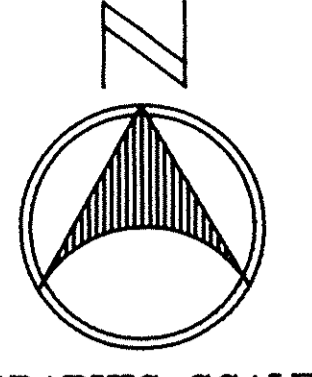


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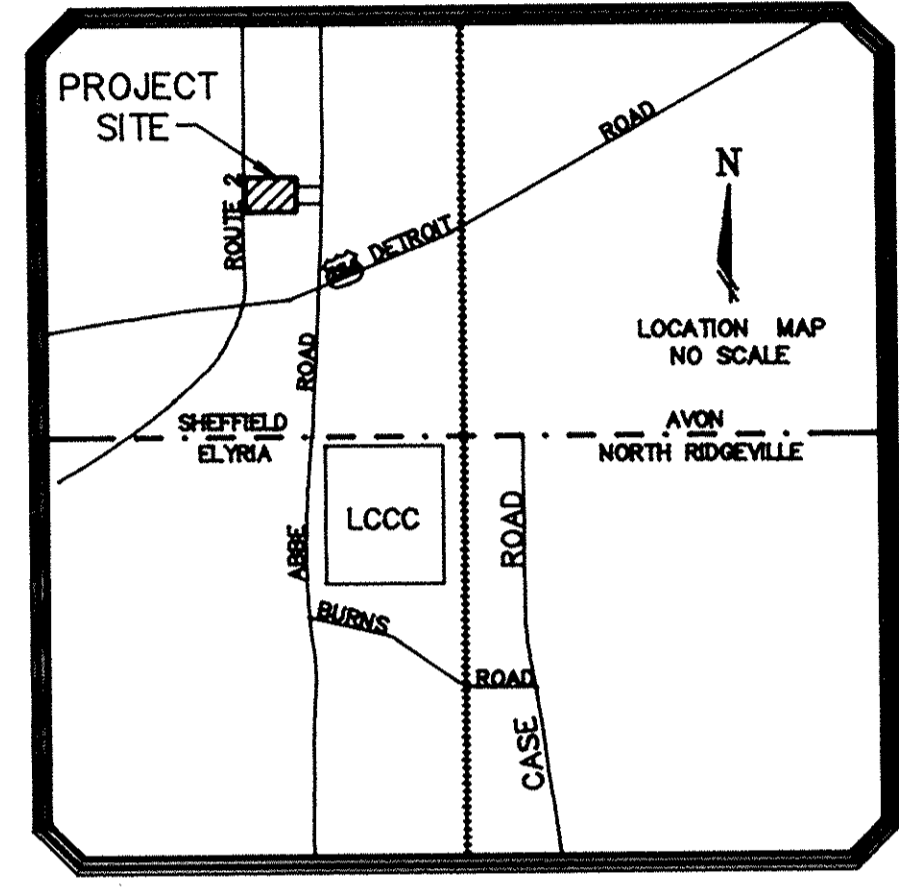


GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

DECEMBER 18, 1991



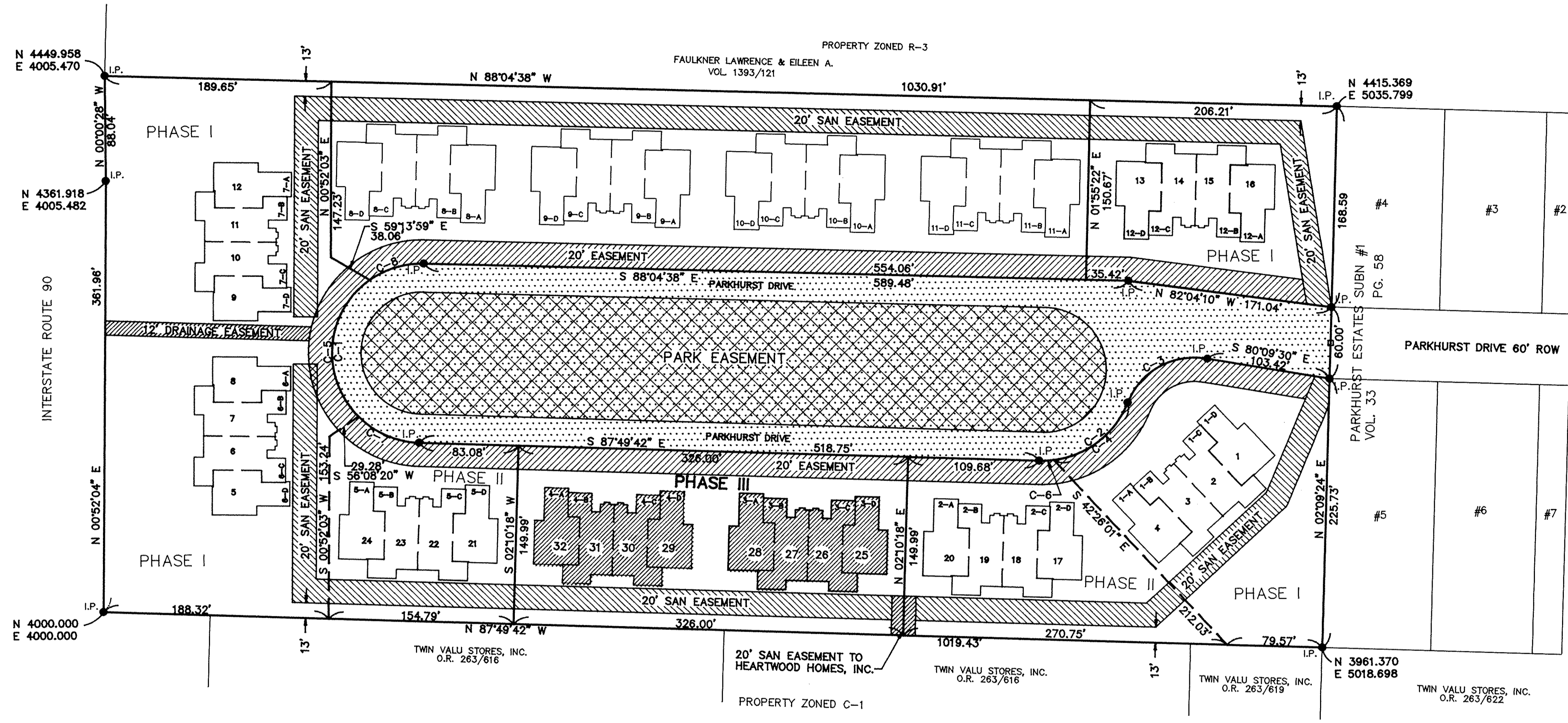
LEGEND
○ = IRON PIN
□ = MONUMENT BOX

PARKSIDE CONDOMINIUMS PHASE III

VILLAGE OF SHEFFIELD COUNTY OF LORAIN STATE OF OHIO
PART of ORIGINAL SHEFFIELD TOWNSHIP LOT No. 12

INDEX	
1	TITLE SHEET
2	SITE PLAN
3	BUILDING 3 FLOOR PLAN
4	SECTIONS - BLDG #3
5	BUILDING 4 FLOOR PLAN
6	SECTIONS - BLDG #4

165024



NOTE: SEE PARKSIDE DEDICATION PLAT VOL 45 PAGE 74 FOR DEFINITION OF EASEMENTS.

PARK EASEMENT IS FROM VILLAGE OF SHEFFIELD TO PARKSIDE CONDOMINIUM ASSOC. TO BUILD AND MAINTAIN A PARK WITHIN THE DEDICATED STREET AREA.

UNIT NO	Address	MODEL NO	UNIT AREA	% OWNERSHIP
1	5256 Parkhurst Drive North	1-D	2052	6.25%
2	5254 Parkhurst Drive North	1-C	2226	6.25%
3	5252 Parkhurst Drive North	1-B	2226	6.25%
4	5250 Parkhurst Drive North	1-A	2052	6.25%
17	5246 Parkhurst Drive North	2-D	2052	6.25%
18	5244 Parkhurst Drive North	2-C	2226	6.25%
19	5242 Parkhurst Drive North	2-B	2226	6.25%
20	5240 Parkhurst Drive North	2-A	2052	6.25%
25	5236 Parkhurst Drive North	3-D	2052	6.25%
26	5234 Parkhurst Drive North	3-C	2226	6.25%
27	5232 Parkhurst Drive North	3-B	2551	6.25%
28	5230 Parkhurst Drive North	3-A	2052	6.25%
29	5226 Parkhurst Drive North	4-D	2052	6.25%
30	5224 Parkhurst Drive North	4-C	2226	6.25%
31	5222 Parkhurst Drive North	4-B	2226	6.25%
32	5220 Parkhurst Drive North	4-A	2052	6.25%
21	5216 Parkhurst Drive North	5-D	2052	6.25%
22	5214 Parkhurst Drive North	5-C	2226	6.25%
23	5212 Parkhurst Drive North	5-B	2551	6.25%
24	5210 Parkhurst Drive North	5-A	2052	6.25%
5	5200 Parkhurst Drive North	6-D	2052	6.25%
6	5202 Parkhurst Drive North	6-C	2226	6.25%
7	5204 Parkhurst Drive North	6-B	2226	6.25%
8	5206 Parkhurst Drive North	6-A	2052	6.25%
9	5201 Parkhurst Drive North	7-D	2052	6.25%
10	5203 Parkhurst Drive North	7-C	2551	6.25%
11	5205 Parkhurst Drive North	7-B	2551	6.25%
12	5207 Parkhurst Drive North	7-A	2052	6.25%
	5211 Parkhurst Drive North	8-D	0%	0%
	5213 Parkhurst Drive North	8-C	0%	0%
	5215 Parkhurst Drive North	8-B	0%	0%
	5217 Parkhurst Drive North	8-A	0%	0%
	5221 Parkhurst Drive North	9-D	0%	0%
	5223 Parkhurst Drive North	9-C	0%	0%
	5225 Parkhurst Drive North	9-B	0%	0%
	5227 Parkhurst Drive North	9-A	0%	0%
	5231 Parkhurst Drive North	10-D	0%	0%
	5233 Parkhurst Drive North	10-C	0%	0%
	5235 Parkhurst Drive North	10-B	0%	0%
	5237 Parkhurst Drive North	10-A	0%	0%
	5241 Parkhurst Drive North	11-D	0%	0%
	5243 Parkhurst Drive North	11-C	0%	0%
	5245 Parkhurst Drive North	11-B	0%	0%
	5247 Parkhurst Drive North	11-A	0%	0%
13	5251 Parkhurst Drive North	12-D	2052	6.25%
14	5253 Parkhurst Drive North	12-C	2226	6.25%
15	5255 Parkhurst Drive North	12-B	2226	6.25%
16	5257 Parkhurst Drive North	12-A	2052	6.25%

AREAS:
 PHASE I GROSS = 3.06049 ACRES
 UNITS 1-4 = 0.1964 ACRES
 UNITS 5-8 = 0.1964 ACRES
 UNITS 9-12 = 0.1964 ACRES
 UNITS 13-16 = 0.1964 ACRES
 TOTAL UNITS = 0.7856 ACRES
 PHASE I CONDOMINIUM LANDS = 2.8193 ACRES

AREAS:
 PHASE II GROSS = 1.2305 ACRES
 UNITS 17-20 = 0.1964 ACRES
 UNITS 21-24 = 0.1964 ACRES
 TOTAL UNITS = 0.3928 ACRES
 PHASE II CONDOMINIUM LANDS = 0.8377 ACRES

AREAS:
 PHASE III GROSS = 1.1225 ACRES
 UNITS 25-28 = 0.1964 ACRES
 UNITS 29-32 = 0.1964 ACRES
 TOTAL UNITS = 0.3928 ACRES
 PHASE III CONDOMINIUM LANDS = 0.7297 ACRES

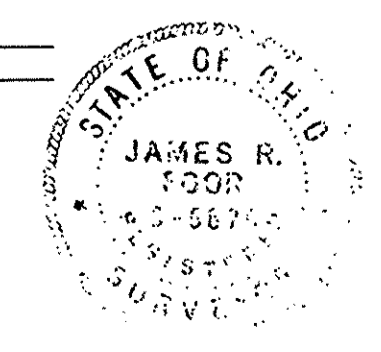
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	75.18'	235.87'	34630.51'	150.37'	S 02°02'50" W	179°45'04"
C-2	77.22'	94.33'	54.06'	88.58'	N 57°10'35" E	69°59'25"
C-3	60.00'	82.49'	49.26'	76.14'	S 61°33'56" W	78°46'06"
C-4	77.22'	82.09'	45.41'	78.28'	N 52°38'12" E	60°54'38"
C-5	75.18'	130.94'	89.26'	115.01'	S 05°19'30" W	99°47'19"
C-6	77.22'	12.24'	6.13'	12.23'	N 87°37'54" E	09°04'47"
C-7	75.18'	56.76'	29.81'	55.43'	S 66°11'56" E	43°15'33"
C-8	75.18'	48.16'	24.94'	47.34'	S 73°34'16" W	36°42'13"

PLAT VOL. 45 PAGE 74 STREET DEDICATION
 PLAT VOL. 47 PAGE 12-17 PHASE I
 PLAT VOL. 47 PAGE 27-28 PHASE I REVISED
 PLAT VOL. 48 PAGE 1-6 PHASE II

SURVEYOR'S CERTIFICATE

THIS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE " PARKSIDE CONDOMINIUMS - PHASE III " AS SHOWN HEREON AND CONTAINING 0.7297 ACRES OF LAND IN O.L. #12 OF SHEFFIELD TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED -○-, IRON PIN MONUMENTS WERE SET, INDICATED -●-, WERE FOUND. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARING SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

BY *James R. Poor*
 REGISTERED SURVEYOR No. 5875



Received for Record
 at 2:47 P.M. in P.D.R. RECORD
 VOL. 48 DOROTHY L. ESSEX
 PAGES 35- Lorain County Recorder
 4/10/92 259 20 MR.

JAMES FOUR - self
327-7740

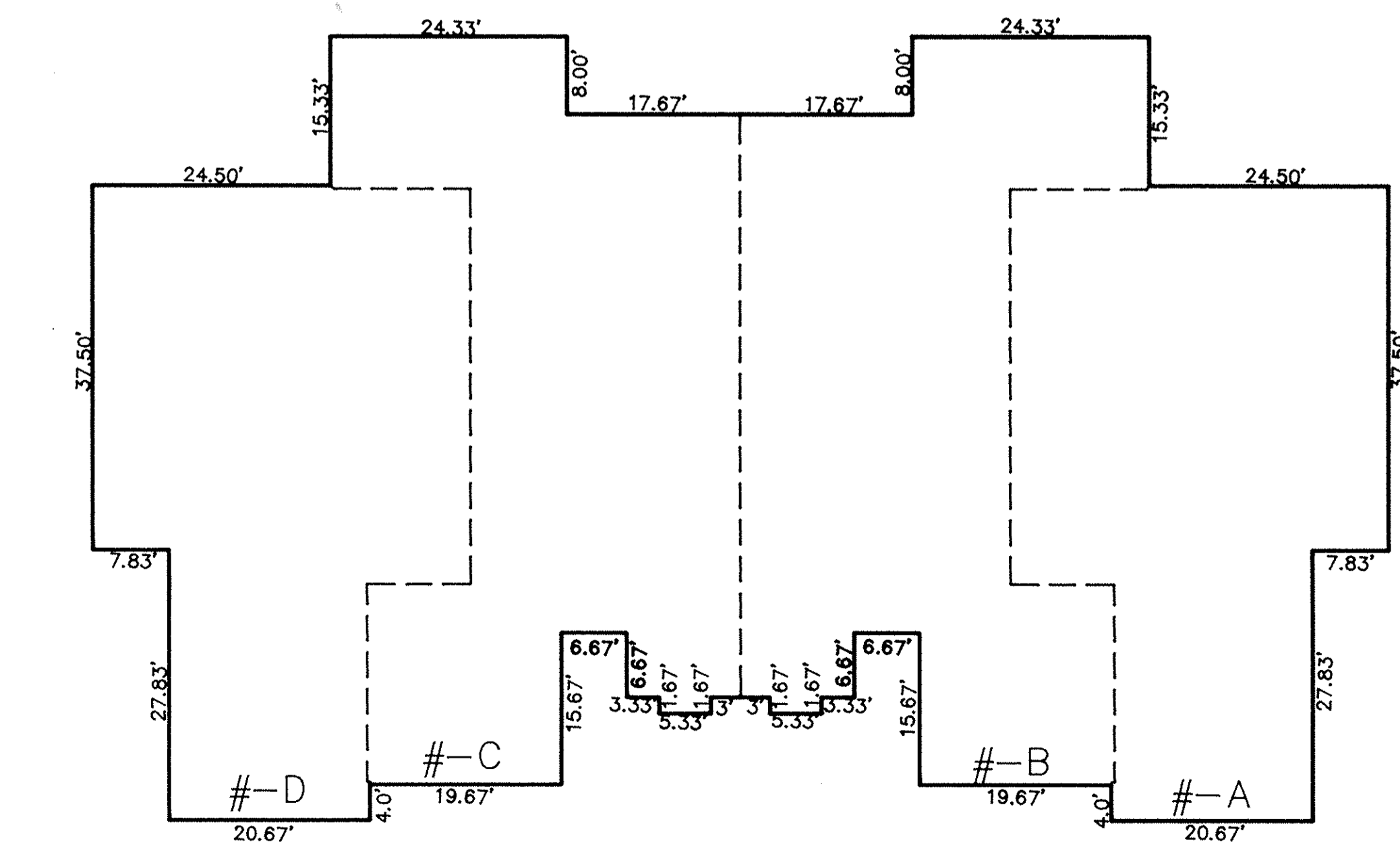
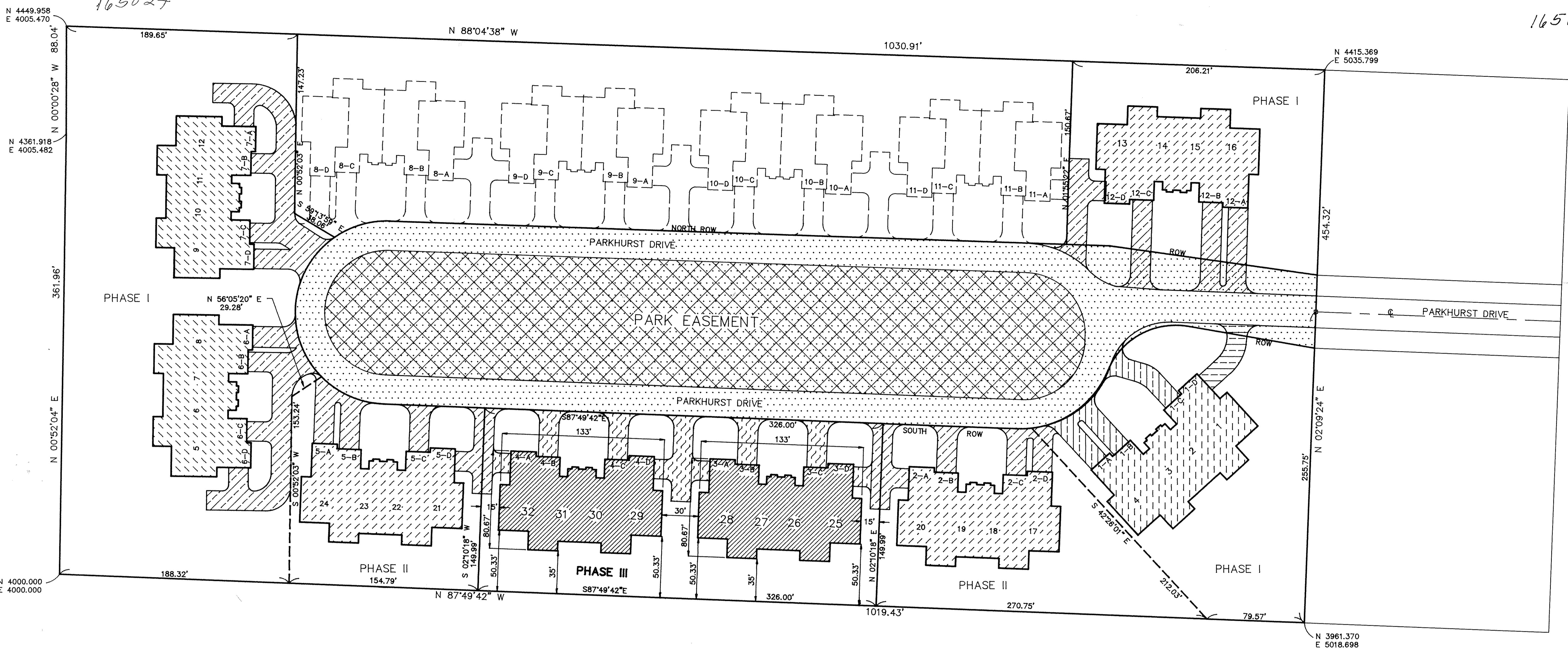
TRANSFERRED
 IN COMPLIANCE WITH SEC. 319.202
 (4/10 REV. CODE)
 JAN 3 1 1992
 JULIAN A. PIOR
 LORAIN COUNTY AUDITOR

PLAT BOOK _____ PAGE _____
 SHEET 1 OF 6

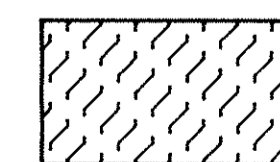
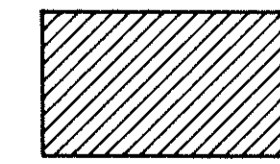

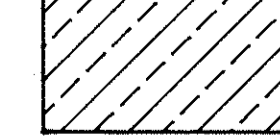

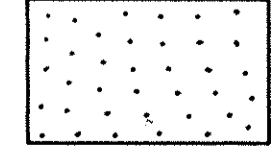

LORAIN COUNTY TAX
 MAP DEPARTMENT COPY

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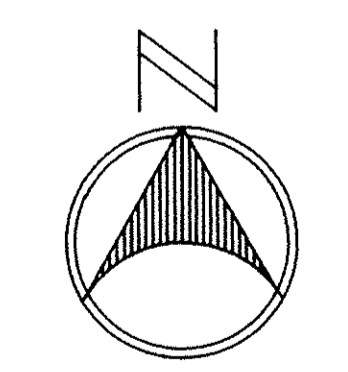


TYPICAL BLDG LAYOUT
NO SCALE

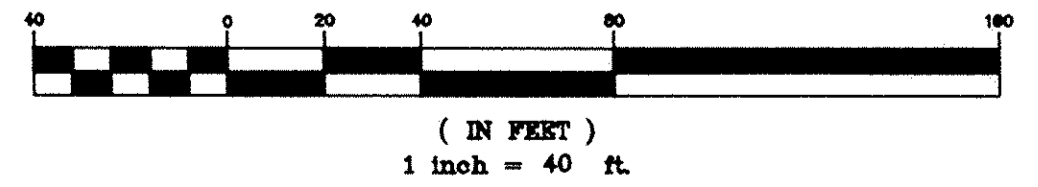
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-  PHASE III STRUCTURES AS BUILT
-  PHASE I & II STRUCTURES AS BUILT
-  PHASE I & II LIMITED COMMON DRIVEWAYS AS BUILT
-  COMMON AREA
-  DEDICATED STREET RIGHT-OF-WAY
-  PARK EASEMENT AREA

PHASE SCHEDULE				
UNIT	PHASE I JAN 1991	PHASE II SEPT 1991	PHASE III JAN 1992	FUTURE
1-4	X			
5-8	X			
9-12	X			
13-16	X			
17-20		X		
21-24		X		
25-28			X	
29-32			X	
33-36				X
37-40				X
41-44				X
45-48				X

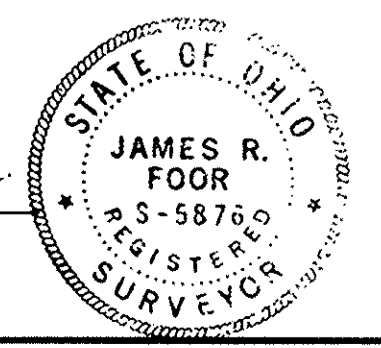
WE, JAMES R. FOOR REGISTERED SURVEYOR OHIO S-5876 AND MICHAEL R. ZUNICH LICENSED PROFESSIONAL ENGINEER OHIO E-35312 HEREBY CERTIFY THAT WITH-IN DRAWINGS FOR PARKSIDE CONDOMINIUMS PHASE THREE CONSISTING OF PAGES 1/6 THRU 6/6 ACCURATELY SHOW THE BUILDINGS AS CONSTRUCTED.



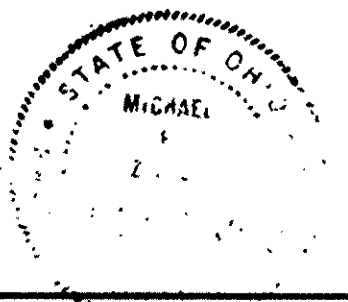
GRAPHIC SCALE



James R. Foore
JAMES R. FOOR



Michael R. Zunich
MICHAEL R. ZUNICH

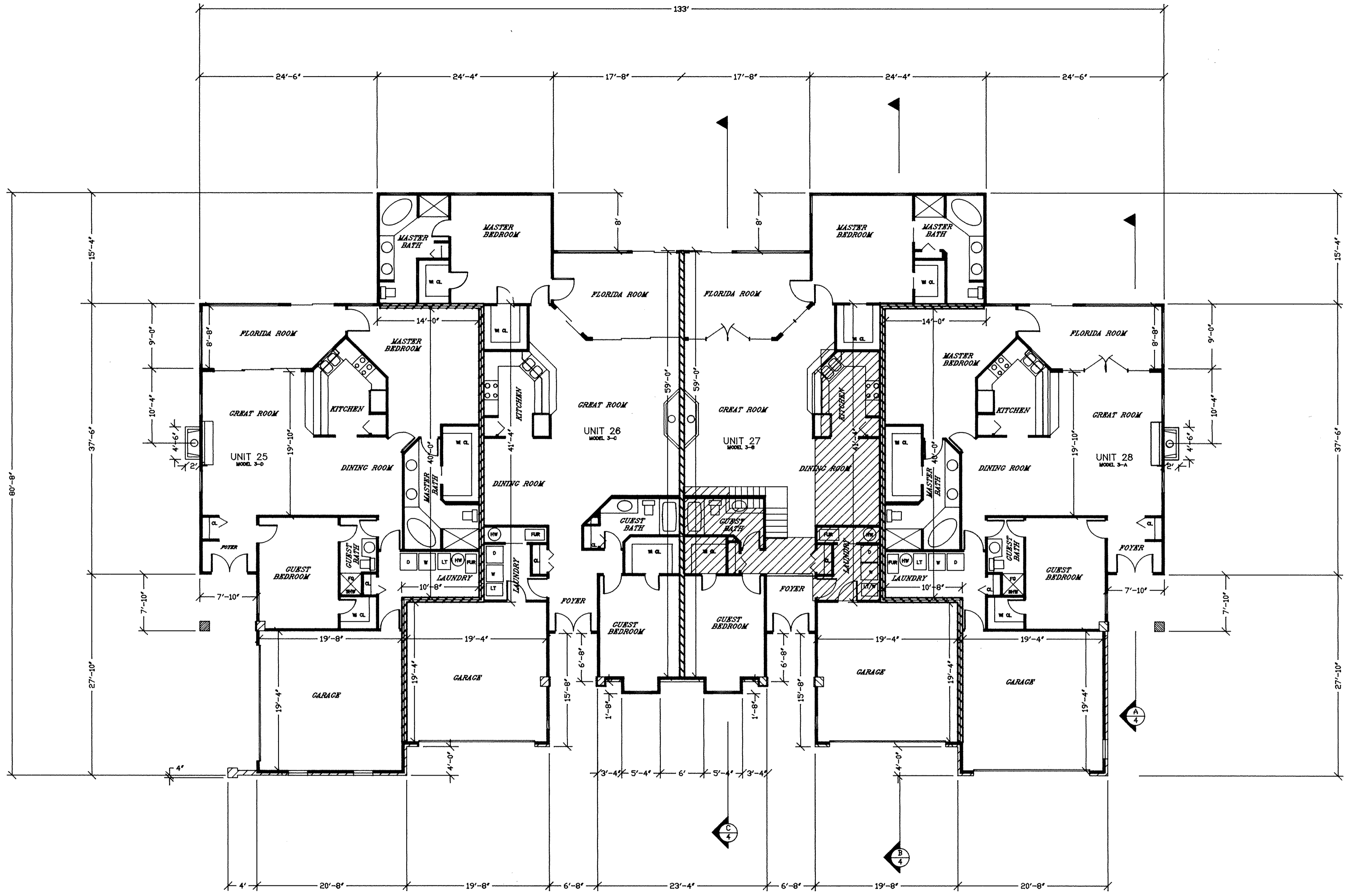


PARKSIDE CONDOMINIUMS
PHASE III
SITE PLAN
DECEMBER 10, 1991
MICHAEL ZUNICH & ASSOCIATES
35886 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
PH: (216) 327-7740

165024

48/37

165024



LEGEND

- 8" BLOCK WALL
- 4" EXTERIOR STUD WALL
- 3 1/2" INTERIOR STUD WALL
- 8" FRAME & BRICK WALL

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

PARKSIDE CONDOMINIUMS
PHASE III
FLOOR PLAN UNITS 25-28

DECEMBER 16, 1991

MICHAEL ZUNICH & ASSOCIATES
35886 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
PH: (216) 327-7740

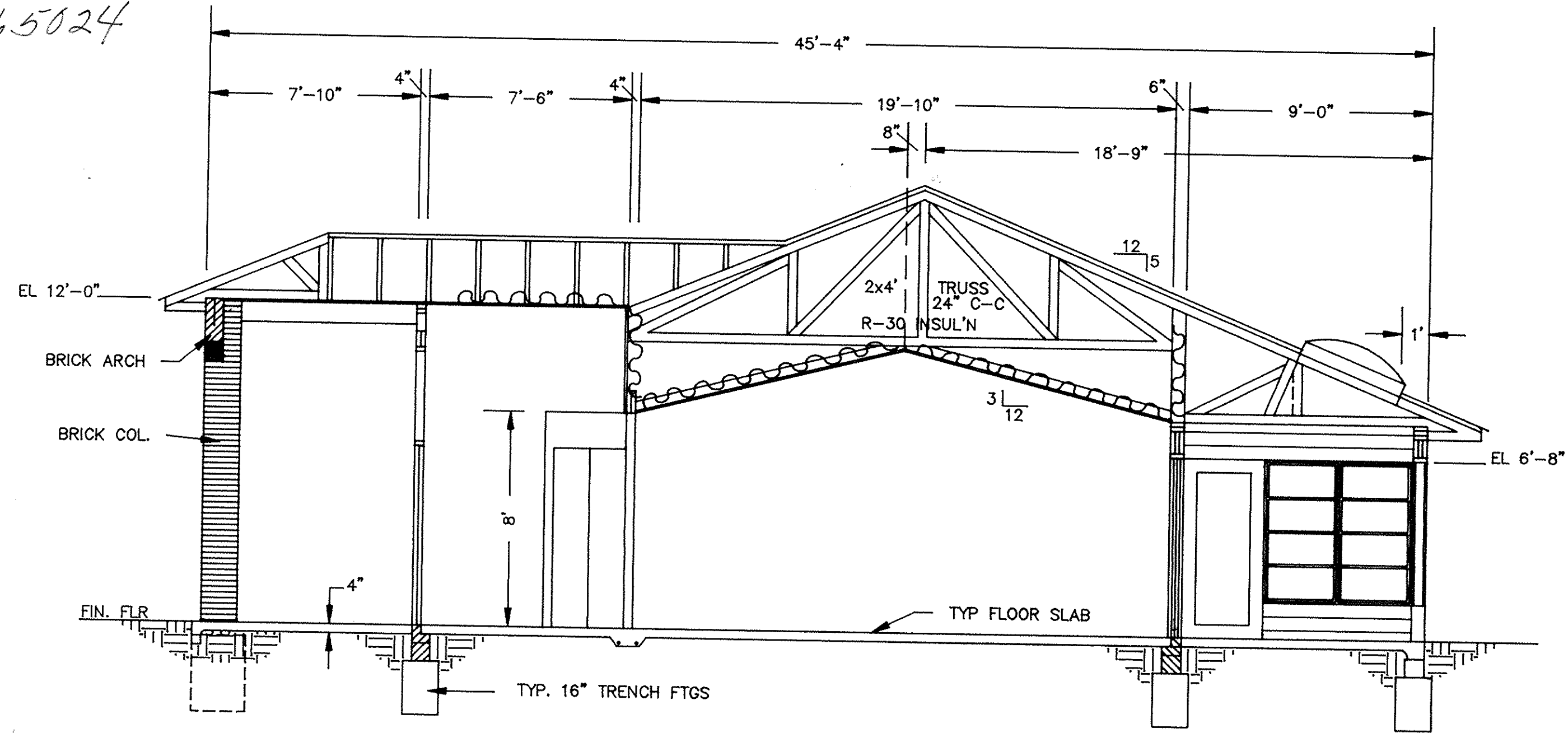
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48/37

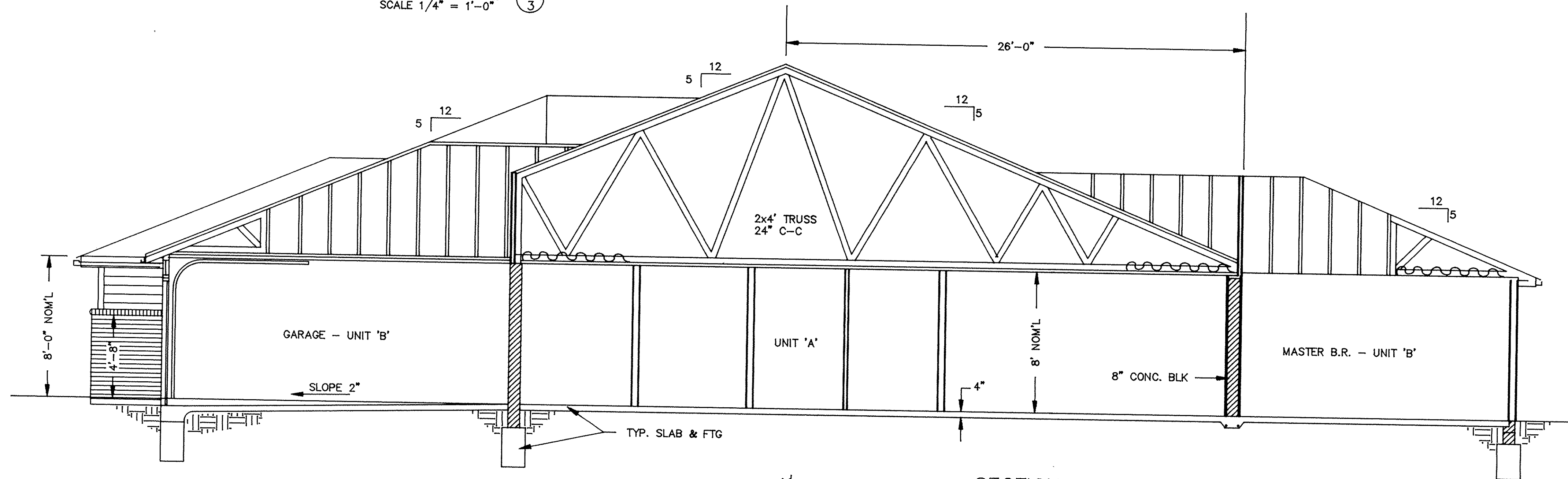
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48/38

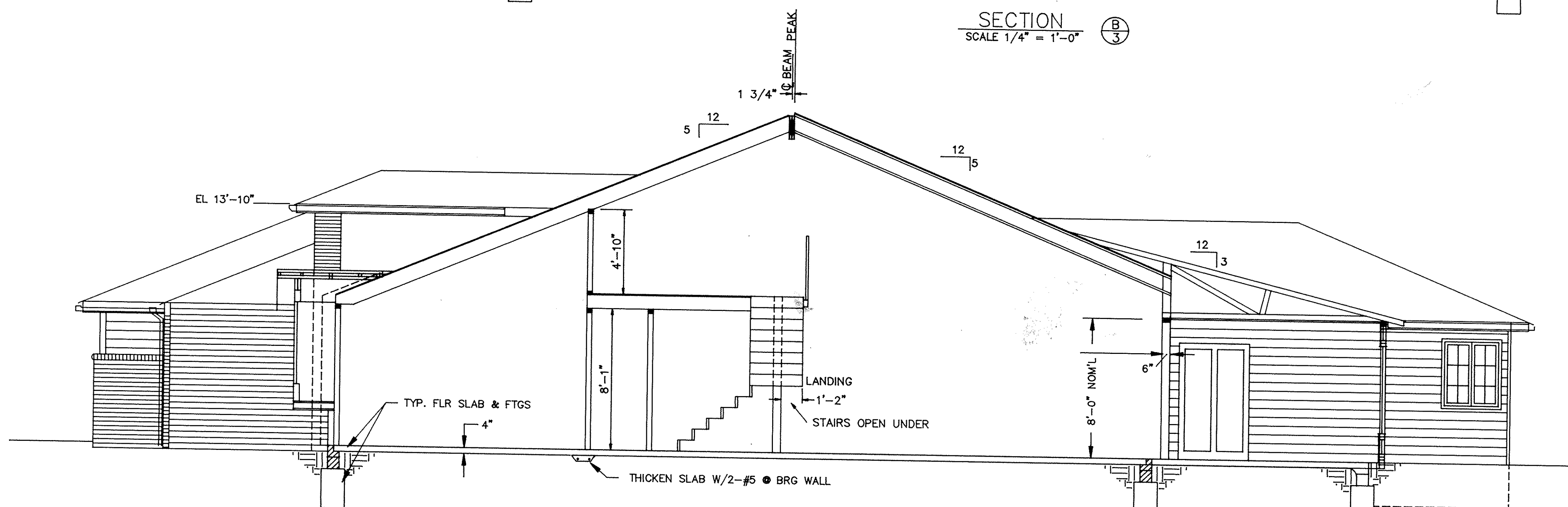
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SECTION A
SCALE 1/4" = 1'-0"



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



SECTION C
SCALE 1/4" = 1'-0"

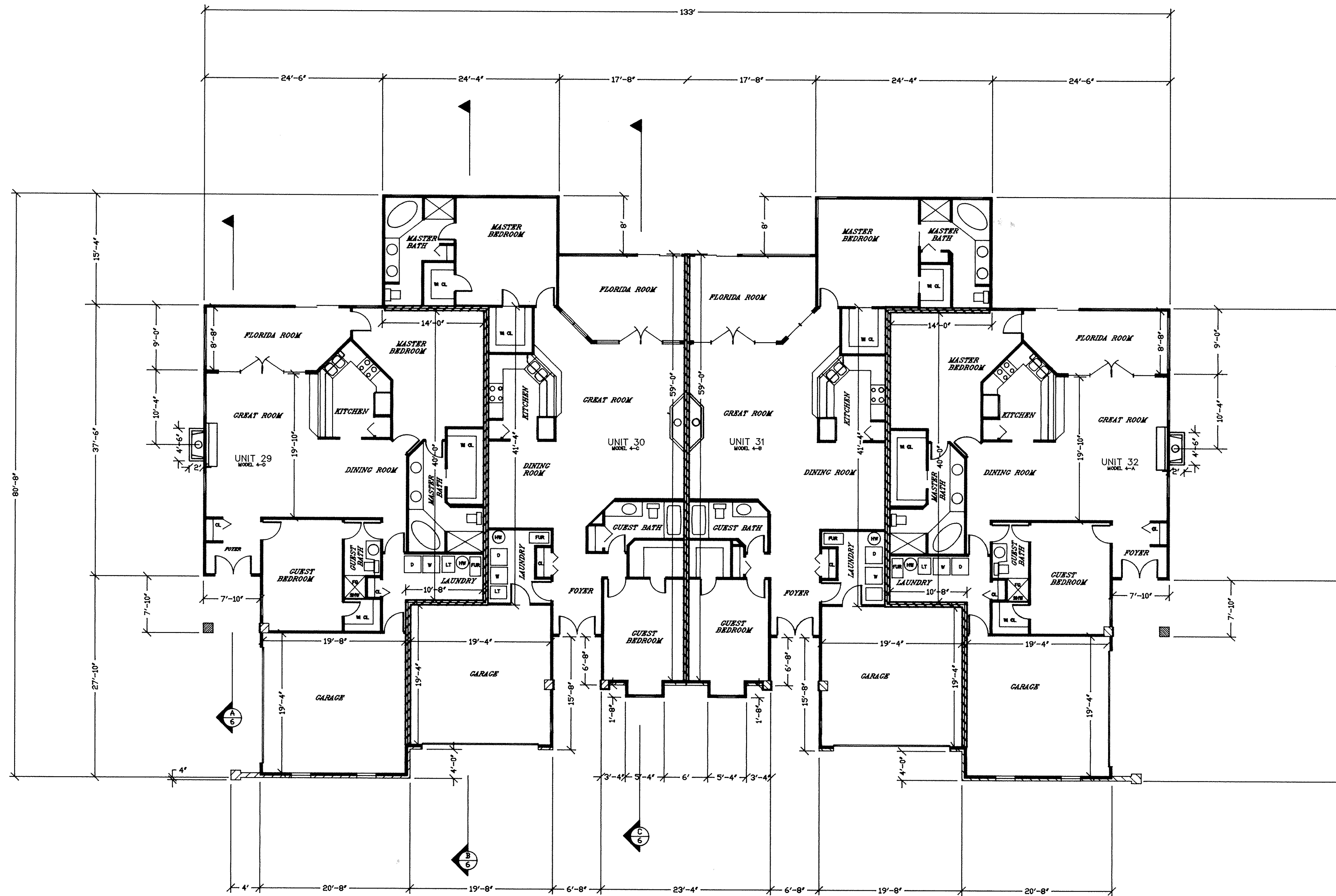
WE, JAMES R. FOOR REGISTERED SURVEYOR OHIO S-5876 AND MICHAEL R. ZUNICH LICENSED PROFESSIONAL ENGINEER OHIO E-35312 HEREBY CERTIFY THAT WITH-IN DRAWINGS FOR PARKSIDE CONDOMINIUMS PHASE THREE CONSISTING OF PAGES 1/6 THRU 6/6 ACCURATELY SHOW THE BUILDINGS AS CONSTRUCTED.

JAMES R. FOOR
JAMES R. FOOR

MICHAEL R. ZUNICH
MICHAEL R. ZUNICH

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

PARKSIDE CONDOMINIUMS
PHASE III
SECTIONS - BLDG #3
DECEMBER 18, 1991
MICHAEL ZUNICH & ASSOCIATES
35888 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
PH (216) 327-7740



LEGEND

- 8" BLOCK WALL
- 4" EXTERIOR STUD WALL
- 3 1/2" INTERIOR STUD WALL
- 8" FRAME & BRICK WALL

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

SCALE : 1/8" = 1'-0"

PARKSIDE CONDOMINIUMS
PHASE III
FLOOR PLAN UNITS 29-32

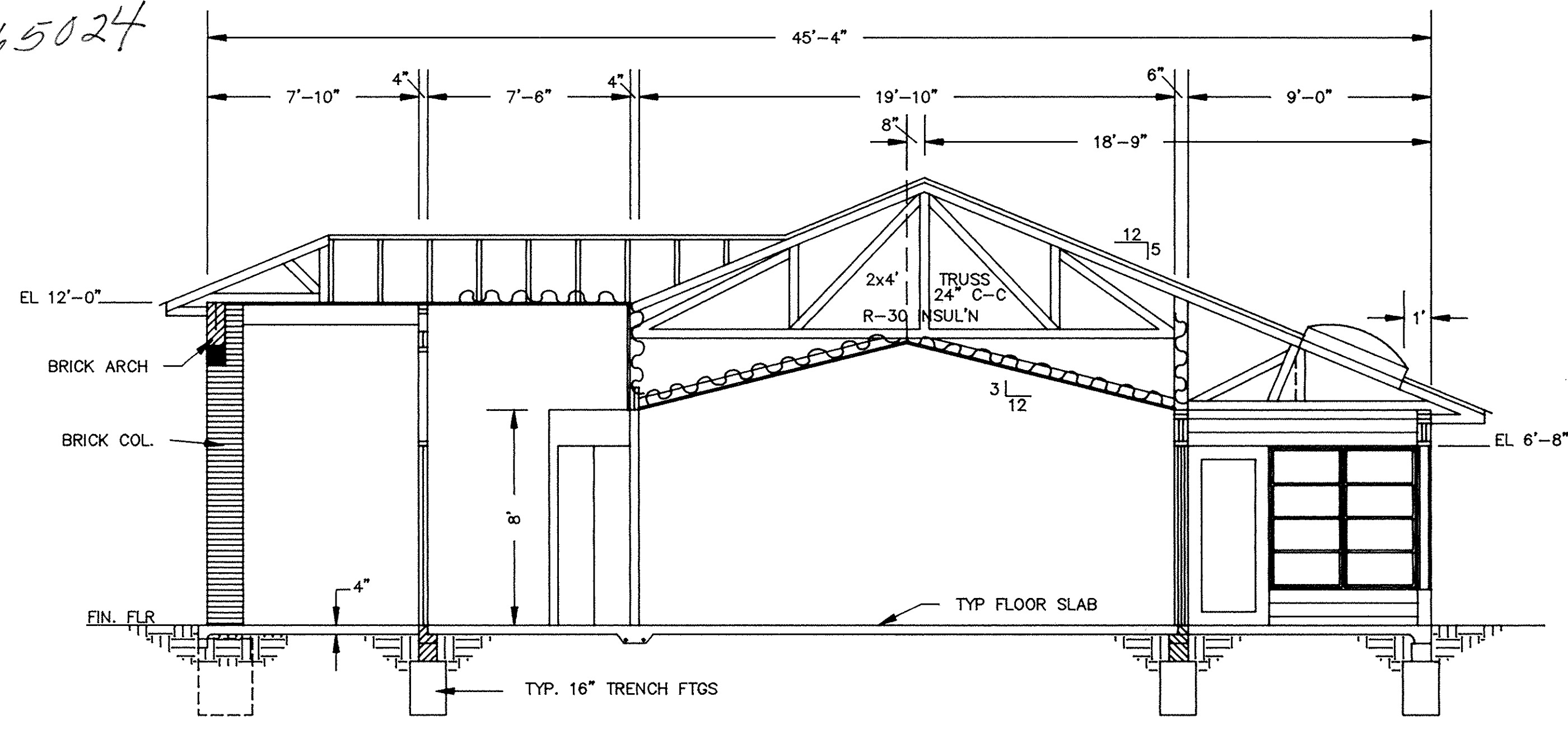
DECEMBER 18, 1991

MICHAEL ZUNICH & ASSOCIATES
35886 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
PH: (216) 327-7740

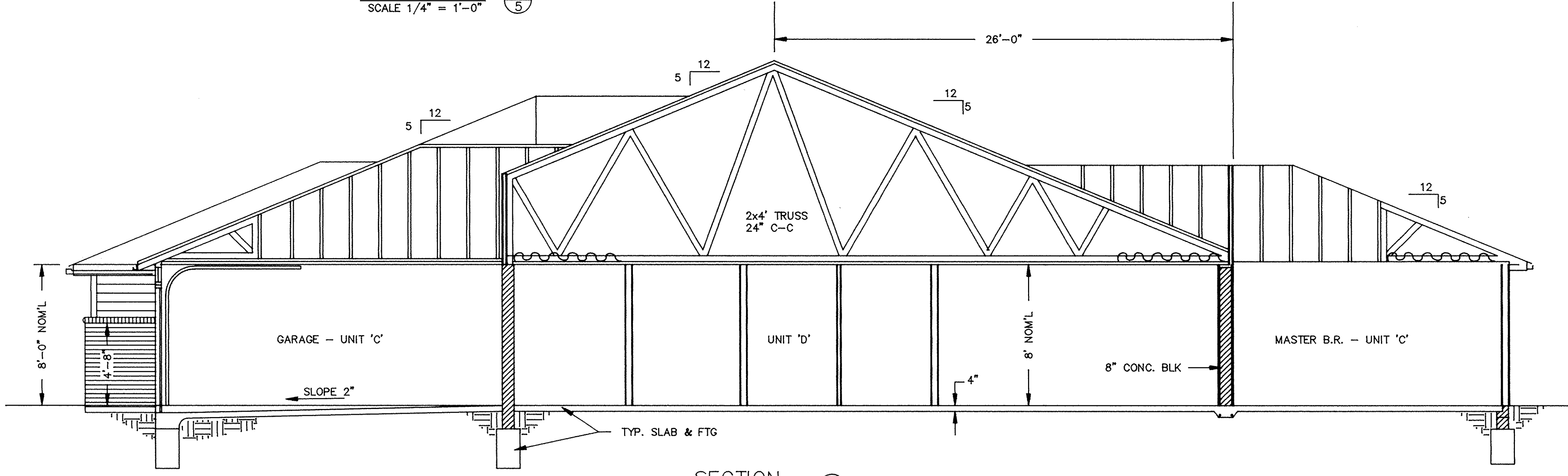
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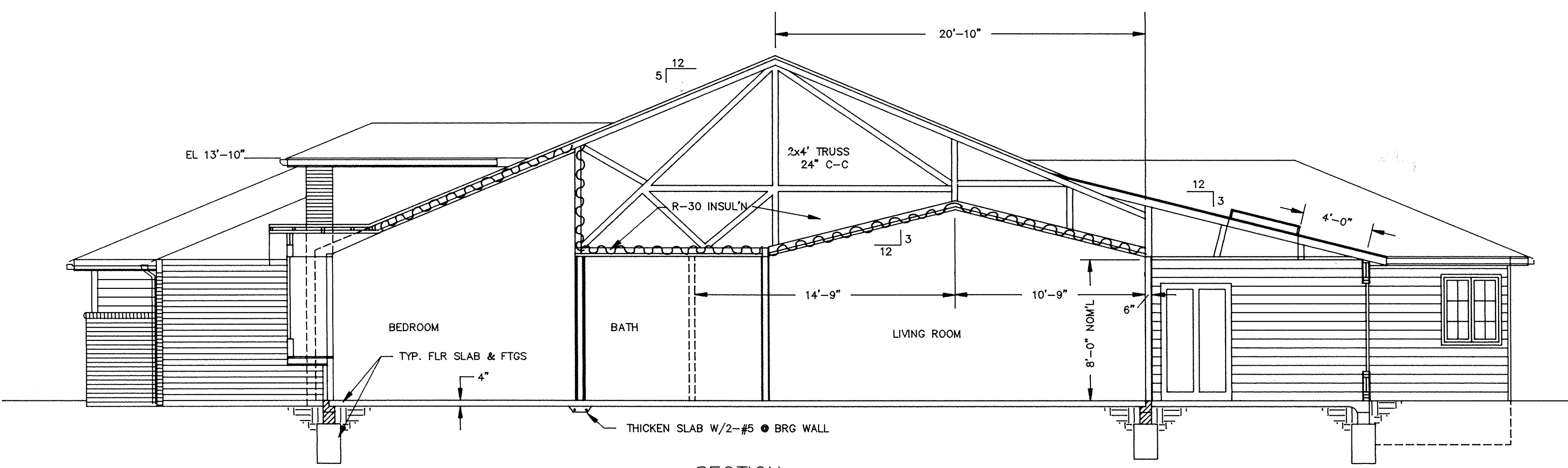
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SECTION B
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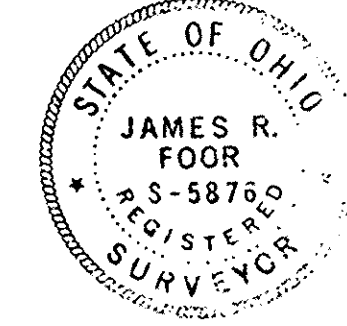


SECTION C
SCALE 1/4" = 1'-0"

WE, JAMES R. FOOR REGISTERED SURVEYOR OHIO S-5876 AND MICHAEL R. ZUNICH LICENSED PROFESSIONAL ENGINEER OHIO E-35312 HEREBY CERTIFY THAT WITH-IN DRAWINGS FOR PARKSIDE CONDOMINIUMS PHASE THREE CONSISTING OF PAGES 1/6 THRU 6/6 ACCURATELY SHOW THE BUILDINGS AS CONSTRUCTED.

James R. Foor
JAMES R. FOOR

Michael R. Zunich
MICHAEL R. ZUNICH



PARKSIDE CONDOMINIUMS
PHASE III
SECTIONS - BLDG #4
DECEMBER 18, 1991
MICHAEL ZUNICH & ASSOCIATES
35888 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
PH: (216) 327-7740
SHEET 6 OF 8

LORAIN COUNTY TAX
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