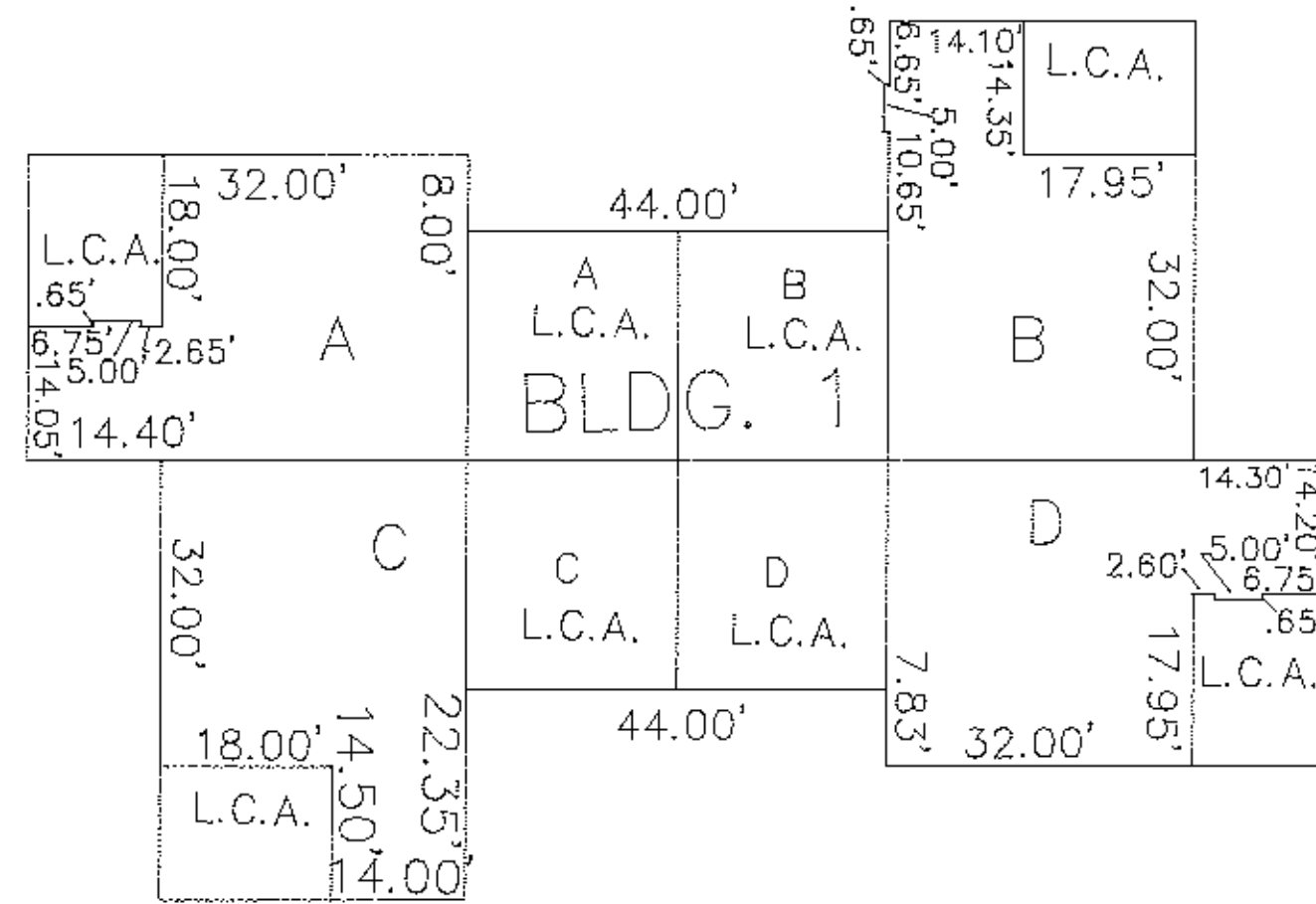


# MARINER'S WATCH CONDOMINIUM COMPLEX PHASE 2

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  
 NOVEMBER 1995



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

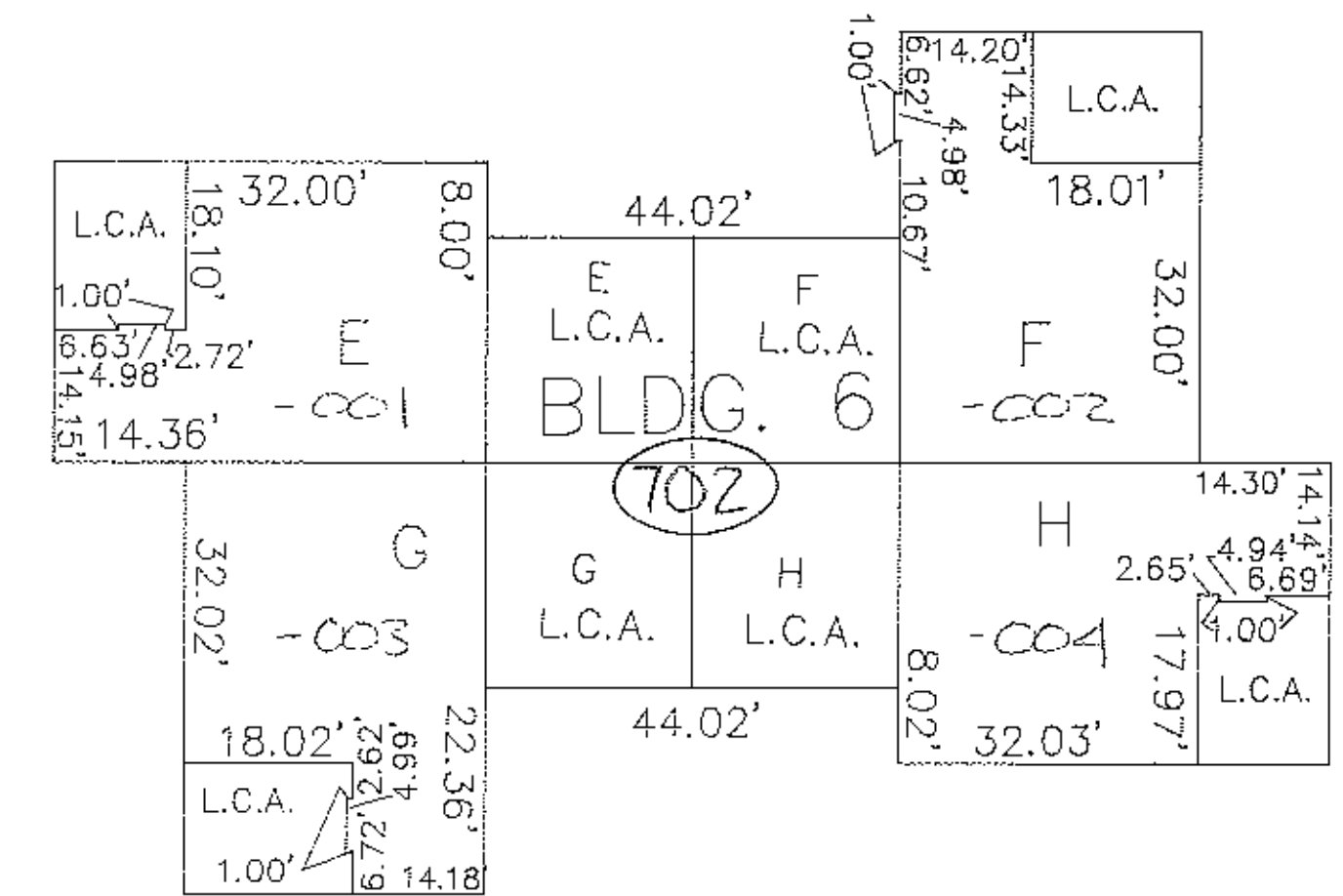
PHASE NO. 1		P.V. 55, Pgs. 48-52			
BUILDING NO. 1		SQUARE FOOTAGE	% OF COMBINED COMMON AREAS & FACILITIES		
UNIT 1-A	204	ABBOTSFORD DRIVE	1661	14.71	
UNIT 1-B	206	ABBOTSFORD DRIVE	1162	10.29	
UNIT 1-C	200	ABBOTSFORD DRIVE	1661	14.71	
UNIT 1-D	202	ABBOTSFORD DRIVE	1162	10.29	

PHASE NO. 2					
BUILDING NO. 6		SQUARE FOOTAGE	% OF COMBINED COMMON AREAS & FACILITIES		
UNIT 6-E	244	ABBOTSFORD DRIVE	1661	14.71	
UNIT 6-F	240	ABBOTSFORD DRIVE	1162	10.29	
UNIT 6-G	246	ABBOTSFORD DRIVE	1661	14.71	
UNIT 6-H	242	ABBOTSFORD DRIVE	1162	10.29	

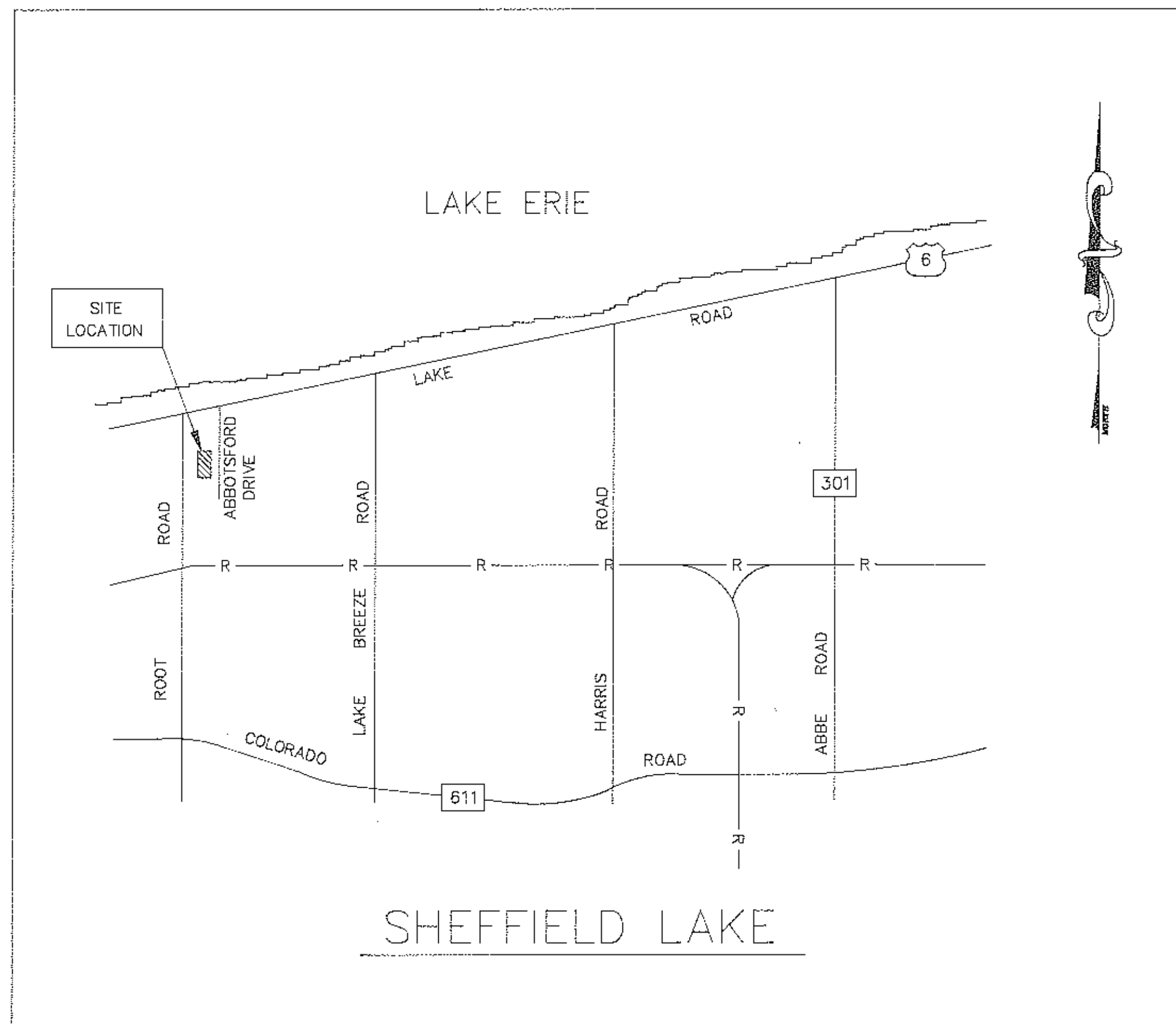
OUT OF 03-00-045-102 - E.W. (AREA) P. BCK "A"  
 INTO PLAT - C64 5.07 A. & - C66 2.49 A.  
 REMAINDERS 03-00-045-102 - C35 A. - C37 A.  
 - C68 4.72 A. & - C67 2.12 A.

INDEX OF SHEETS

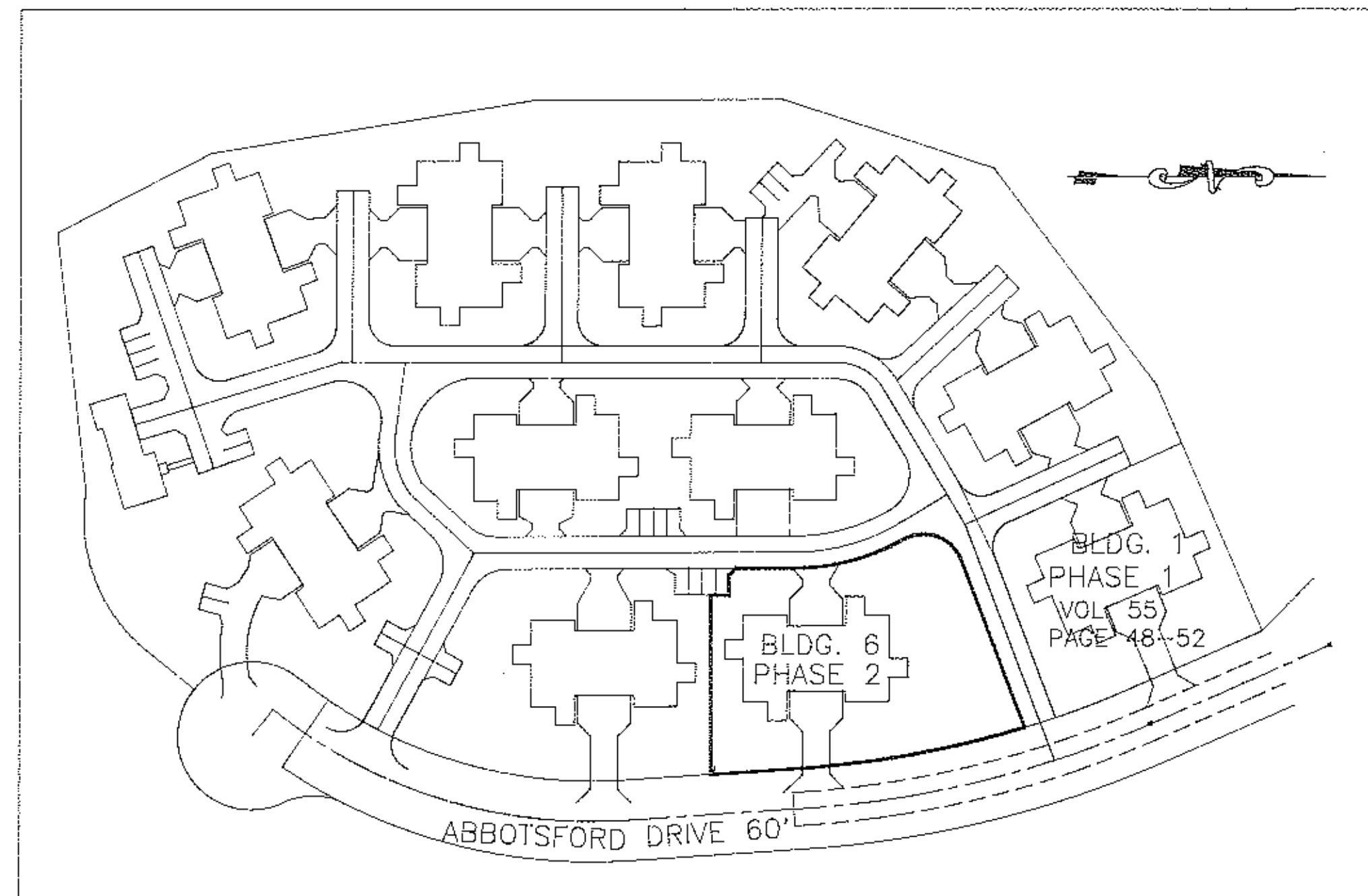
SHEET	TITLE
1	TITLE SHEET
2	BOUNDARY & EASEMENT MAP
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	ELEVATIONS



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



VICINITY MAP  
 NO SCALE



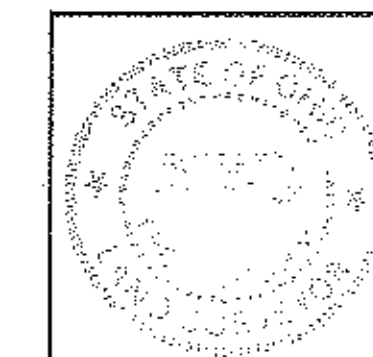
LOCATION MAP  
 NO SCALE

C. J. S. DEVELOPMENT CORPORATION  
 48480 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: 11-20-95 DRAWN BY: J. M. ALLEN SHEET 1 OF 5

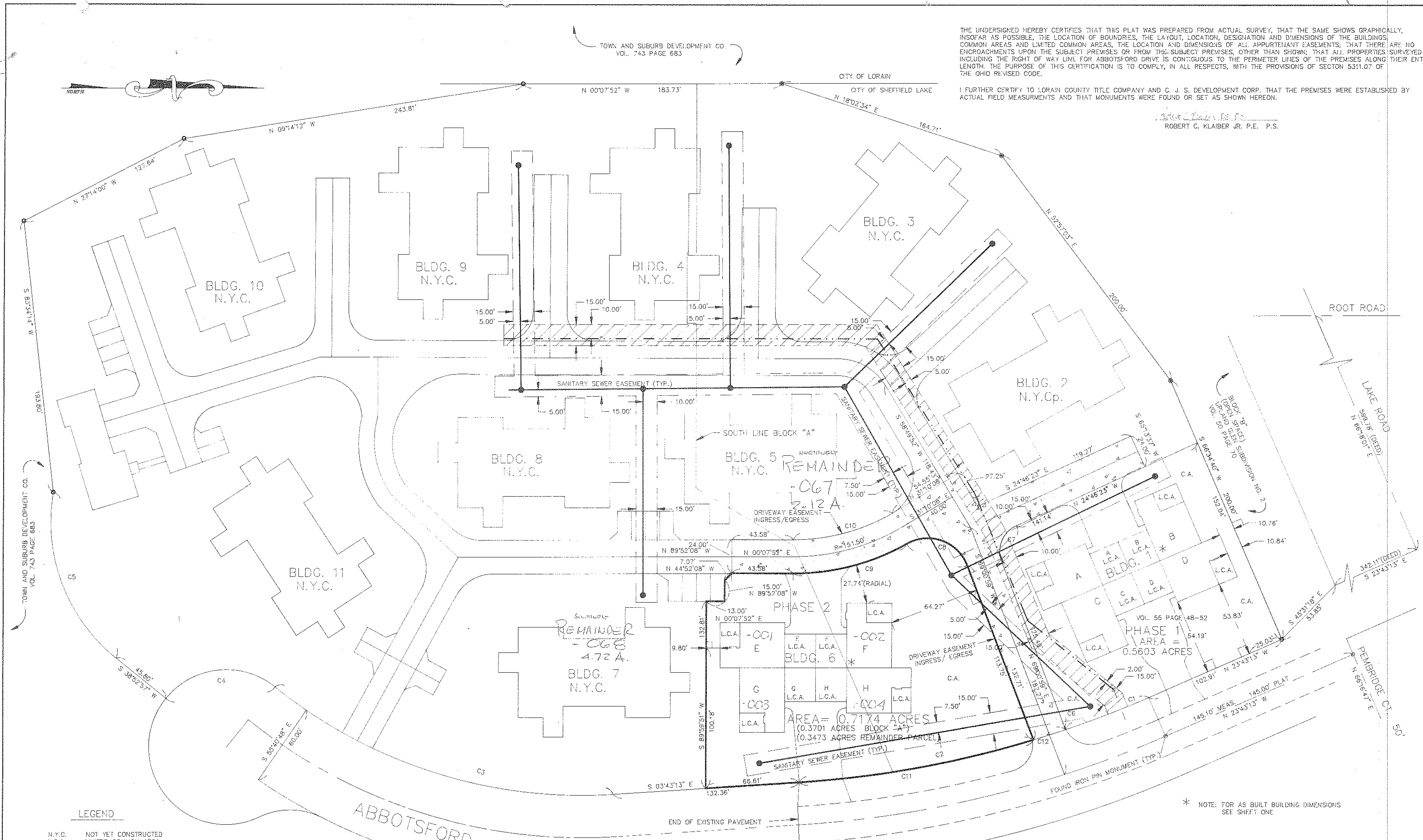


THIS CONDO. 56/354th 37

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 PROPERTIES 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.

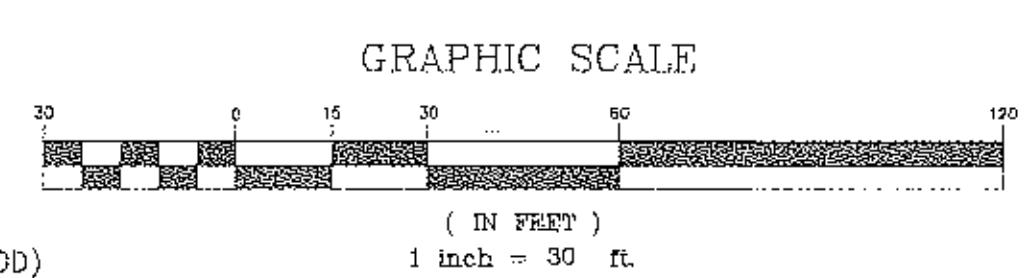
I FURTHER CERTIFY TO LORAIN COUNTY TITLE COMPANY AND C. J. S. DEVELOPMENT CORP. THAT THE PREMISES WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS AND THAT MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

ROBERT C. KLAIBER JR. P.E. P.S.



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
- IRON PIN FOUND
- ⊙ IRON PIN TO BE SET (5/8" DIA. x 30" LONG REINFORCING ROD)
- MONUMENT BOX W/IRON PIN



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	735.62	63.07	31.53	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°36'10"
C4	55.00	86.39	55.00	77.78	S 06°06'56" E	89°59'48"
C5	125.00	131.66	72.81	125.83	S 69°06'10" W	60°28'24"
C6	20.00	2.35	18.71	2.35	N 65°38'42" E	08°44'33"
C7	20.00	30.09	18.71	27.33	S 67°52'42" E	86°12'38"
C8	30.00	51.80	34.84	45.47	N 18°14'39" E	98°32'44"
C9	183.50	84.64	43.29	83.89	N 14°42'59" W	29°39'34"
C10	139.50	73.66	37.71	72.81	S 14°58'44" E	30°15'42"
C11	735.62	189.53	85.14	189.16	S 10°18'22" E	13°12'47"
C12	735.62	24.18	12.09	24.17	S 17°51'59" E	01°52'59"

\* NOTE: FOR AS BUILT BUILDING DIMENSIONS SEE SHEET ONE

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: 11-20-95

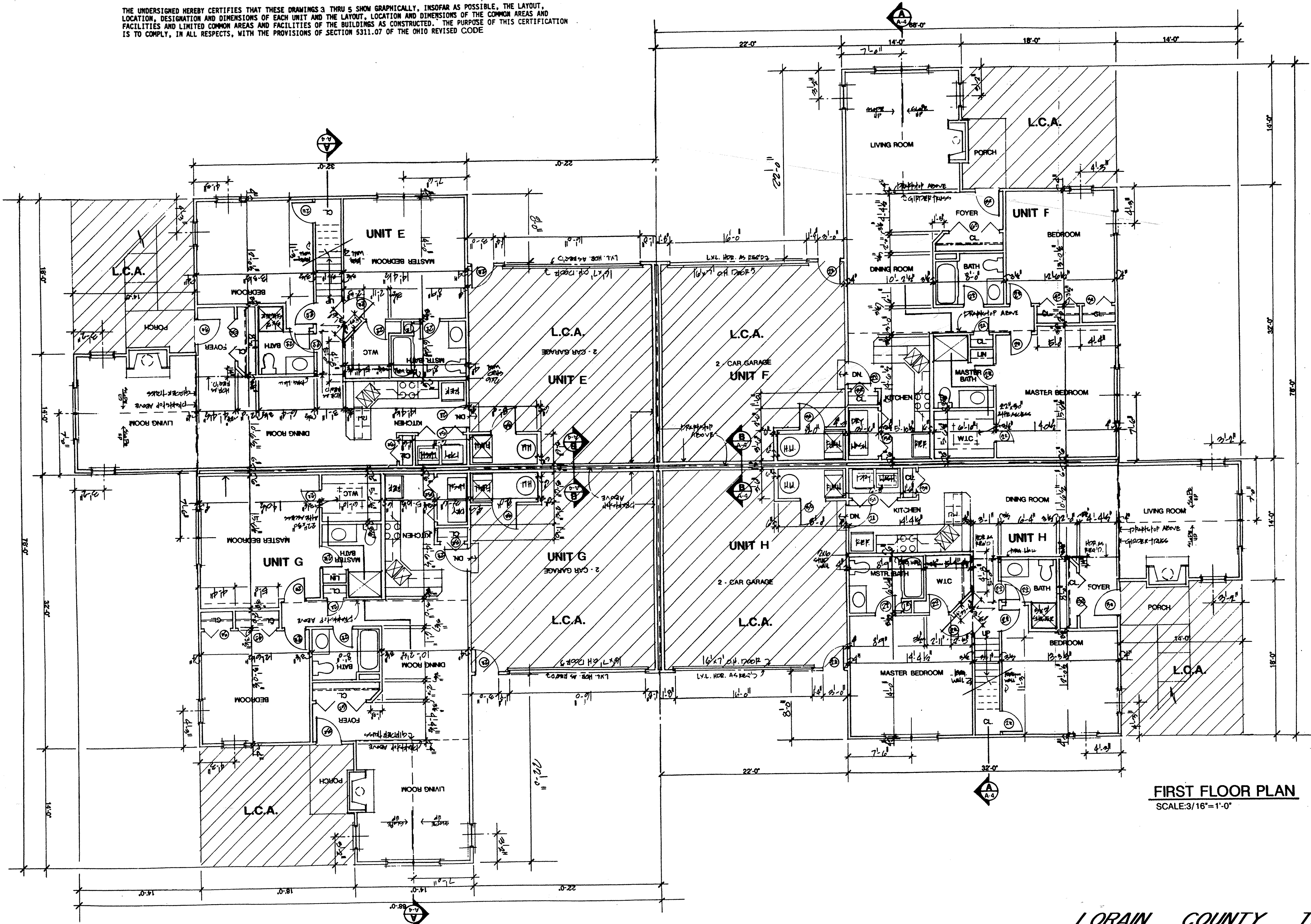
DRAWN BY:  
J. M. ALLEN

SHEET 2 OF 5

56/33-37 56/3A



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	

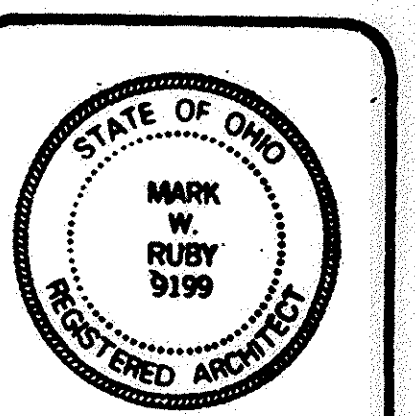
MARK W. RUBY  
ARCHITECT

1037 LEAVITT ROAD  
AMHERST, OH. 44001  
(216) 988-2081

TITLE

**MARINER'S WATCH  
CONDOMINIUM COMPLEX**

C-J.S. DEVELOPMENT CORP.



DATE 6/30/94  
PROJ. 9423  
SHEET

3 OF 5

383186

383184 56/36

REVISIONS	BY

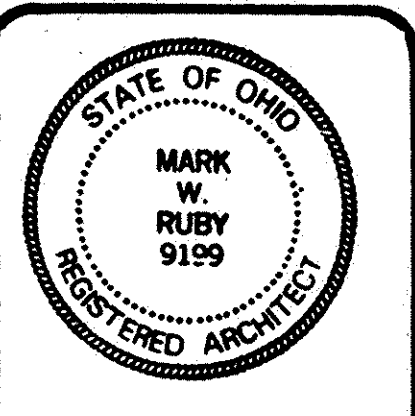
MARK W. RUBY  
ARCHITECT

8077 LEAVITT ROAD  
ALMOTA, OHIO 45001  
(513) 880-2001

TITLE

**MARINER'S WATCH  
CONDOMINIUM COMPLEX**

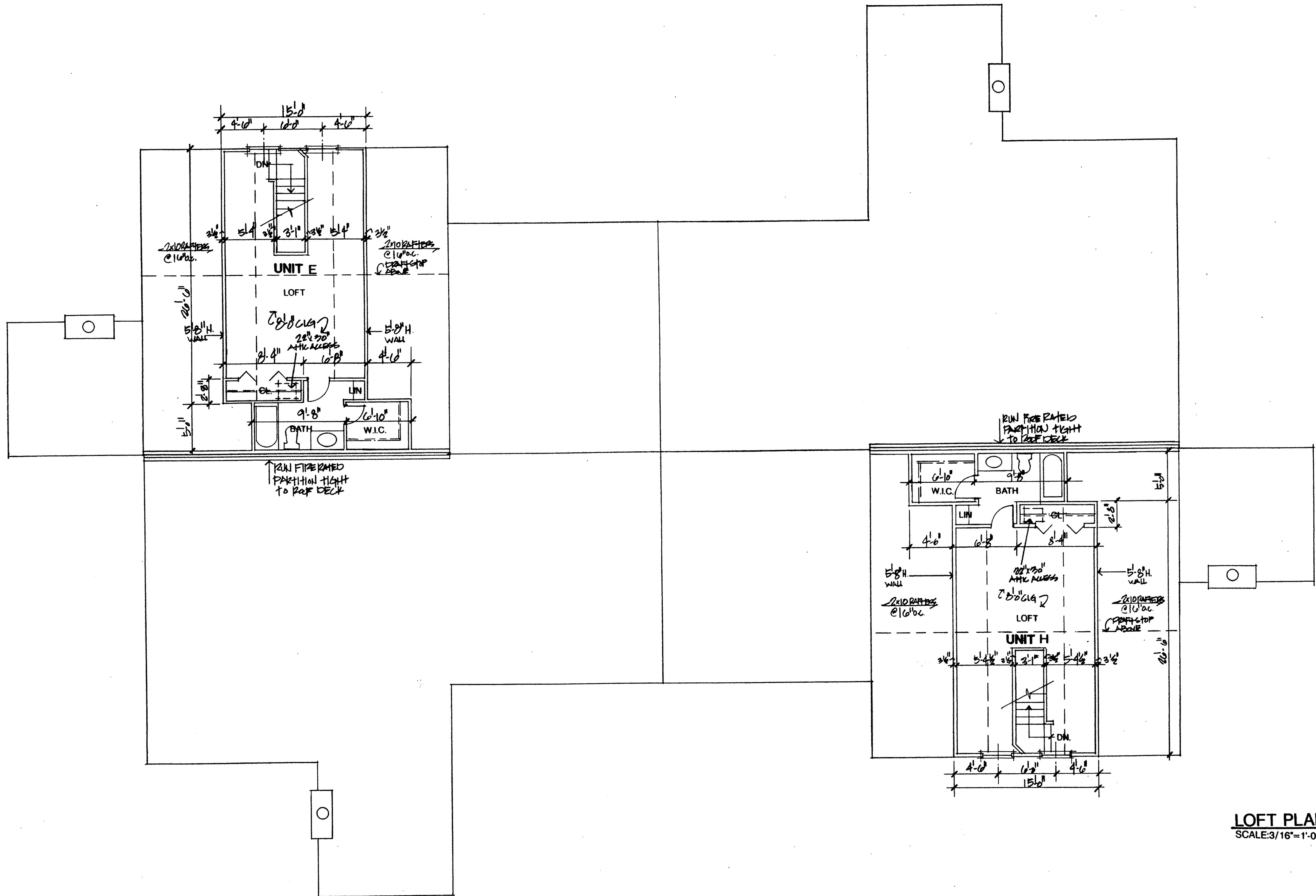
C.J.S. DEVELOPMENT CORP.



DATE 8/22/95  
PROJ. 9423  
SHEET

**4 OF 5**

56/36



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

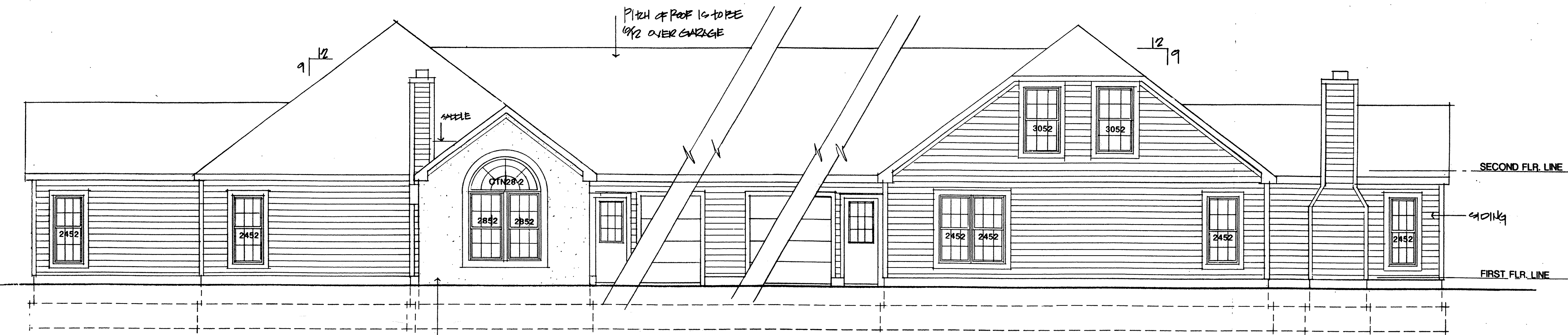
LORAIN COUNTY TAX  
MAP DEPARTMENT COPY



383186

383186

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



DRYIT OR EQUAL

ELEVATION F-E,G-H  
SCALE: 1/4" = 1'-0"

MARK W. RUBY  
ARCHITECT  
9077 LEAVITT ROAD  
ALTOONA, OHIO 43001  
(614) 888-2081

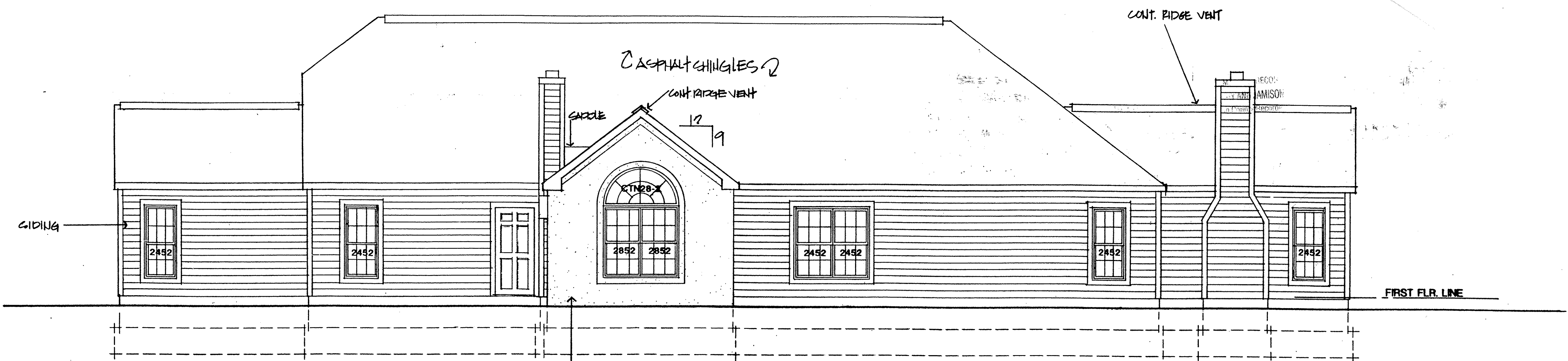
TITLE  
MARINER'S WATCH  
CONDOMINIUM COMPLEX  
C.-J.S. DEVELOPMENT CORP.



DATE 6/30/94  
PROJ. 9423  
SHEET

5 OF 5

56/37



DRYIT OR EQUAL

ELEVATION E-G,H-F  
SCALE: 1/4" = 1'-0"

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY