

# MARINER'S WATCH CONDOMINIUM COMPLEX PHASE 3

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  
 APRIL 1996

PHASE NO. 1  
 BUILDING NO. 1

UNIT	NO.	DRIVE	SQUARE FOOTAGE	% OF COMBINED COMMON AREAS & FACILITIES
UNIT 1-A	204	ABBOTSFORD DRIVE	1661	7.04
UNIT 1-B	206	ABBOTSFORD DRIVE	1162	4.92
UNIT 1-C	200	ABBOTSFORD DRIVE	1661	7.04
UNIT 1-D	202	ABBOTSFORD DRIVE	1162	4.92

PHASE NO. 2  
 BUILDING NO. 6

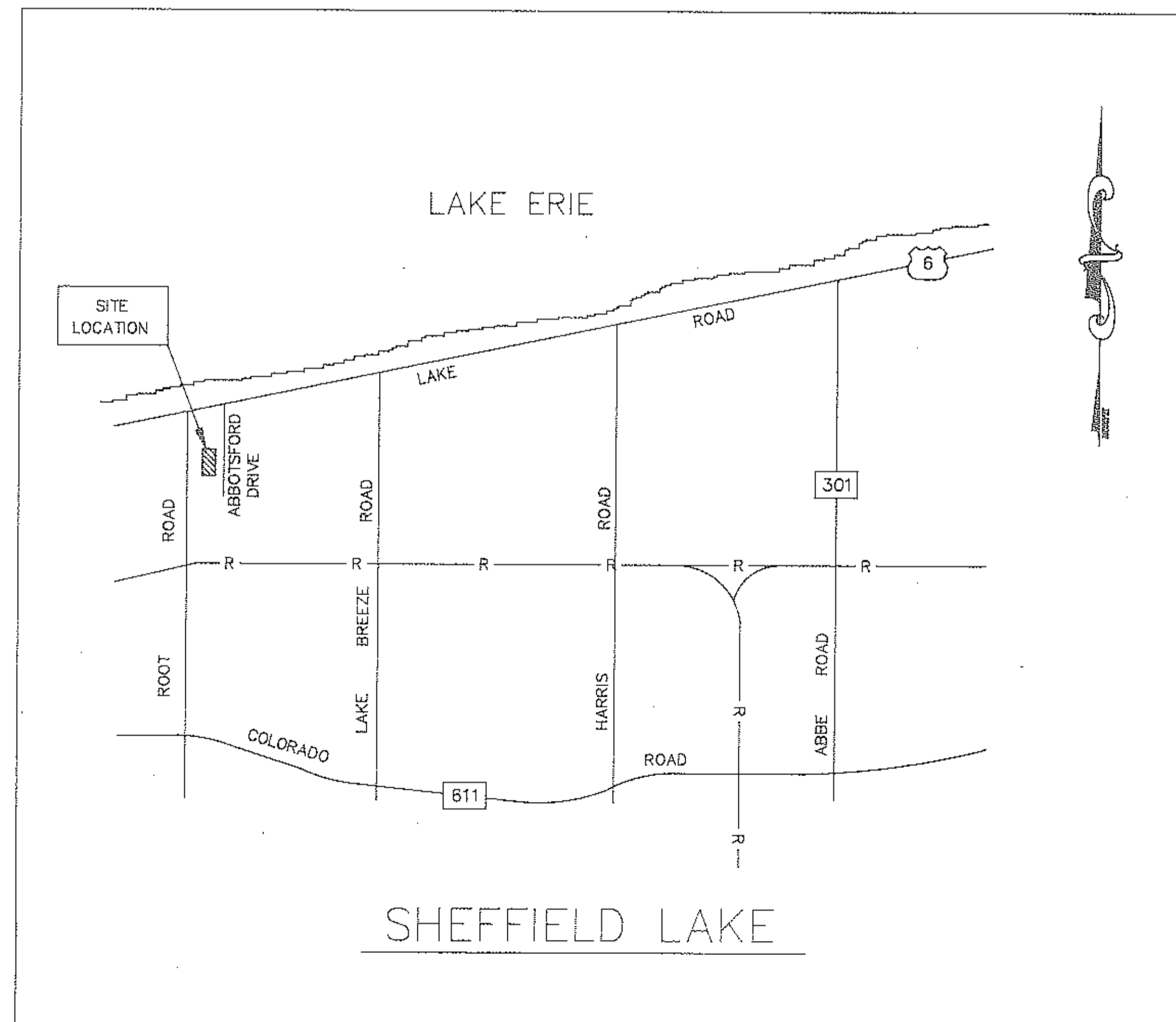
UNIT	NO.	DRIVE	SQUARE FOOTAGE	% OF COMBINED COMMON AREAS & FACILITIES
UNIT 6-E	244	ABBOTSFORD DRIVE	1661	7.04
UNIT 6-F	240	ABBOTSFORD DRIVE	1162	4.92
UNIT 6-G	246	ABBOTSFORD DRIVE	1661	7.04
UNIT 6-H	242	ABBOTSFORD DRIVE	1162	4.92

PHASE NO. 3  
 BUILDING NO. 2

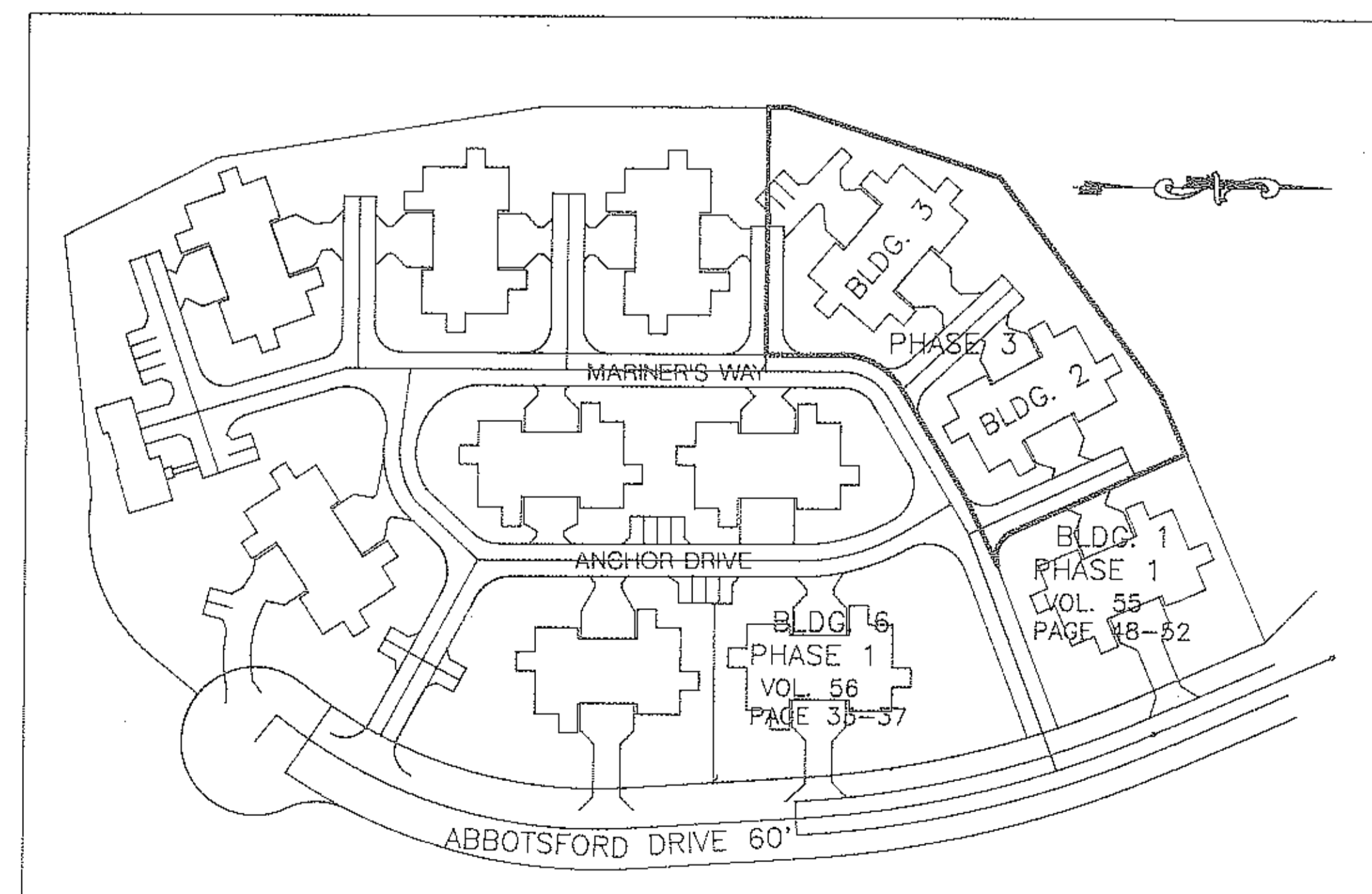
UNIT	NO.	DRIVE	SQUARE FOOTAGE	% OF COMBINED COMMON AREAS & FACILITIES
UNIT 2-I	212	MARINER'S WAY	1650	6.99
UNIT 2-J	214	MARINER'S WAY	1194	5.06
UNIT 2-K	208	MARINER'S WAY	1194	5.06
UNIT 2-L	210	MARINER'S WAY	1650	6.99

BUILDING NO. 3

UNIT	NO.	DRIVE	SQUARE FOOTAGE	% OF COMBINED COMMON AREAS & FACILITIES
UNIT 3-M	220	MARINER'S WAY	1650	6.99
UNIT 3-N	222	MARINER'S WAY	1661	7.04
UNIT 3-O	216	MARINER'S WAY	1661	7.04
UNIT 3-P	218	MARINER'S WAY	1650	6.99



VICINITY MAP  
 NO SCALE



LOCATION MAP  
 NO SCALE

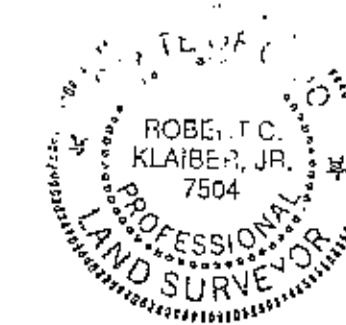
INDEX OF SHEETS  
 SHEET

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- 9 ELEVATIONS BUILDING 3

57/8-16

C. J. S. DEVELOPMENT CORPORATION  
 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



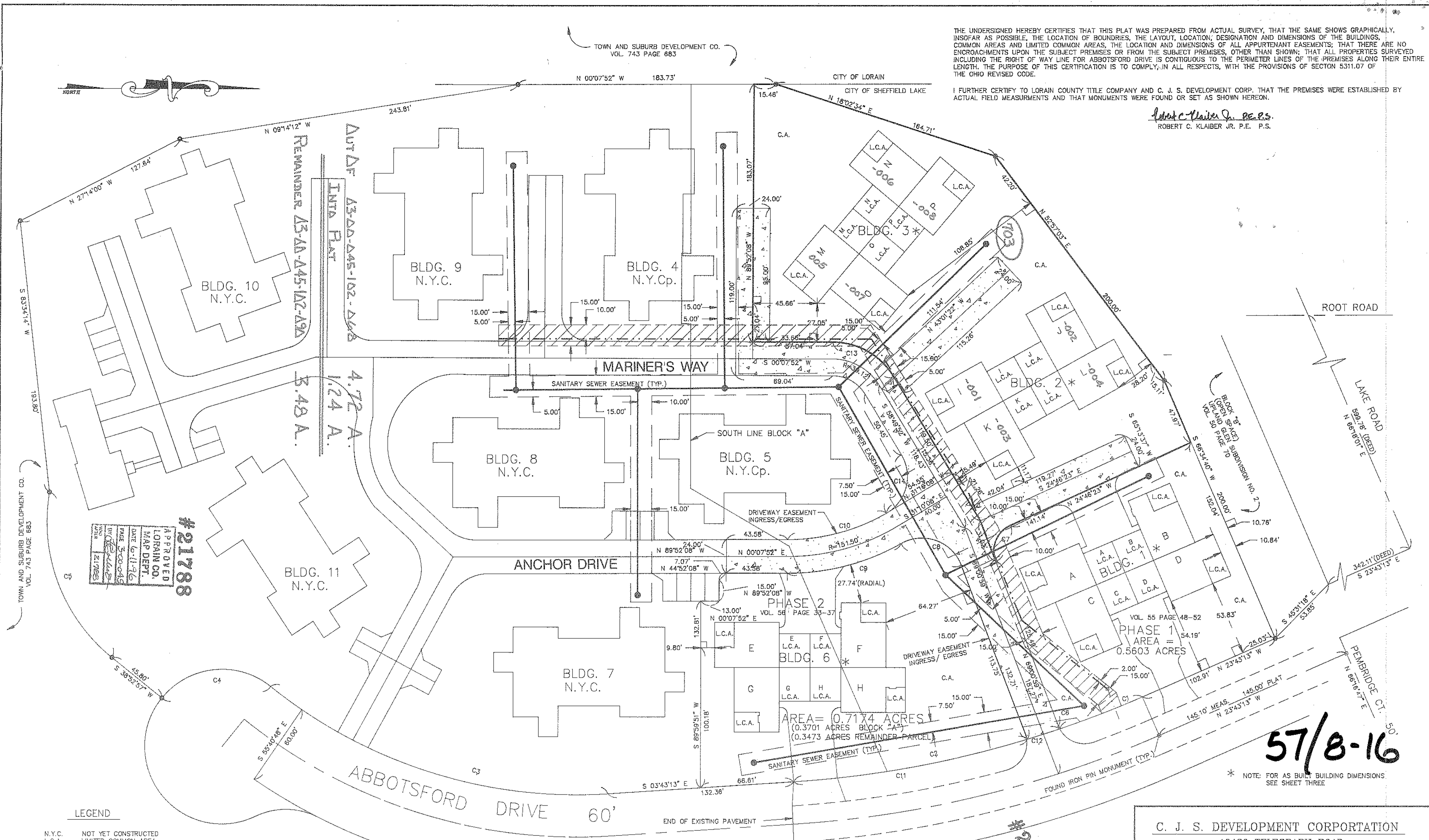
SCALE: NONE DRAWN BY: SHEET 1 OF 9  
 DATE: 4/29/96 J. M. ALLEN

57/8

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED FROM ACTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY, IN SO FAR 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 REVISION 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.*  
ROBERT C. KLAIBER JR. P.E. P.S.

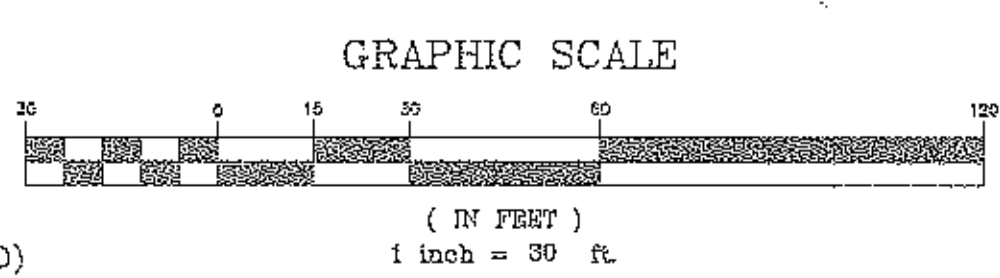


#21788  
APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 6-11-96  
BY [Signature]  
SCALE 1/4" = 100'

57/8-16

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
- 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'	31.55'	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°36'10"
C4	55.00'	86.39'	55.00'	77.78'	S 06°06'56" E	88°59'48"
C5	125.00'	131.86'	72.81'	125.83'	S 69°06'10" W	60°26'24"
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"
C8	30.00'	51.60'	34.84'	45.47'	N 19°44'39" E	98°32'41"
C9	163.50'	84.64'	83.69'	43.29'	N 14°41'55" W	29°39'34"
C10	139.50'	73.66'	37.71'	72.81'	S 14°59'44" E	30°15'12"
C11	735.62'	169.53'	85.14'	169.16'	S 10°19'22" E	13°12'17"
C12	735.62'	24.18'	12.09'	24.17'	S 17°51'59" E	01°52'59"
C13	51.12'	52.37'	28.75'	50.11'	N 29°28'52" E	58°42'00"
C14	50.00'	47.67'	30.58'	42.81'	N 75°38'44" W	91°02'48"

C. J. S. DEVELOPMENT CORPORATION  
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

SCALE: 1" = 30'-0" DRAWN BY: J. M. ALLEN SHEET 2 OF 9  
DATE: 4-29-96

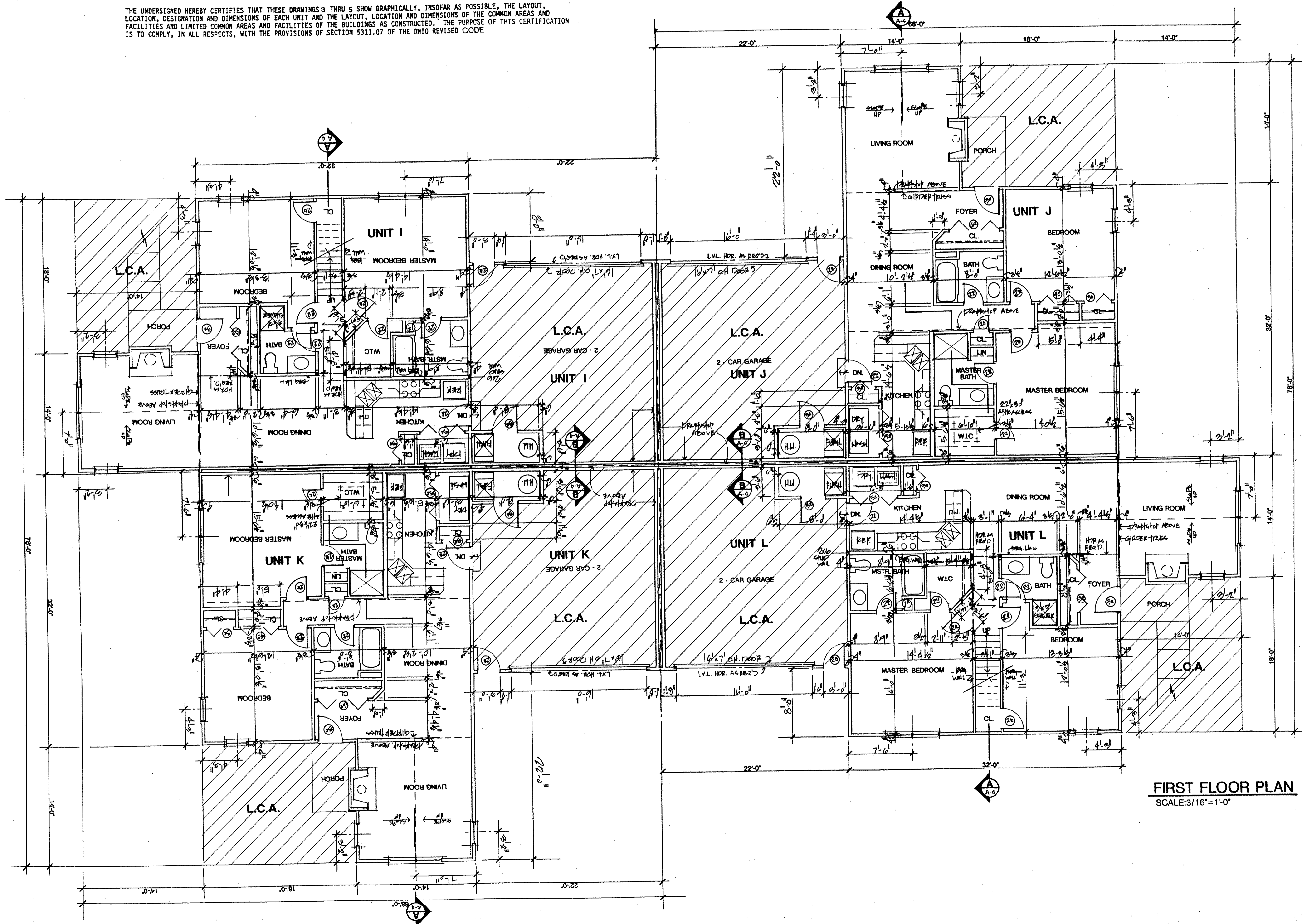




407208

407208

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS 3 THRU 6 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"

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

**MARK W. RUBY**  
ARCHITECT

8077 LEAVITT ROAD  
AMHERST, OH 44001  
(216) 988-6281

TITLE

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

STATE OF OHIO  
REGISTERED ARCHITECT  
MARK W. RUBY  
9199

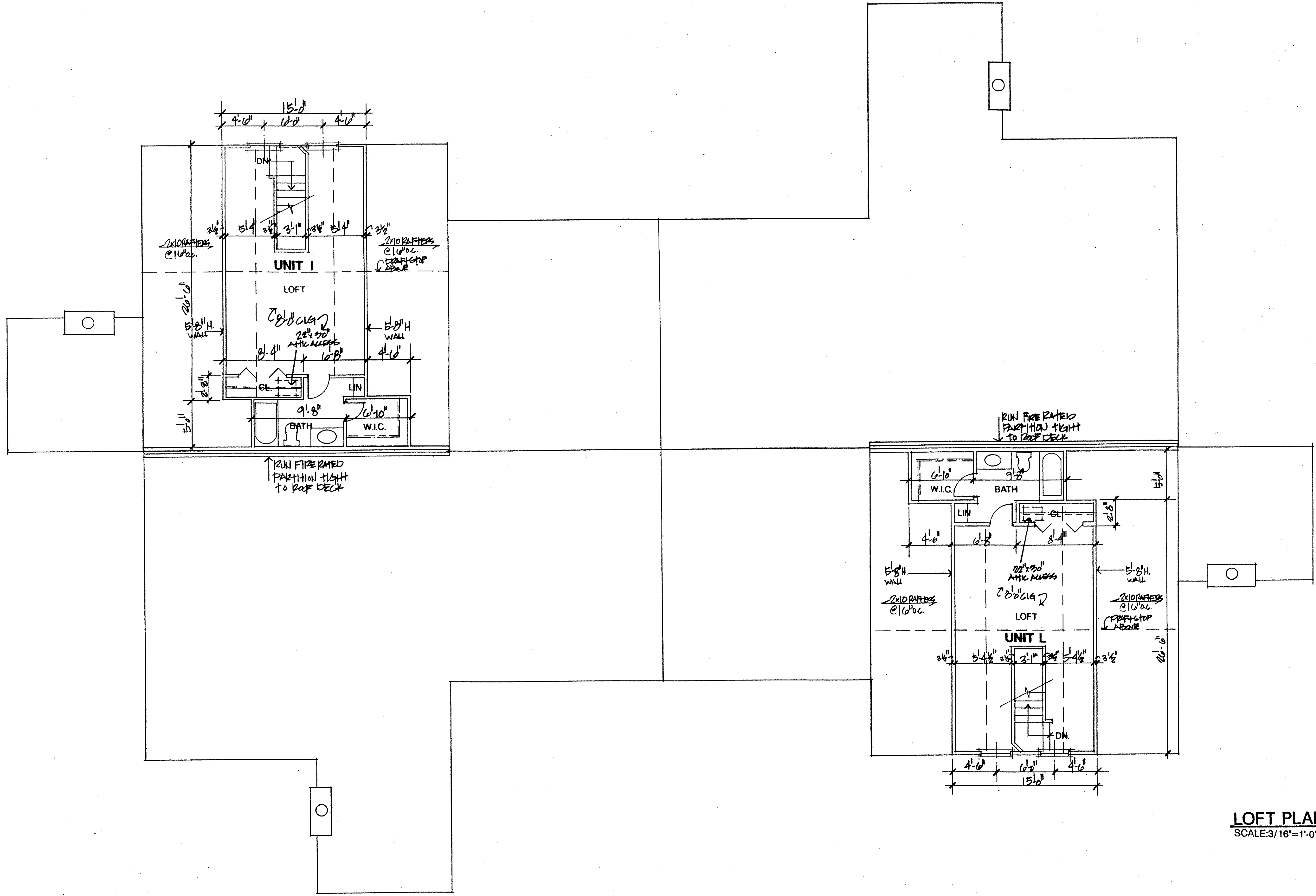
DATE 6/30/94  
PROJ. 9423  
SHEET

**4 OF 9**

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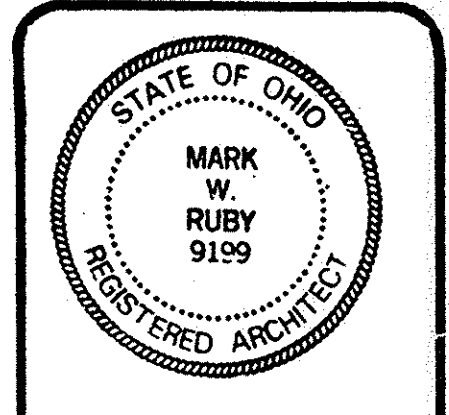


**LOFT PLAN**  
SCALE: 3/16" = 1'-0"

REVISIONS	BY

**MARK W. RUBY**  
ARCHITECT  
8072 SEAVY RD.  
ALBERT, OH. 44001  
(419) 988-2001

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



DATE 8/22/95  
PROJ. 9423  
SHEET

**5 OF 9**

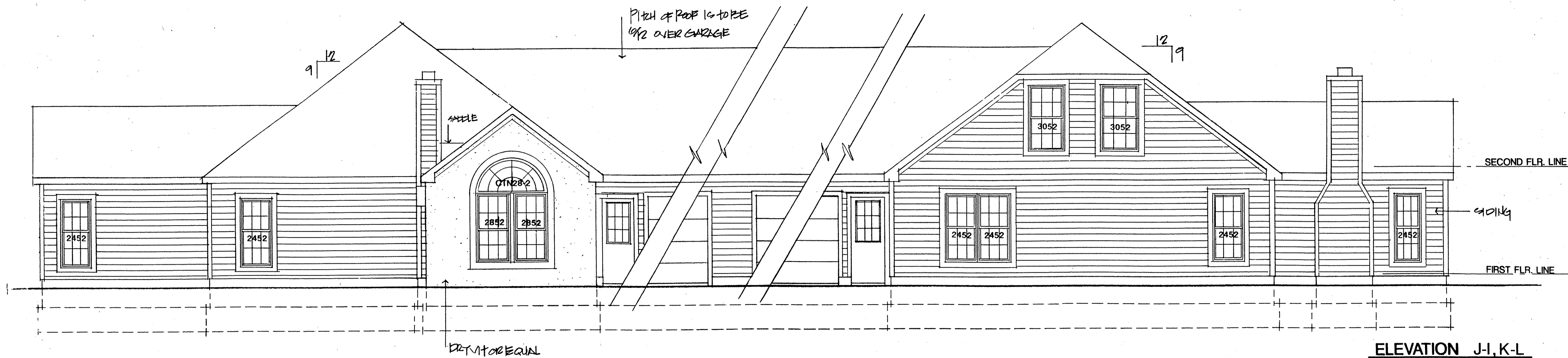


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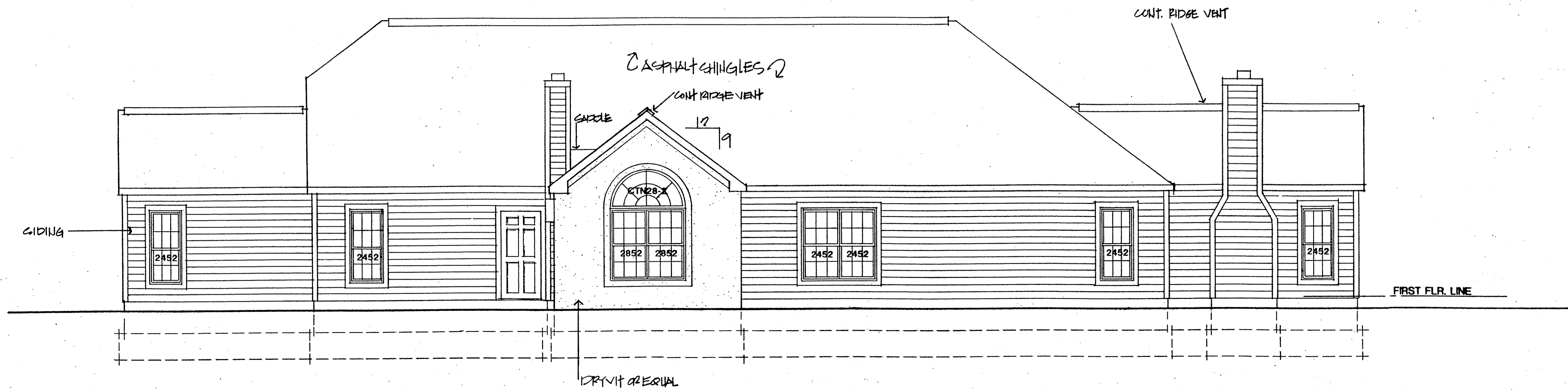
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57/13

PITCH OF ROOF IS TO BE  
9/12 OVER GARAGE



ELEVATION J-I, K-L  
SCALE: 1/4"=1'-0"



ELEVATION I-K, L-J  
SCALE: 1/4"=1'-0"

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

MARK W. RUBY  
ARCHITECT  
8077 LEAVITT ROAD  
AMHERST, OH 44001  
(216) 886-8081

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

STATE OF OHIO  
MARK W. RUBY  
REGISTERED ARCHITECT  
9199

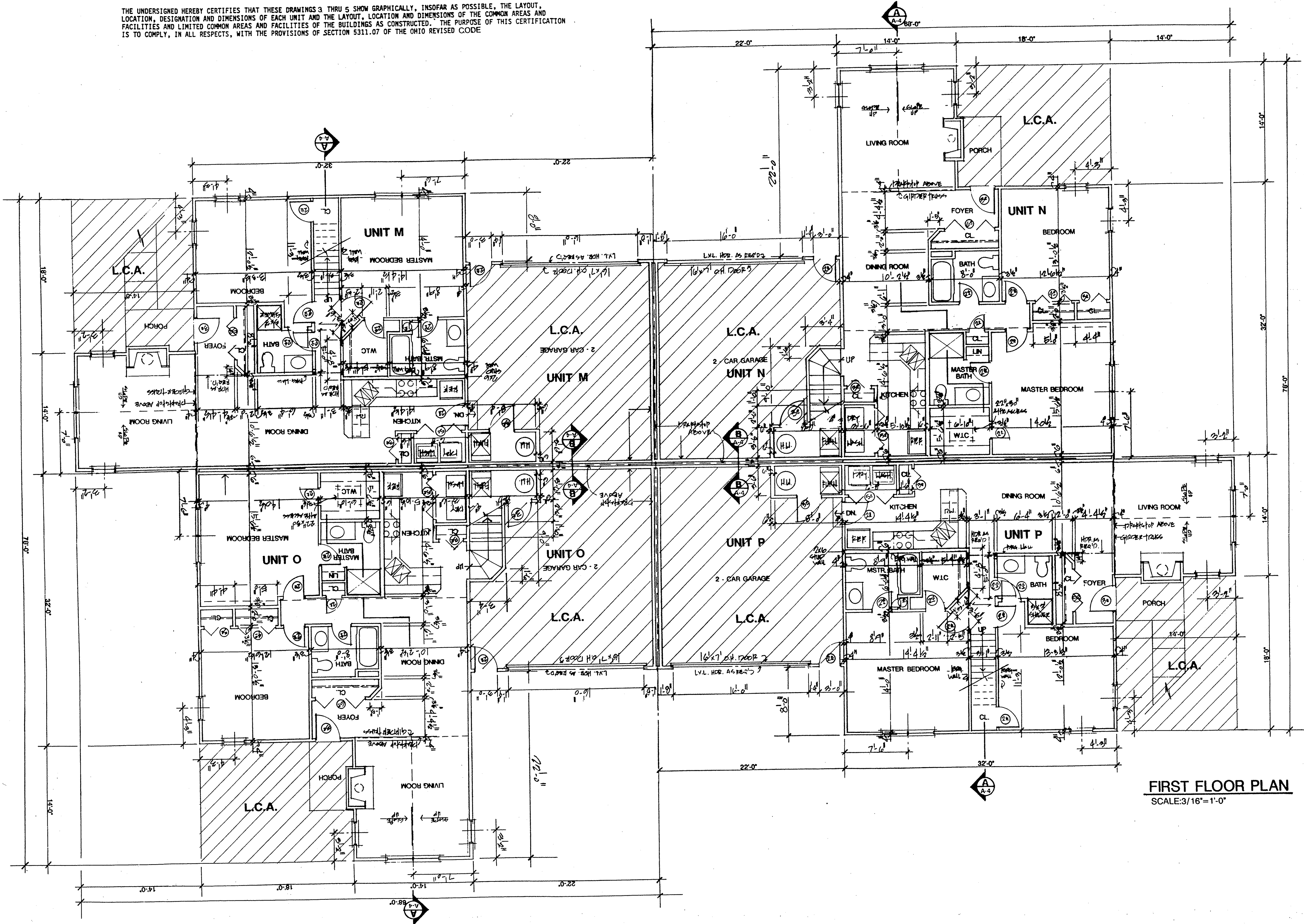
DATE 6/30/94  
PROJ. 9423  
SHEET  
**6 OF 9**

407208

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57/14

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS 3 THRU 5 SHOW GRAPHICALLY, IN SO FAR 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"

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

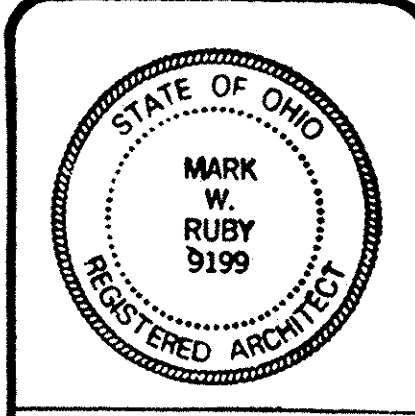
MARK W. RUBY  
ARCHITECT

8077 LEAVITT ROAD  
AMHERST, OH 44001  
(516) 988-2081

TITLE

**MARINER'S WATCH  
CONDOMINIUM COMPLEX**

C.J.S. DEVELOPMENT CORP.



DATE 6/30/94  
PROJ. 9423  
SHEET

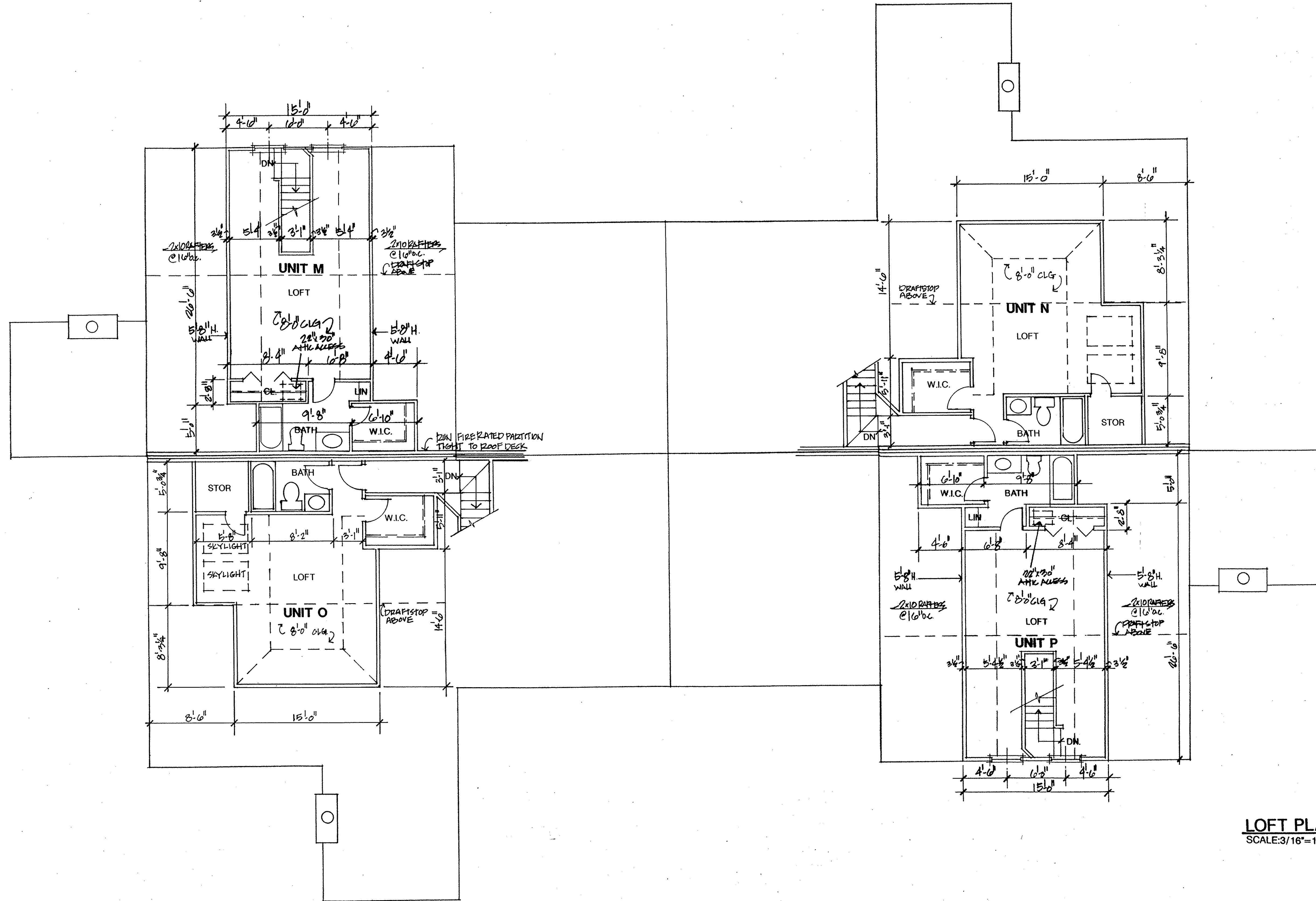
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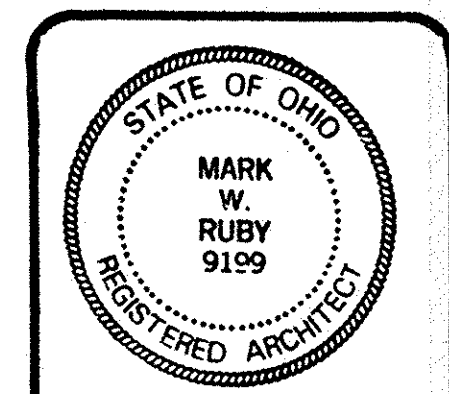


**LOFT PLAN**  
 SCALE: 3/16" = 1'-0"

REVISIONS	BY

**MARK W. RUBY**  
 ARCHITECT  
 8077 LEAVITT ROAD  
 AMHERST, OH 44001  
 (419) 298-8201

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



DATE 8/22/95  
 PROJ. 9423  
 SHEET

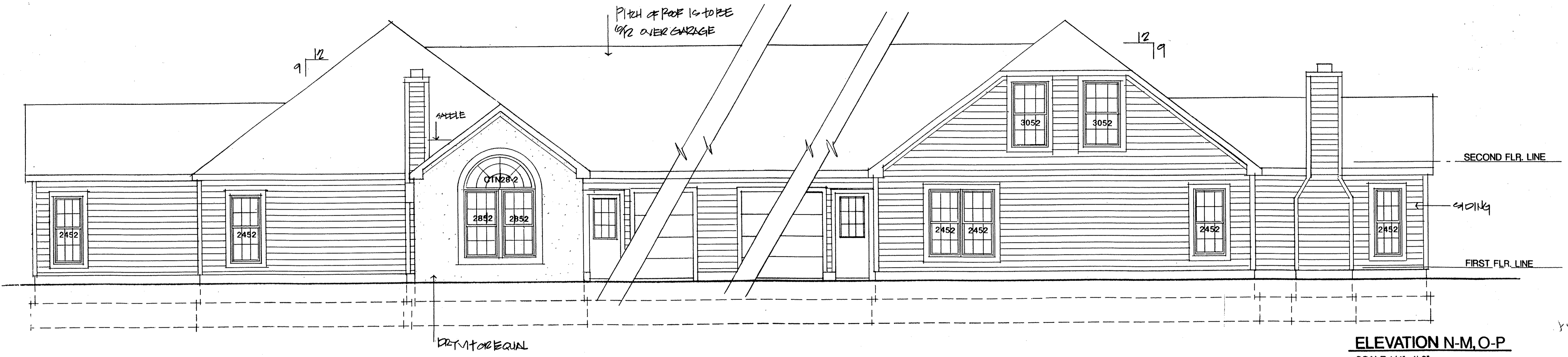
**8 OF 9**



407208

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



ELEVATION N-M, O-P  
SCALE: 1/4"=1'-0"

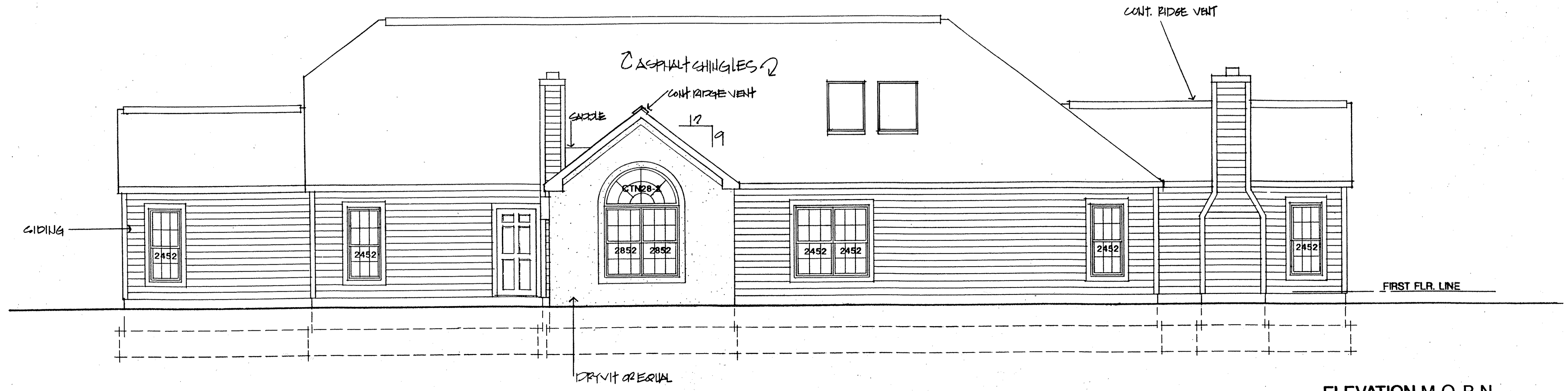
MARK W. RUBY  
ARCHITECT  
8077 LEAVITT ROAD  
AVON, OHIO 44011  
(216) 898-5091

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

STATE OF OHIO  
MARK W. RUBY  
9199  
REGISTERED ARCHITECT

DATE 6/30/94  
PROJ. 9423  
SHEET

**9 OF 9**



ELEVATION M-O, P-N  
SCALE: 1/4"=1'-0"