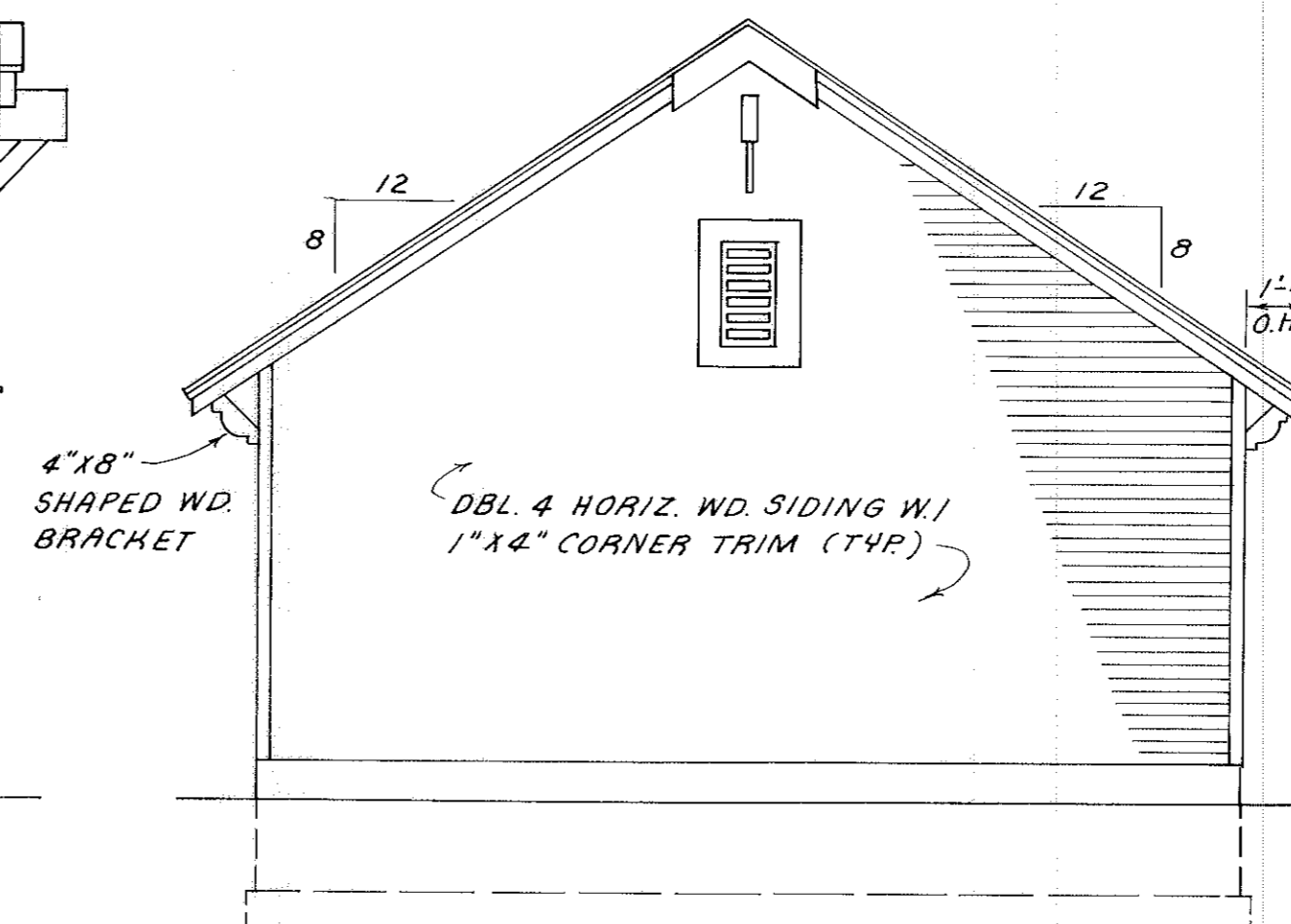
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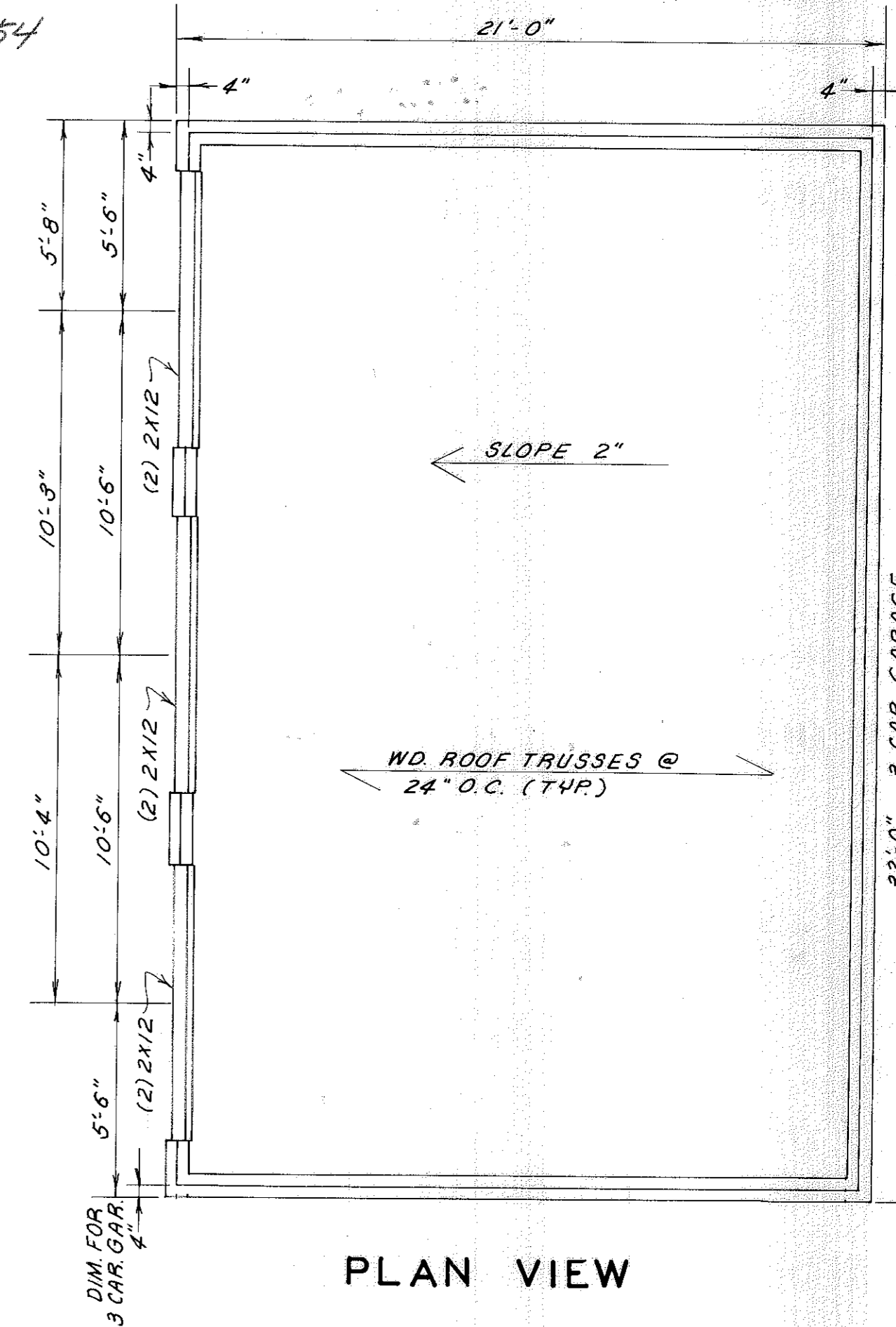
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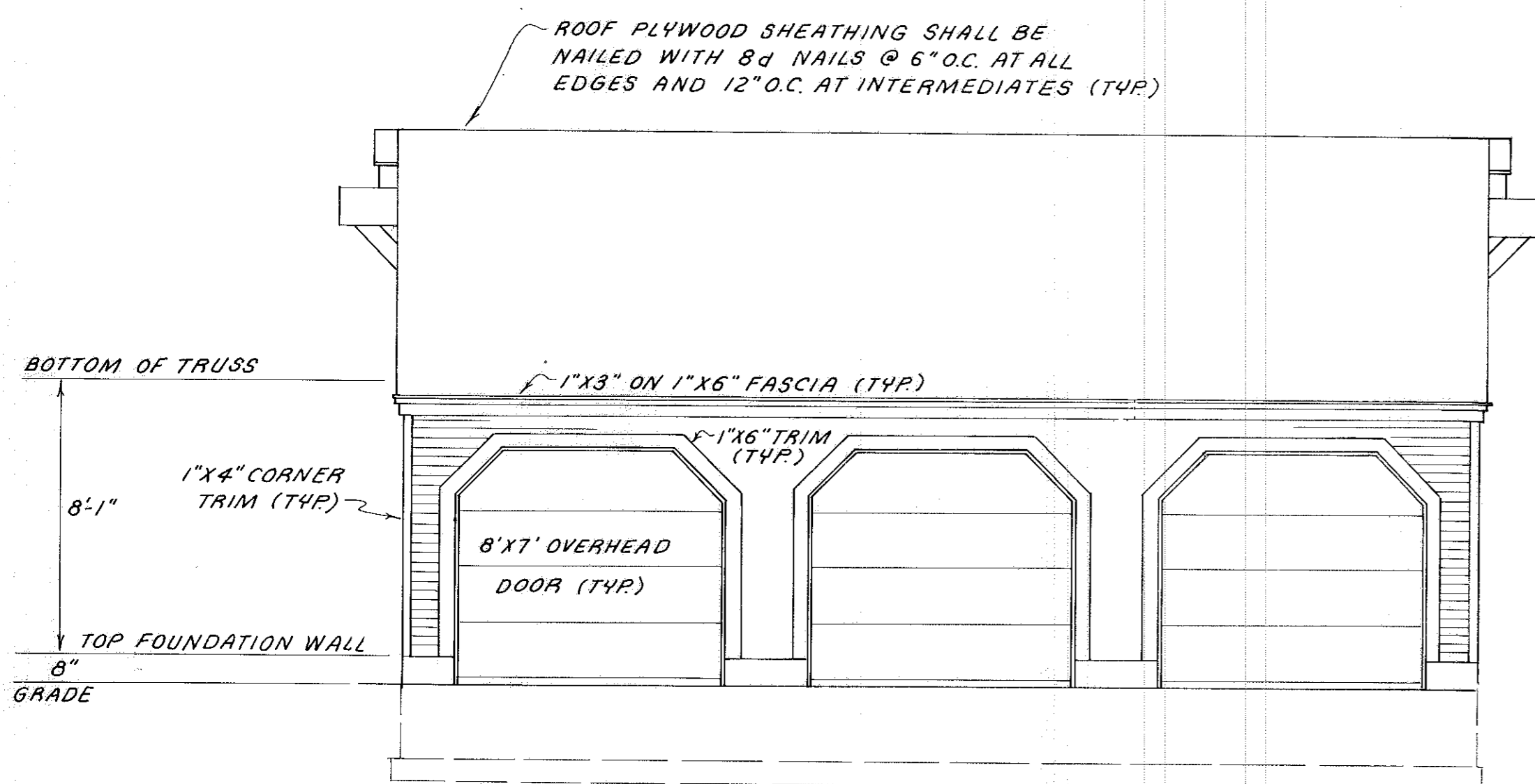
REAR ELEVATION



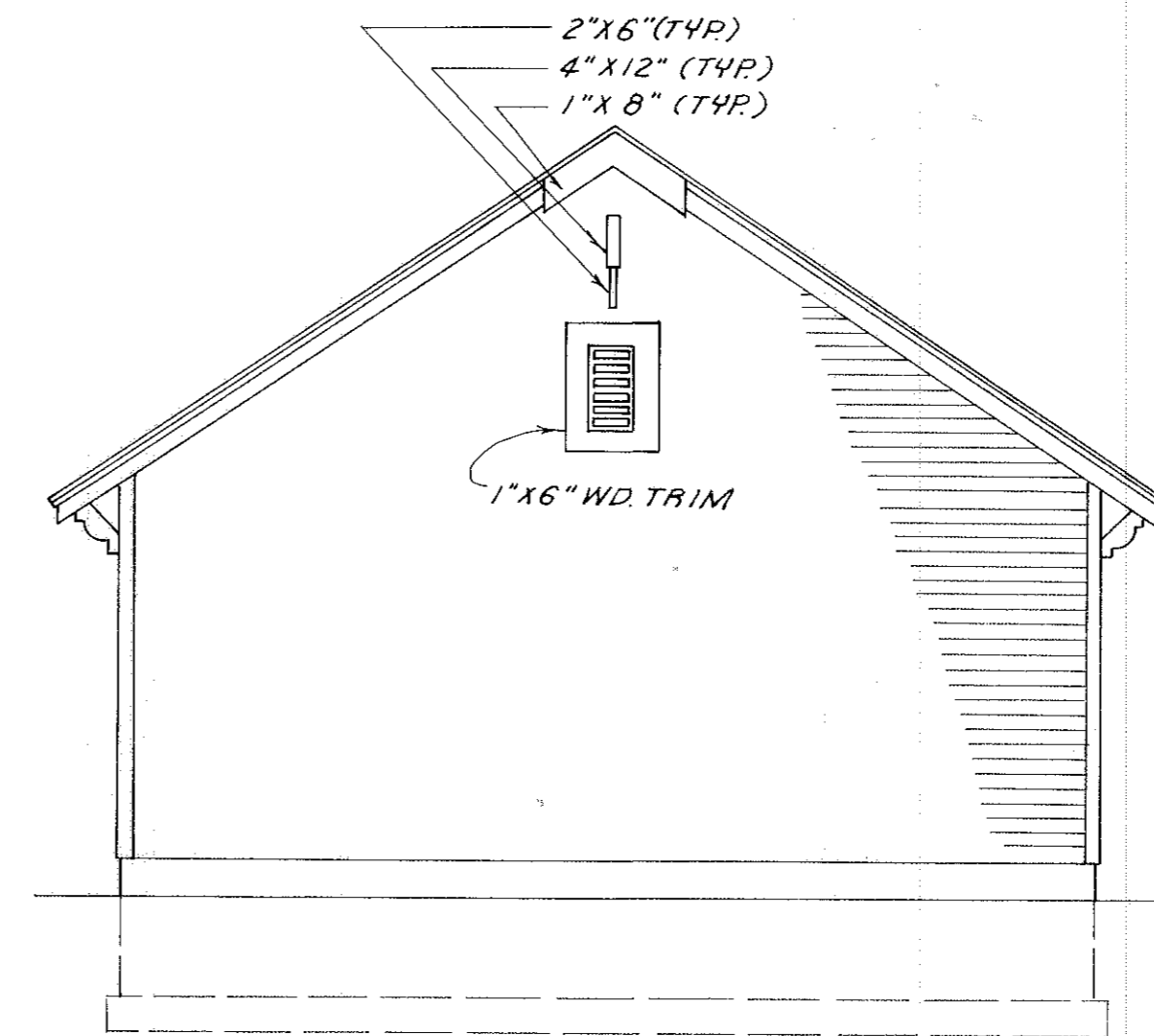
LEFT SIDE ELEVATION



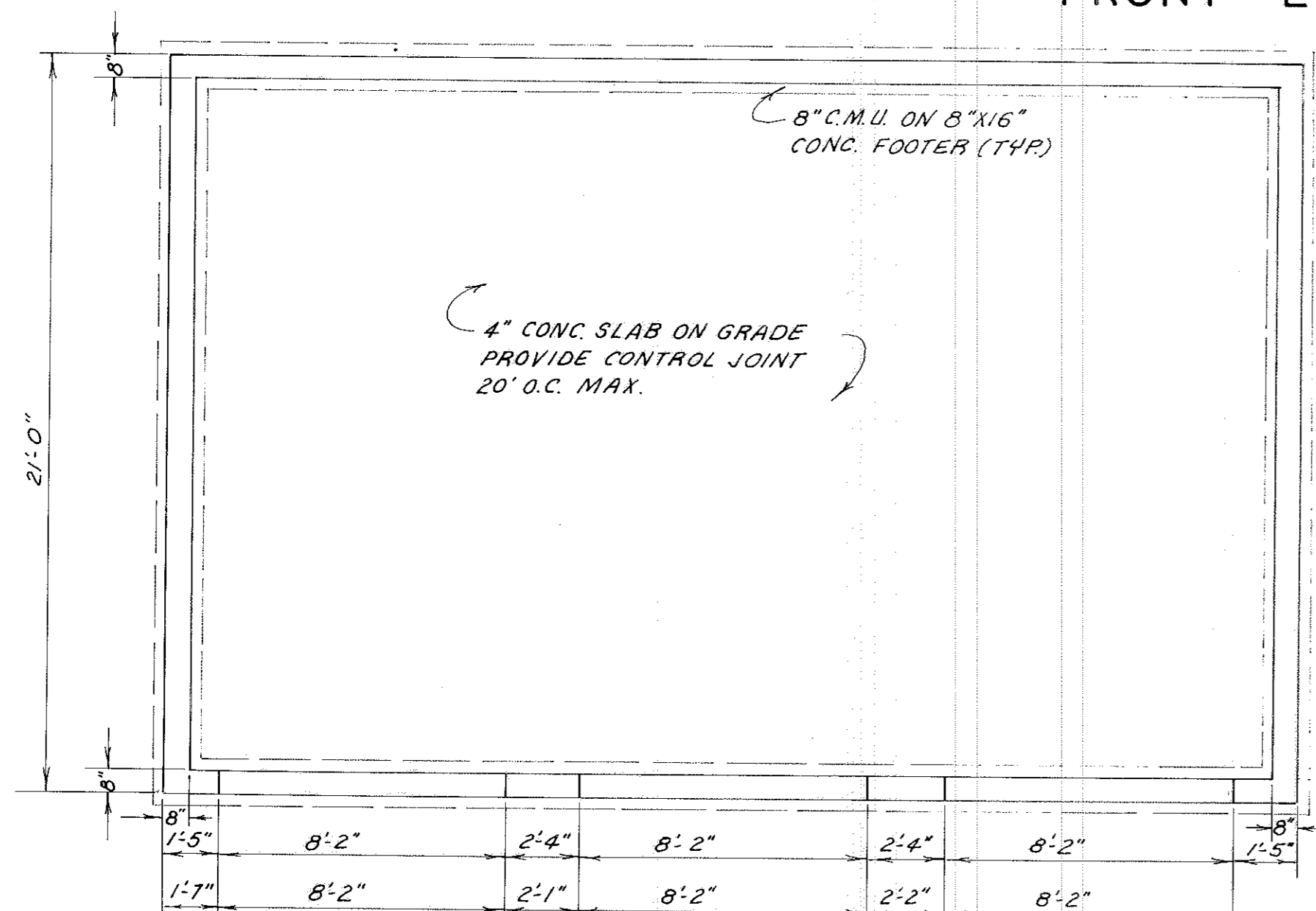
PLAN VIEW



FRONT ELEVATION

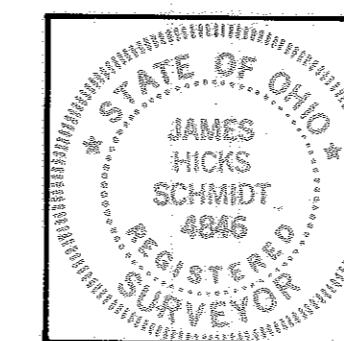


RIGHT SIDE ELEVATION



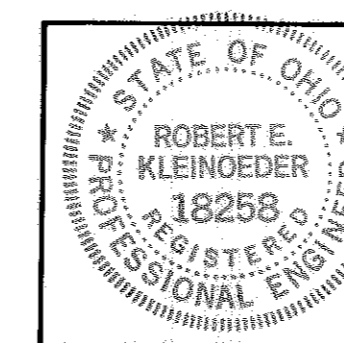
FOUNDATION PLAN

STATEMENTS OF CERTIFICATION



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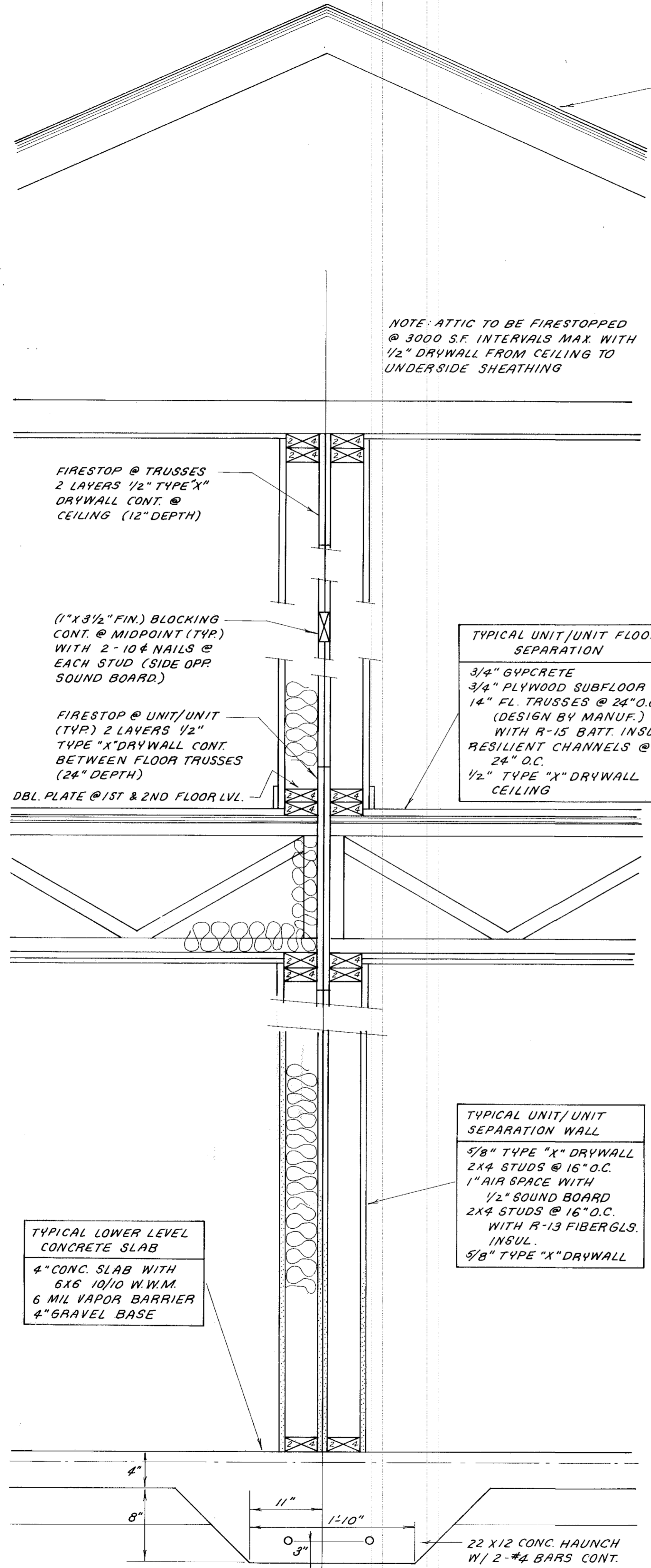
CHERRY RIDGE CONDOMINIUMS

DETACHED GARAGE

3 CAR

SCALE: 1"=4'

#090554



**TYPICAL ROOF CONSTRUCTION**  
 235# ASPHALT SHINGLES  
 15# FELT  
 1/2" PLYWOOD SHEATHING OR 3/8" PLYWOOD WITH CLIPS  
 TRUSSES @ 24" O.C. (DESIGN BY MANUF.) WITH R-19 INSULATION  
 1/2" DRYWALL CEILING

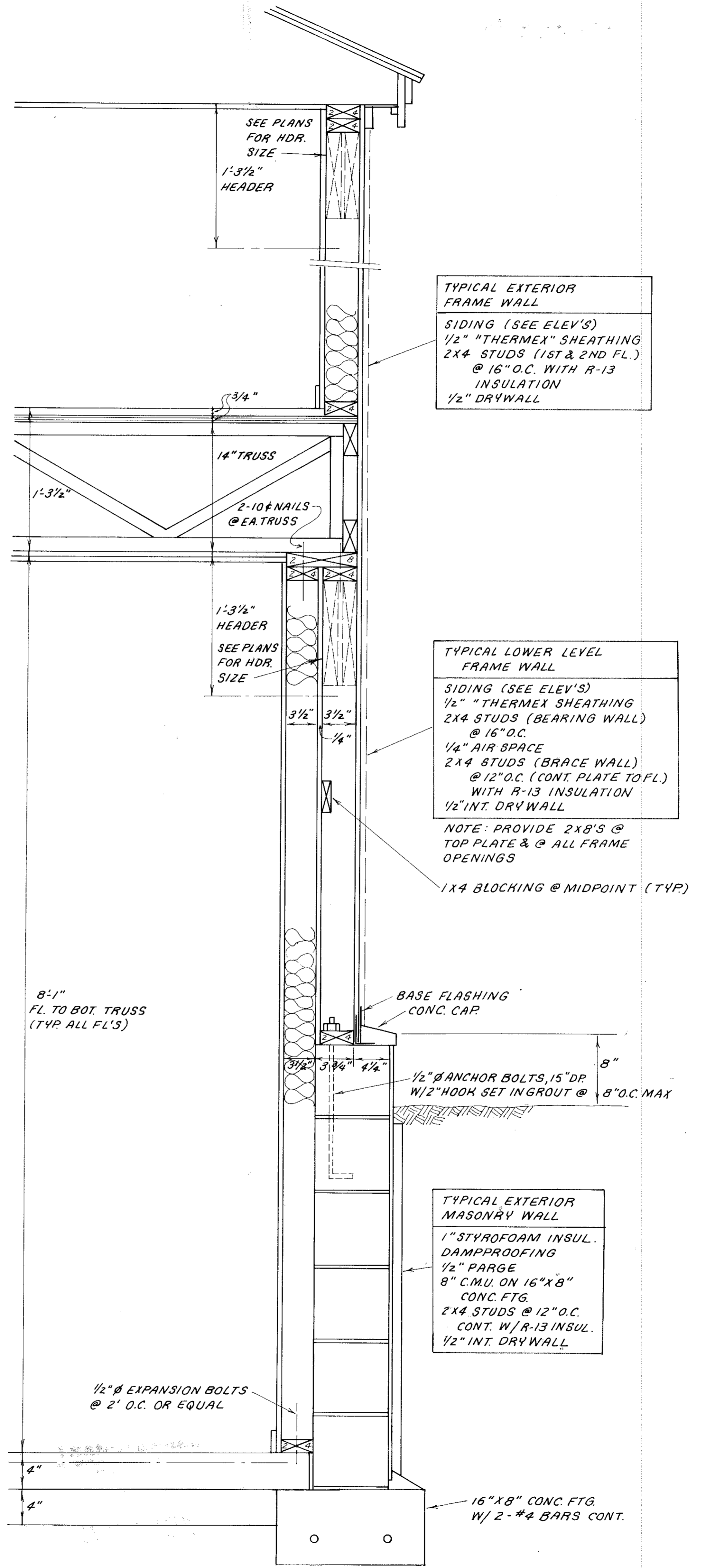
**TYPICAL UNIT/UNIT FLOOR SEPARATION**  
 3/4" GYPCRETE  
 3/4" PLYWOOD SUBFLOOR  
 14" FL. TRUSSES @ 24" O.C. (DESIGN BY MANUF.) WITH R-15 BATT. INSUL.  
 RESILIENT CHANNELS @ 24" O.C.  
 1/2" TYPE "X" DRYWALL CEILING

**TYPICAL UNIT/UNIT SEPARATION WALL**  
 5/8" TYPE "X" DRYWALL  
 2X4 STUDS @ 16" O.C.  
 1" AIR SPACE WITH 1/2" SOUND BOARD  
 2X4 STUDS @ 16" O.C. WITH R-13 FIBERGLS. INSUL.  
 5/8" TYPE "X" DRYWALL

**TYPICAL LOWER LEVEL CONCRETE SLAB**  
 4" CONC. SLAB WITH 6x6 10/10 W.W.M. 6 MIL VAPOR BARRIER 4" GRAVEL BASE

TYPICAL DWELLING UNIT SEPARATION WALL

#090554



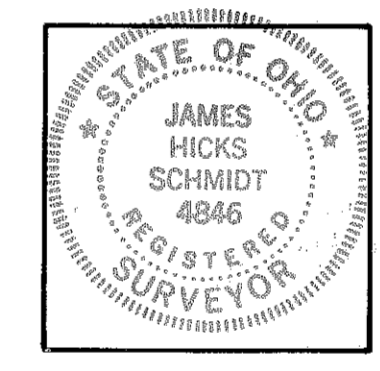
**TYPICAL EXTERIOR FRAME WALL**  
 SIDING (SEE ELEV'S)  
 1/2" "THERMEX" SHEATHING  
 2X4 STUDS (1ST & 2ND FL.) @ 16" O.C. WITH R-13 INSULATION  
 1/2" DRYWALL

**TYPICAL LOWER LEVEL FRAME WALL**  
 SIDING (SEE ELEV'S)  
 1/2" "THERMEX" SHEATHING  
 2X4 STUDS (BEARING WALL) @ 16" O.C.  
 1/4" AIR SPACE  
 2X4 STUDS (BRACE WALL) @ 12" O.C. (CONT. PLATE TO FL.) WITH R-13 INSULATION  
 1/2" INT. DRYWALL  
 NOTE: PROVIDE 2X8'S @ TOP PLATE & @ ALL FRAME OPENINGS  
 1X4 BLOCKING @ MIDPOINT (TYP)

**TYPICAL EXTERIOR MASONRY WALL**  
 1" STYROFOAM INSUL. DAMPPROOFING  
 1/2" PARGE  
 8" C.M.U. ON 16" X 8" CONC. FTG.  
 2X4 STUDS @ 12" O.C. CONT. W/ R-13 INSUL.  
 1/2" INT. DRYWALL

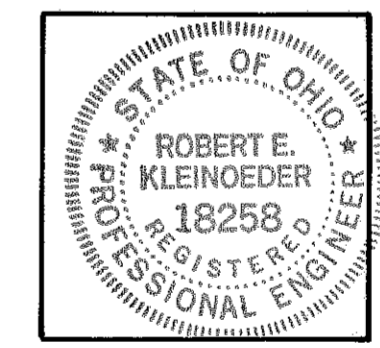
TYPICAL EXTERIOR WALL

STATEMENTS OF CERTIFICATION



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 ROBERT E. KLEINOEDER, P.E.

CHERRY RIDGE CONDOMINIUMS  
**WALL SECTIONS**  
 SCALE: 1.5" = 1'