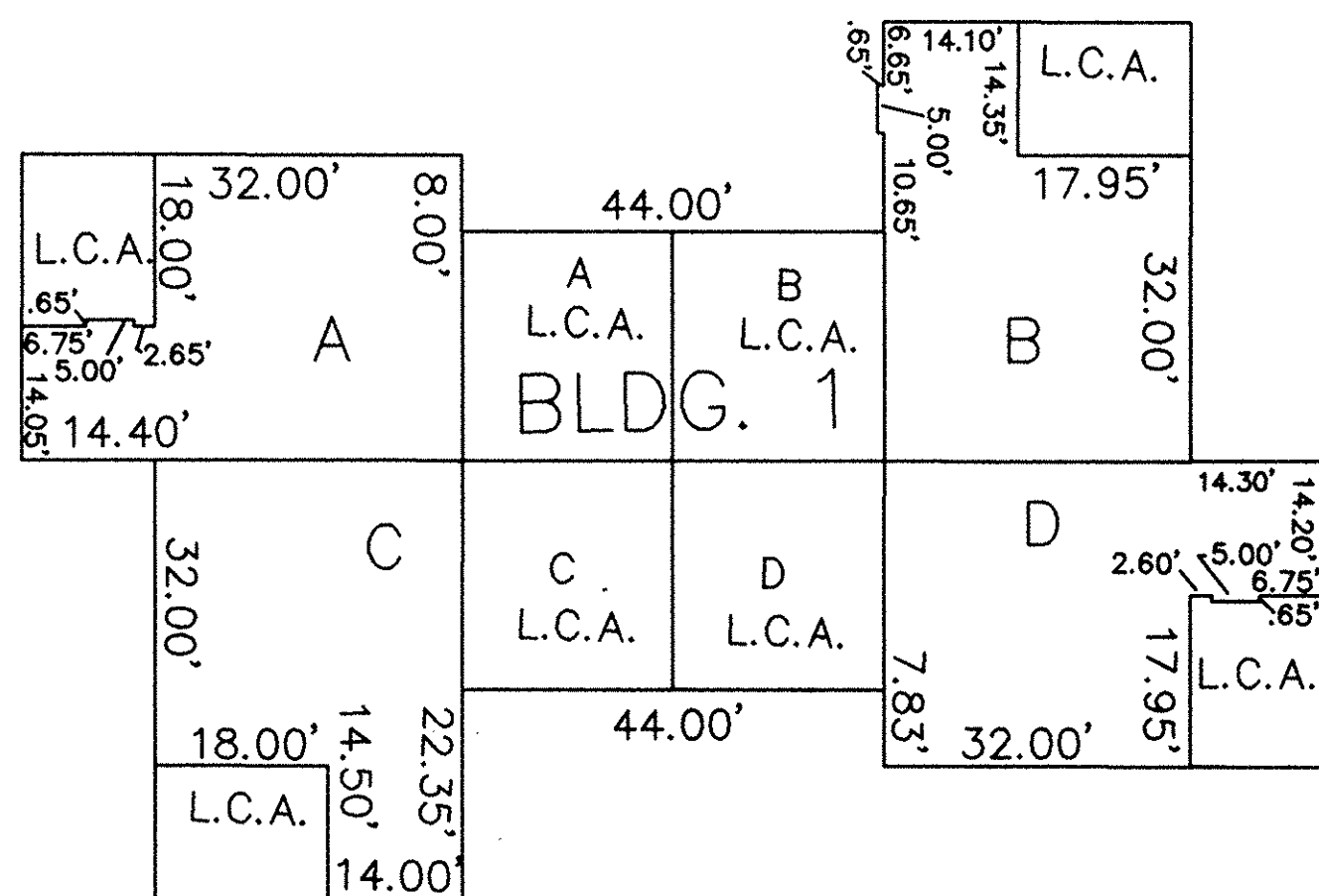


MARINER'S WATCH CONDOMINIUM COMPLEX PHASE 1



BUILDING ONE FOOTPRINT (AS BUILT)
SCALE: 1" = 20'

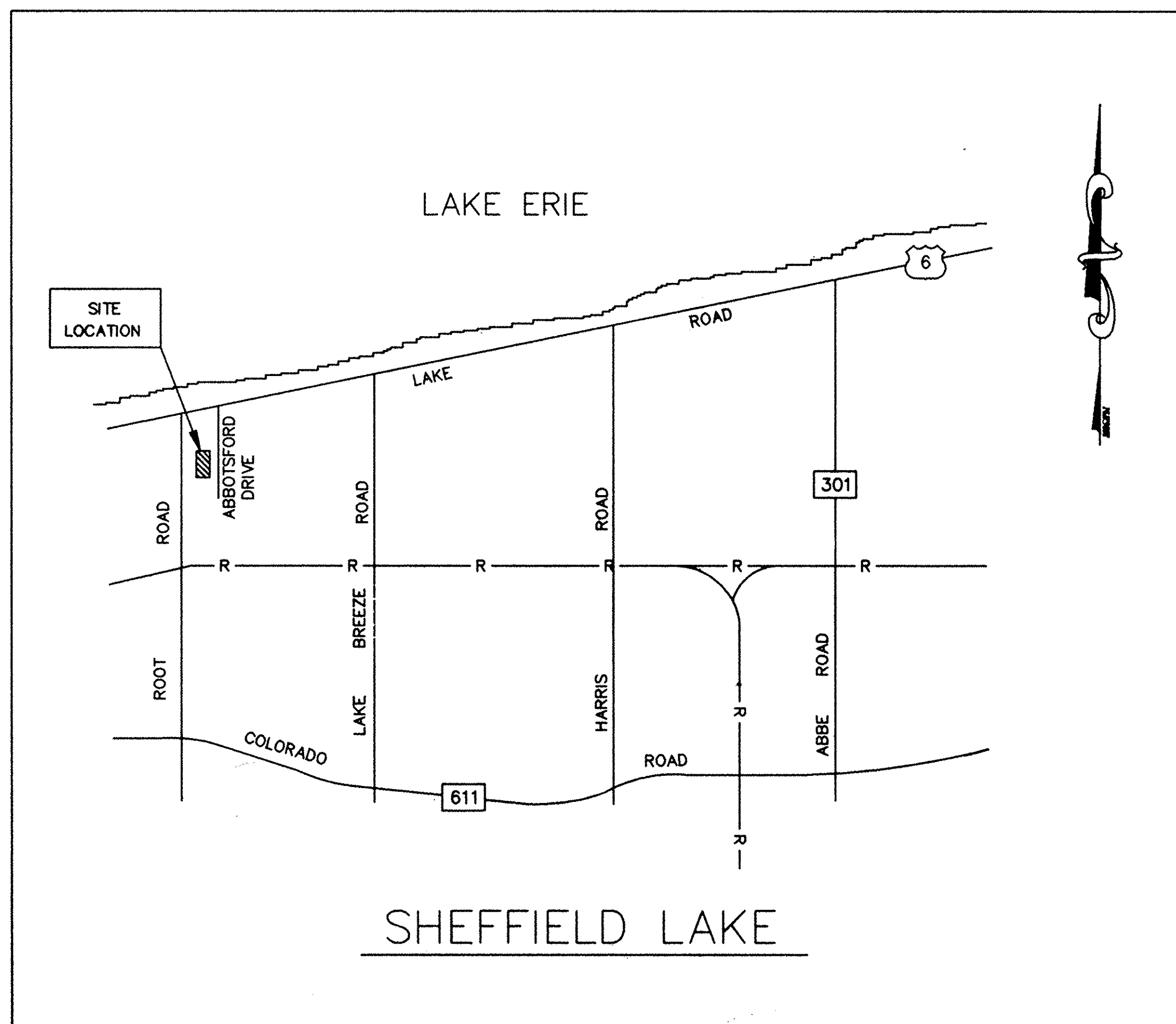
PART OF BLOCK "A" IN THE UPLAND GLEN SUBDIVISION NO. 2
PART OF SHEFFIELD TOWNSHIP O.L. 45
CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO
AUGUST 1995

INDEX OF SHEETS
SHEET

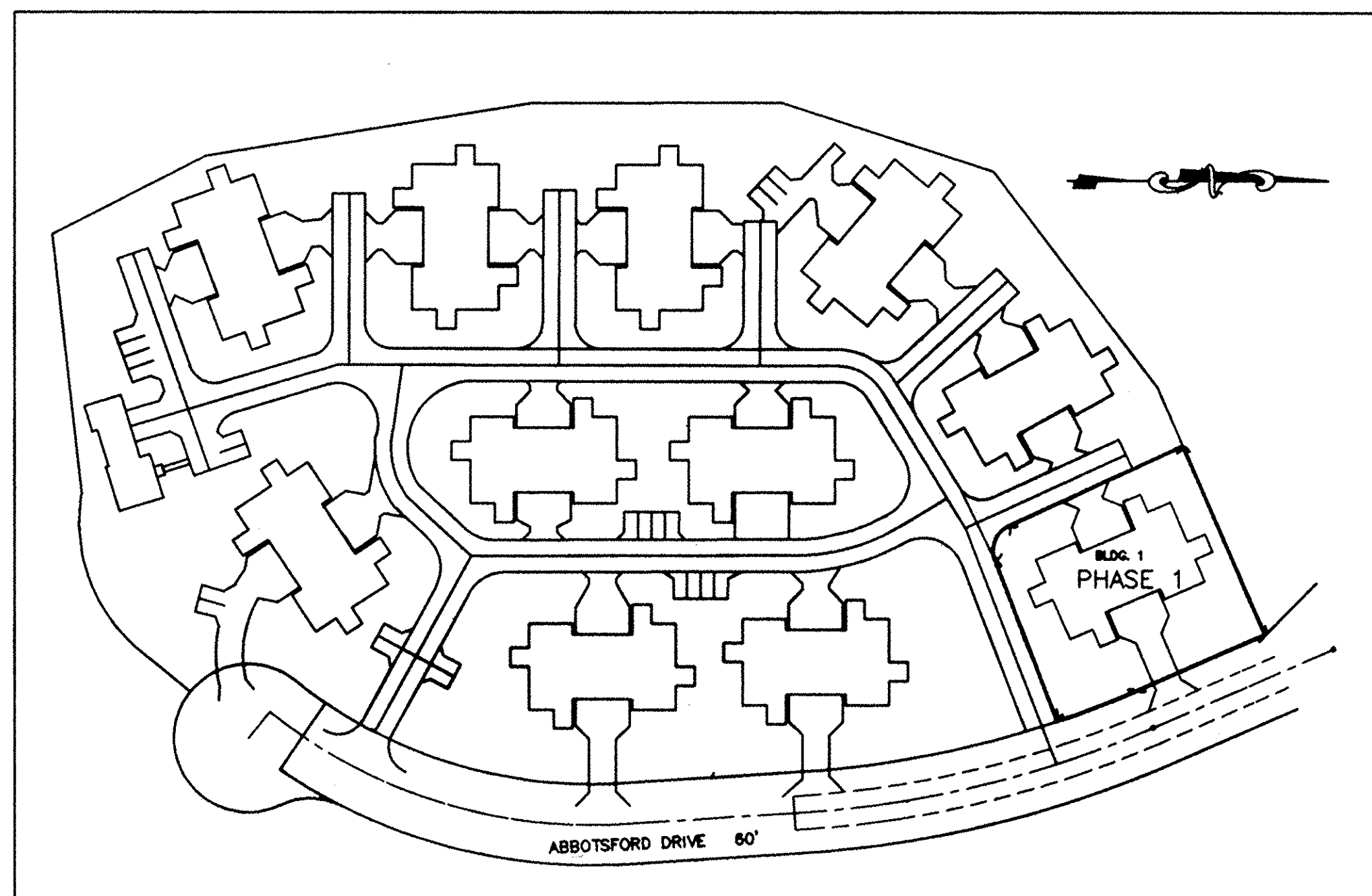
- 1 TITLE SHEET
- 2 BOUNDARY & EASEMENT MAP
- 3 FIRST FLOOR PLAN
- 4 SECOND FLOOR PLAN
- 5 ELEVATIONS

PHASE NO. 1
BUILDING NO. 1

UNIT	NO.	ADDRESS	SQUARE FOOTAGE	% OF COMBINED COMMON AREAS & FACILITIES
UNIT 1-A	204	ABBOTSFORD DRIVE	1661	29.42
UNIT 1-B	206	ABBOTSFORD DRIVE	1162	20.58
UNIT 1-C	200	ABBOTSFORD DRIVE	1661	29.42
UNIT 1-D	202	ABBOTSFORD DRIVE	1162	20.58



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

Received for Record SEP 20 1995
at 10:00 clock P.M. in PLAT RECORD
VOL 55 MARY ANN JAMISON
PAGES 48-52 Lorain County Recorder

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
SEP 20 1995

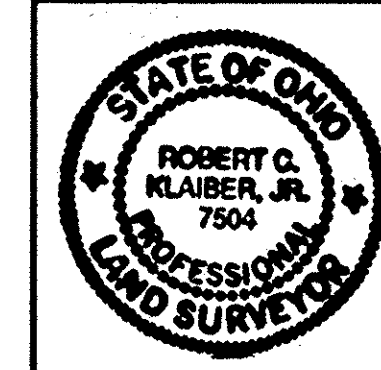
#216.00 map
Bot: Lerc (L.M.)

MARK R. STEWART
LORAIN COUNTY AUDITOR

C. J. S. DEVELOPMENT CORPORTATION
46480 TELEGRAPH ROAD
SOUTH AMHERST, OHIO 44001

ERIE SHORES SURVEYING & ENGINEERING

ROBERT C. KLAIBER JR. REG. SURVEYOR NO. 7504
1978 SCUDDER DRIVE
AKRON, OHIO 44320 (216)-867-5460



DATE: 8-9-95 DRAWN BY: J. M. ALLEN SHEET 1 OF 5

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

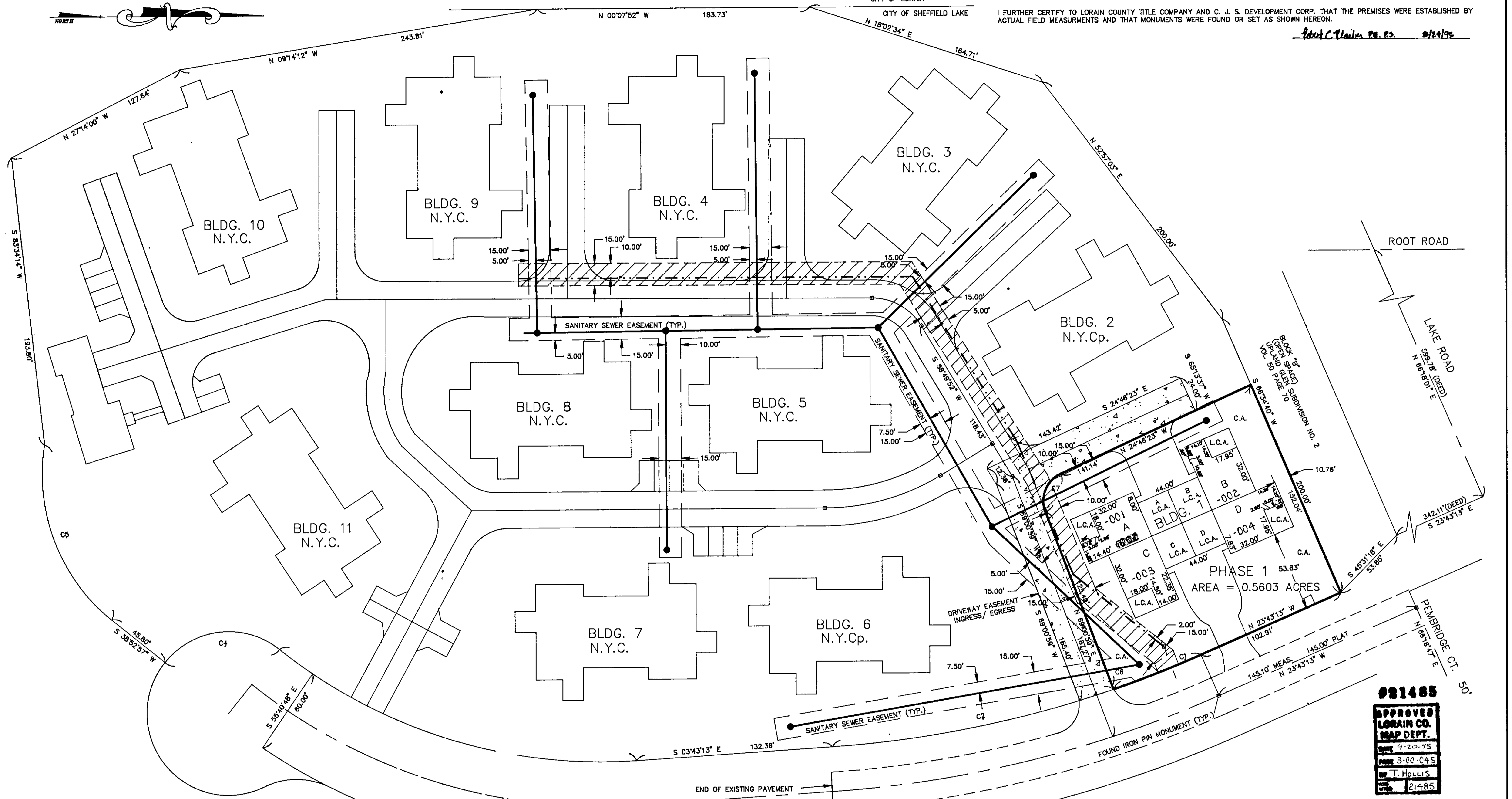
TOWN AND SUBURB DEVELOPMENT CO.
VOL. 743 PAGE 683

CITY OF LORAIN
CITY OF SHEFFIELD LAKE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED FROM ACTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY, INsofar AS POSSIBLE, THE LOCATION OF BOUNDRIES, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF THE BUILDINGS, COMMON AREAS AND LIMITED COMMON AREAS, THE LOCATION AND DIMENSIONS OF ALL APPURTENANT EASEMENTS; THAT THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PREMISES OR FROM THE SUBJECT PREMISES, OTHER THAN SHOWN; THAT ALL PORTIONS SURVEYED INCLUDING THE RIGHT OF WAY LINE FOR ABBOTSFORD DRIVE IS CONTIGUOUS TO THE PERIMETER LINES OF THE PREMISES ALONG THEIR ENTIRE LENGTH. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

I FURTHER CERTIFY TO LORAIN COUNTY TITLE COMPANY AND C. J. S. DEVELOPMENT CORP. THAT THE PREMISES WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS AND THAT MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

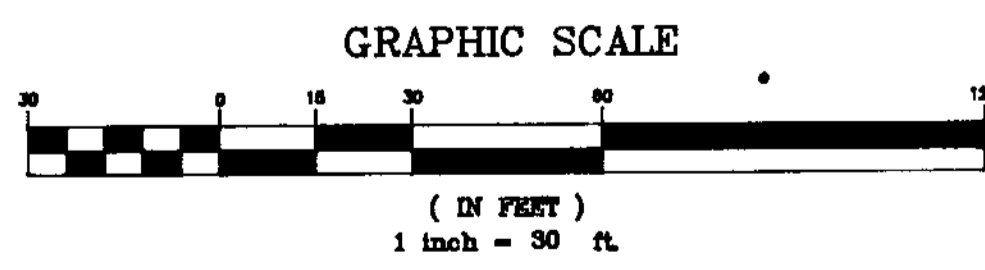
Robert C. Klaiber, Reg. No. 7504



921485
APPROVED
LORAIN CO.
MAP DEPT.
DATE 9-20-95
FILE 3-00-045
BY T. HOLLIS
21985

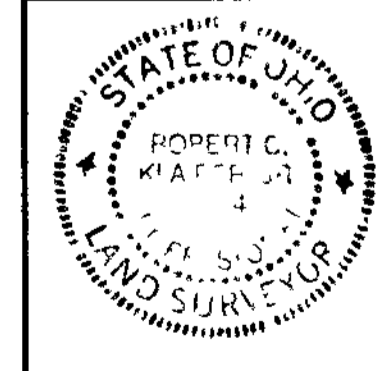
LEGEND

- NOT YET CONSTRUCTED
- LIMITED COMMON AREA
- COMMON AREA
- NOT YET COMPLETED
- WATER LINE
- WATER LINE EASEMENT
- SANITARY SEWER



ABBOTSFORD DRIVE 60' OUT OF 03-00-045-102-036 3.05 A.
INTO PLAT -0.56 A.
REMAINDER 03-00-045-102-026 2.49 A.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	735.62'	63.07'	31.55'	63.05'	N 21°15'51" W	04°54'45"
C2	735.62'	193.71'	97.42'	193.15'	S 11°15'51" E	15°05'16"
C3	347.13'	258.11'	135.35'	252.20'	S 17°34'52" W	42°38'10"
C4	55.00'	86.39'	55.00'	77.78'	S 08°08'56" E	89°59'48"
C5	125.00'	131.88'	72.81'	126.83'	S 69°06'10" W	60°28'24"
C6	20.00'	2.35'	18.71'	2.35'	N 65°38'42" E	06°44'33"
C7	20.00'	30.09'	18.71'	27.33'	S 67°52'42" E	86°12'38"



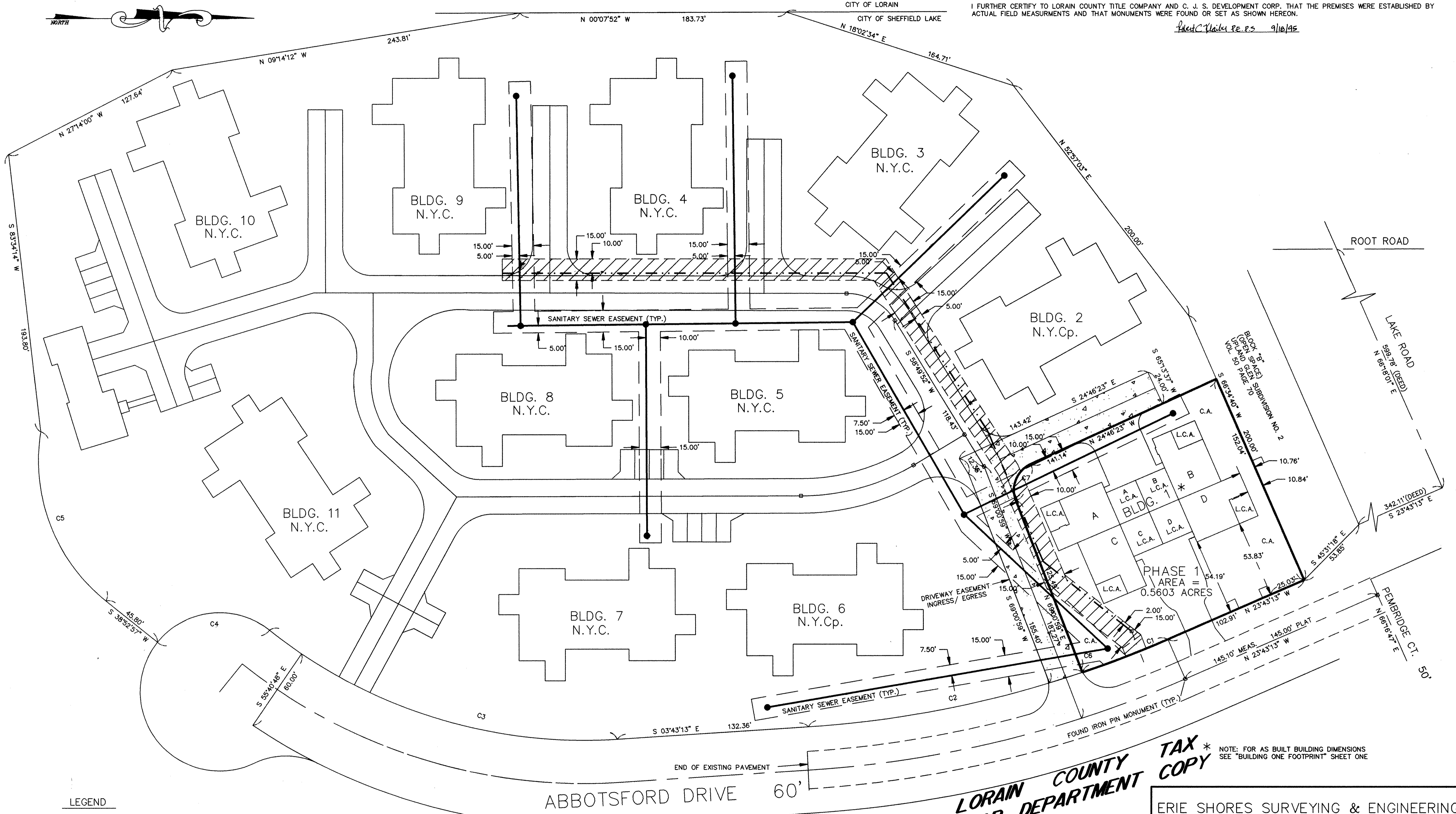
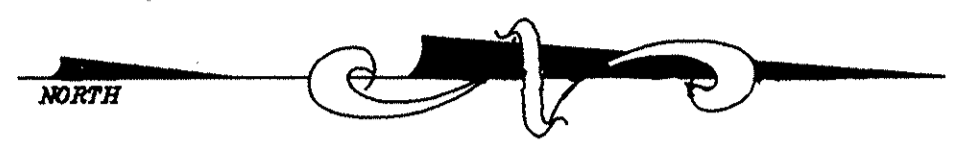
ERIE SHORES SURVEYING & ENGINEERING
ROBERT C. KLAIBER JR. REG. SURVEYOR NO. 7504
1978 SCUDDER DRIVE
AKRON, OHIO 44320 (216)-867-5460
SCALE: 1" = 30'
DATE: 8-9-95
DRAWN BY: J. M. ALLEN
SHEET 2 OF 5

TOWN AND SUBURB DEVELOPMENT CO.
VOL. 743 PAGE 683

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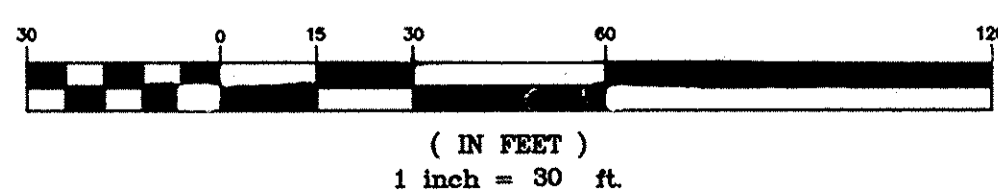
Robert C. Klaiber RE. ES. 9/10/95



LEGEND

- N.Y.C. NOT YET CONSTRUCTED
- L.C.A. LIMITED COMMON AREA
- C.A. COMMON AREA
- N.Y.Cp. NOT YET COMPLETED
- WATER LINE
- WATER LINE EASEMENT
- SANITARY SEWER

GRAPHIC SCALE



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	735.62'	63.07'	31.55'	63.05'	N 21°15'51" W	04°54'45"
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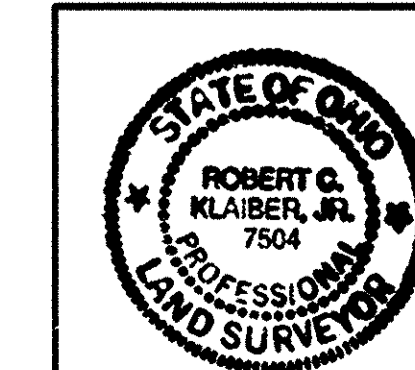
LORAIN COUNTY MAP DEPARTMENT

TAX COPY

NOTE: FOR AS BUILT BUILDING DIMENSIONS SEE "BUILDING ONE FOOTPRINT" SHEET ONE

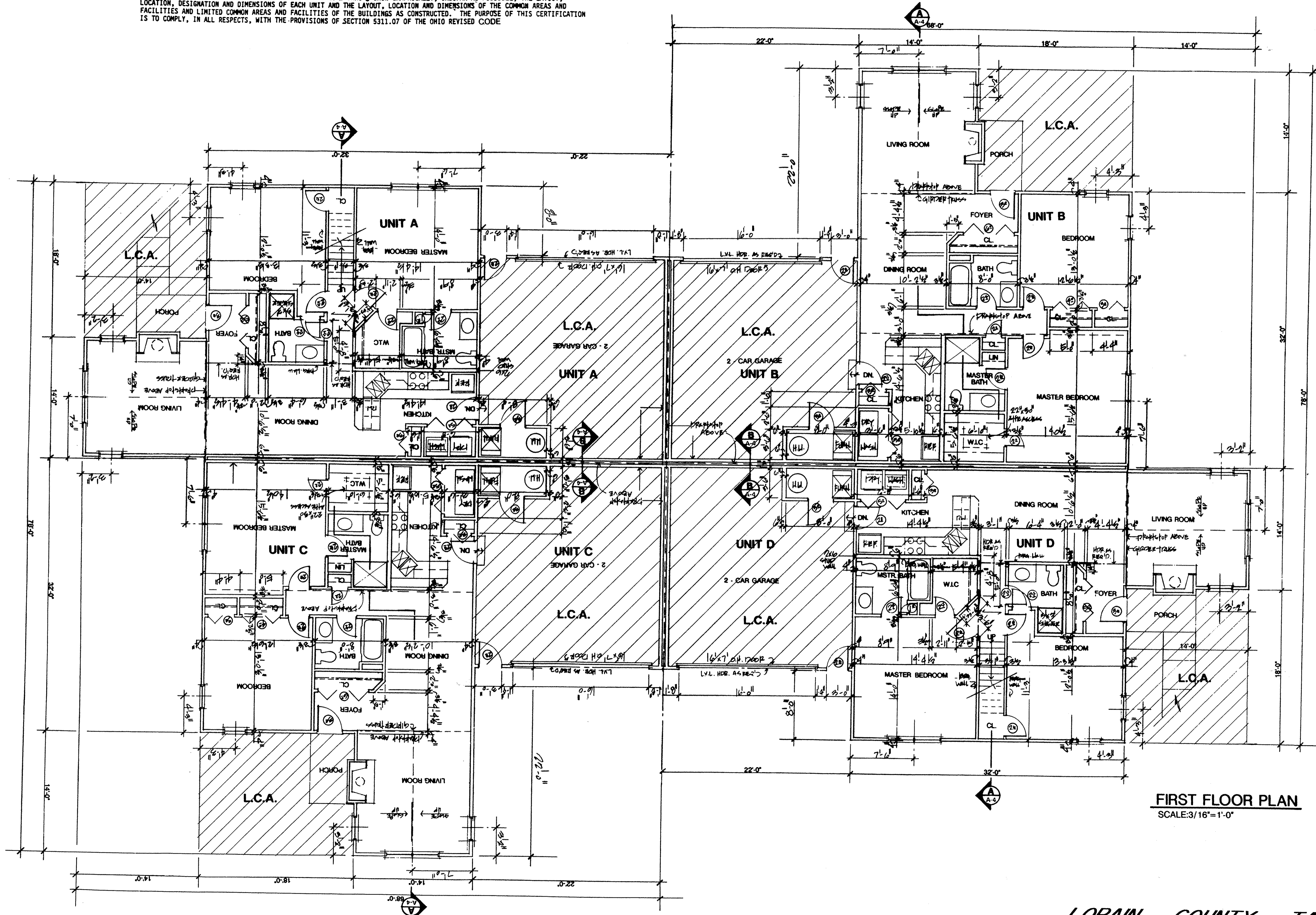
ERIE SHORES SURVEYING & ENGINEERING

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 1978 SCUDDER DRIVE
 AKRON, OHIO 44320 (216)-867-5460



SCALE: 1" = 30'
 DATE: 8-9-95
 DRAWN BY: J. M. ALLEN
 SHEET 2 OF 5

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS 3 THRU 5 SHOW GRAPHICALLY, INSOFAR AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH UNIT AND THE LAYOUT, LOCATION AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

**LORAIN COUNTY TAX
MAP DEPARTMENT COPY**

REVISIONS	BY
11/10/94	
8/22/95	

**MARK W. RUBY
ARCHITECT**
8077 LEAVITT ROAD
AMHERST, OH 44001
(419) 398-5001

**MARINER'S WATCH
CONDOMINIUM COMPLEX**
C.J.S. DEVELOPMENT CORP.

STATE OF OHIO
REGISTERED ARCHITECT
MARK W. RUBY
9199

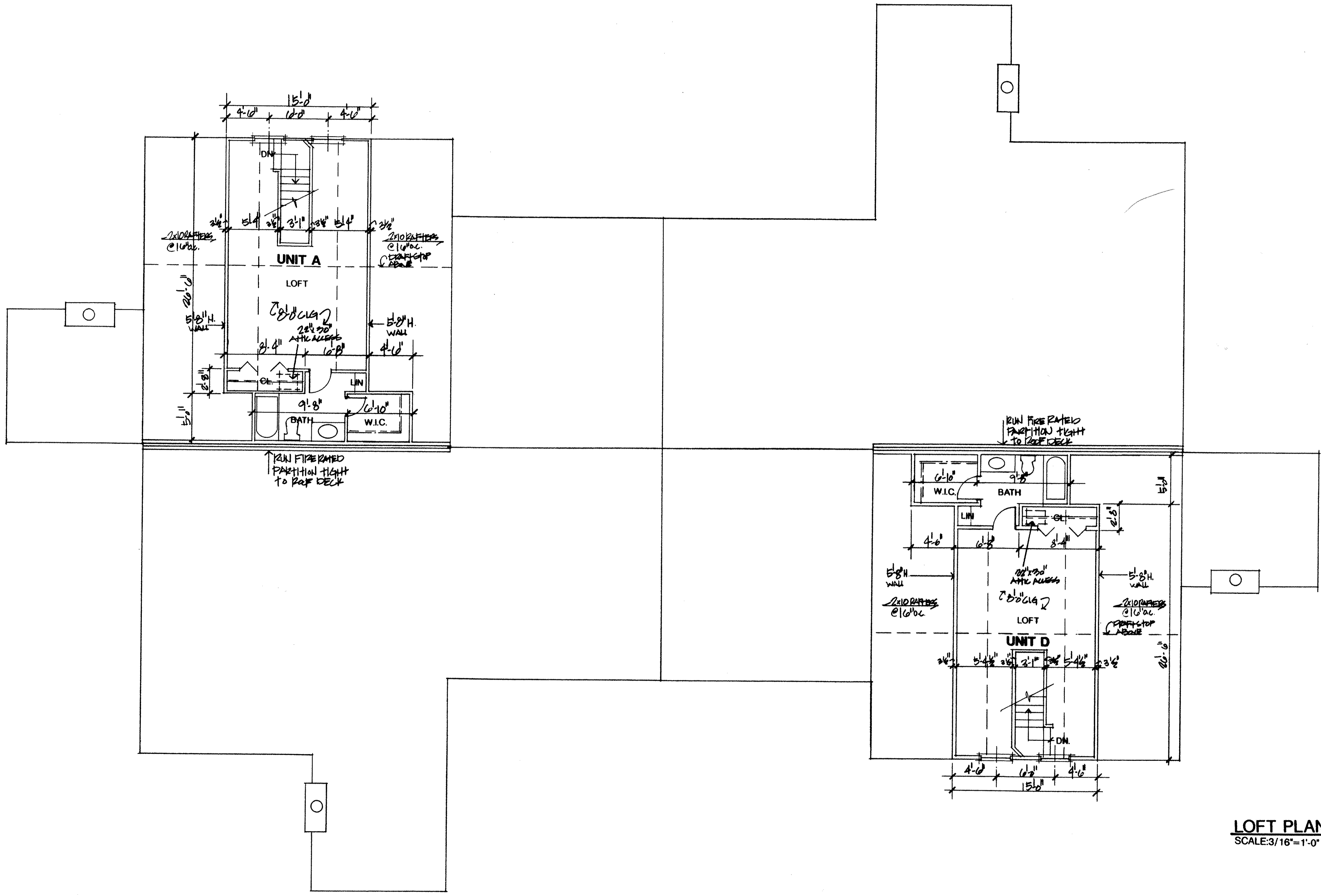
DATE 6/30/94
PROJ: 9423
SHEET

3 OF 5

366080

366080

55/51



LOFT PLAN
SCALE: 3/16" = 1'-0"

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

REVISIONS	BY

MARK W. RUBY
ARCHITECT

8077 LEAVITT ROAD
AMHERST, OH 44001
OHIO REG. NO. 9199

TITLE

MARINER'S WATCH
CONDOMINIUM COMPLEX
C.J.S. DEVELOPMENT CORP.



DATE 8/22/95
PROJ. 9423
SHEET

4 OF 5

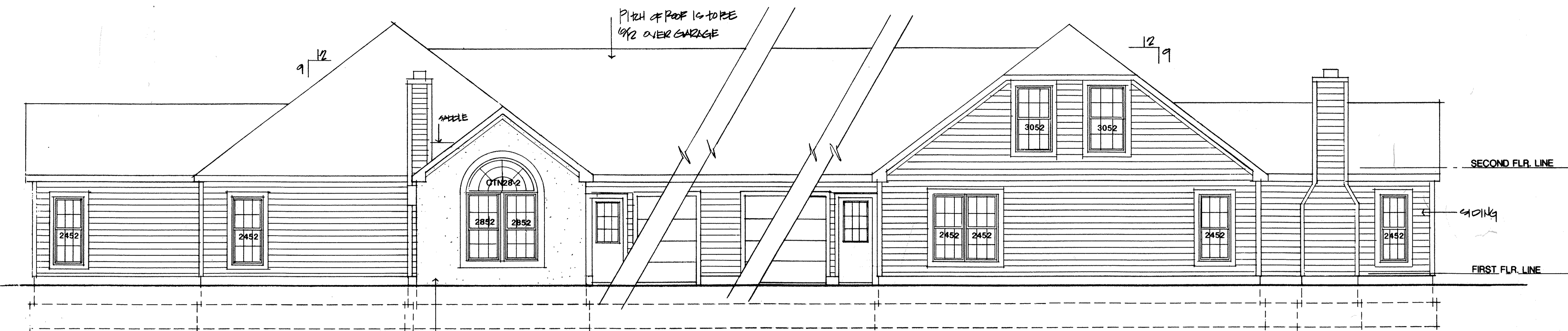
55/51

366080

366080

55/52

REVISIONS	BY
11/10/94	
8/22/95	

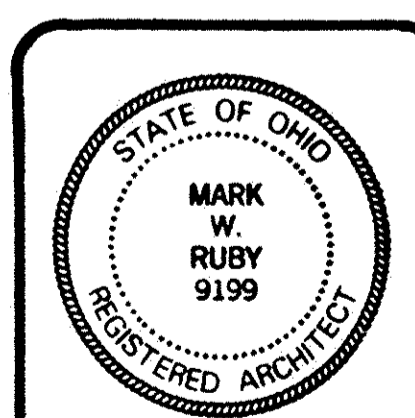


DRYVIT OR EQUAL

ELEVATION B-A, C-D
SCALE: 1/4"=1'-0"

MARK W. RUBY
ARCHITECT
8077 LEAVITT ROAD
AMHERST, OHIO 44001
(216) 886-8281

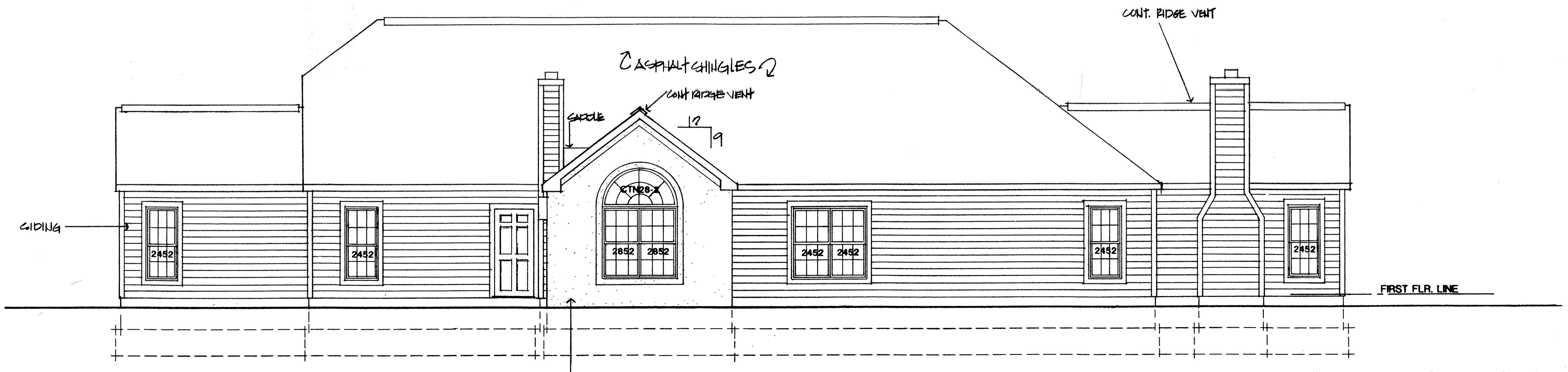
MARINER'S WATCH
CONDOMINIUM COMPLEX
C.J.S. DEVELOPMENT CORP.



DATE 6/30/94
PROJ. 9423
SHEET

5 OF 5

55/52



DRYVIT OR EQUAL

LORAIN COUNTY TAX
MAP DEPARTMENT COPY

ELEVATION A-C, D-B
SCALE: 1/4"=1'-0"