

# MARINER'S WATCH CONDOMINIUM COMPLEX PHASE 4

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  
 SEPTEMBER 1996

## PHASE NO. 1 BUILDING NO. 1

UNIT	NO.	STREET	SQUARE FOOTAGE	% OF COMBINED COMMON AREAS & FACILITIES
UNIT 1-A	204	MARINERS WAY	1661	4.51
UNIT 1-B	206	MARINERS WAY	1162	3.15
UNIT 1-C	200	MARINERS WAY	1162	3.15
UNIT 1-D	202	MARINERS WAY	1661	4.51

## PHASE NO. 2 BUILDING NO. 6

UNIT	NO.	STREET	SQUARE FOOTAGE	% OF COMBINED COMMON AREAS & FACILITIES
UNIT 6-E	244	MARINERS WAY	1661	4.51
UNIT 6-F	240	MARINERS WAY	1162	3.15
UNIT 6-G	246	MARINERS WAY	1162	3.15
UNIT 6-H	242	MARINERS WAY	1661	4.51

## PHASE NO. 3 BUILDING NO. 2

UNIT	NO.	STREET	SQUARE FOOTAGE	% OF COMBINED COMMON AREAS & FACILITIES
UNIT 2-I	212	MARINERS WAY	1650	4.48
UNIT 2-J	214	MARINERS WAY	1194	3.23
UNIT 2-K	208	MARINERS WAY	1194	3.23
UNIT 2-L	210	MARINERS WAY	1650	4.48

## BUILDING NO. 3

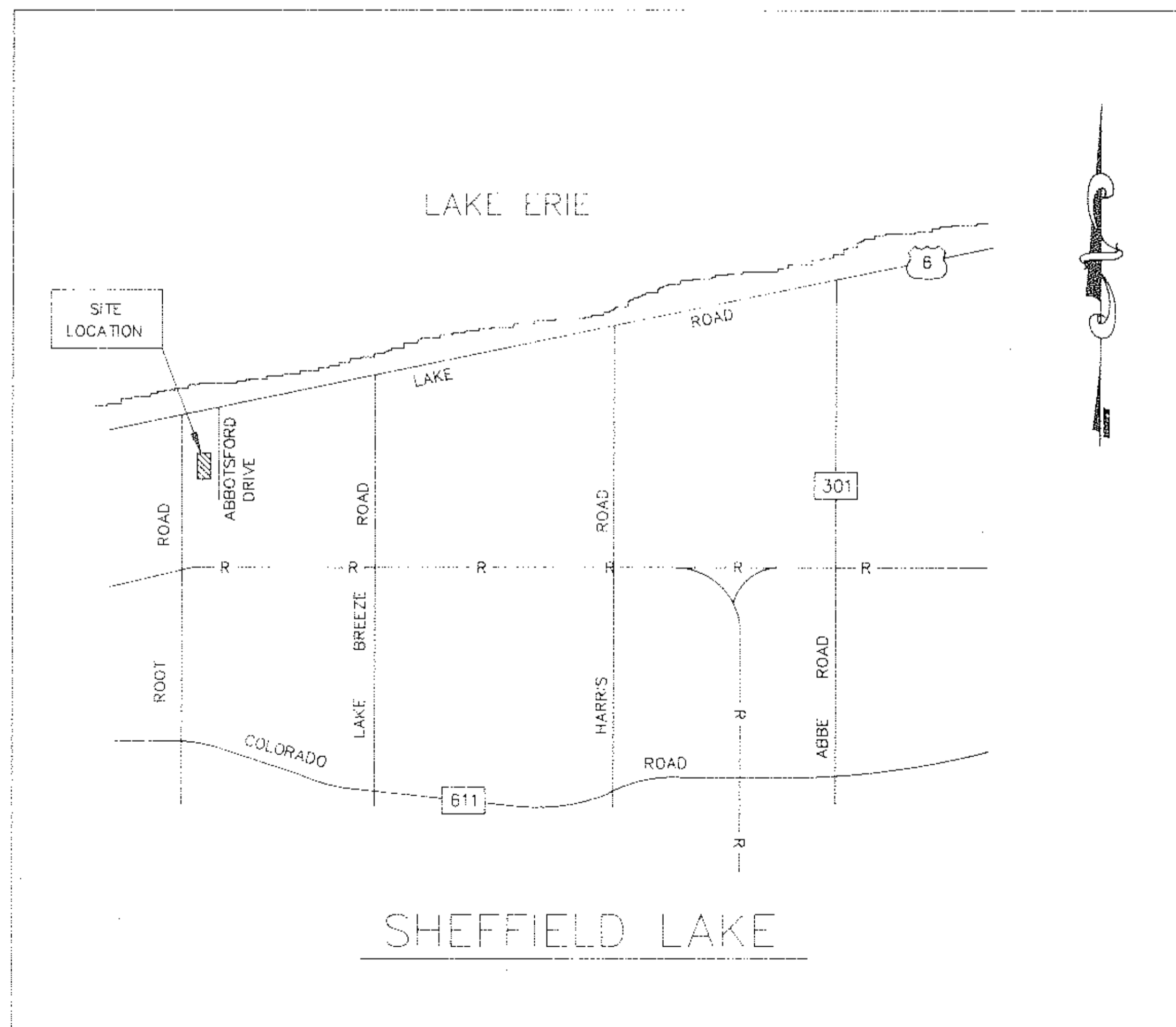
UNIT	NO.	STREET	SQUARE FOOTAGE	% OF COMBINED COMMON AREAS & FACILITIES
UNIT 3-M	220	MARINERS WAY	1650	4.48
UNIT 3-N	222	MARINERS WAY	1661	4.51
UNIT 3-O	216	MARINERS WAY	1661	4.51
UNIT 3-P	218	MARINERS WAY	1650	4.48

## PHASE NO. 4 BUILDING NO. 4

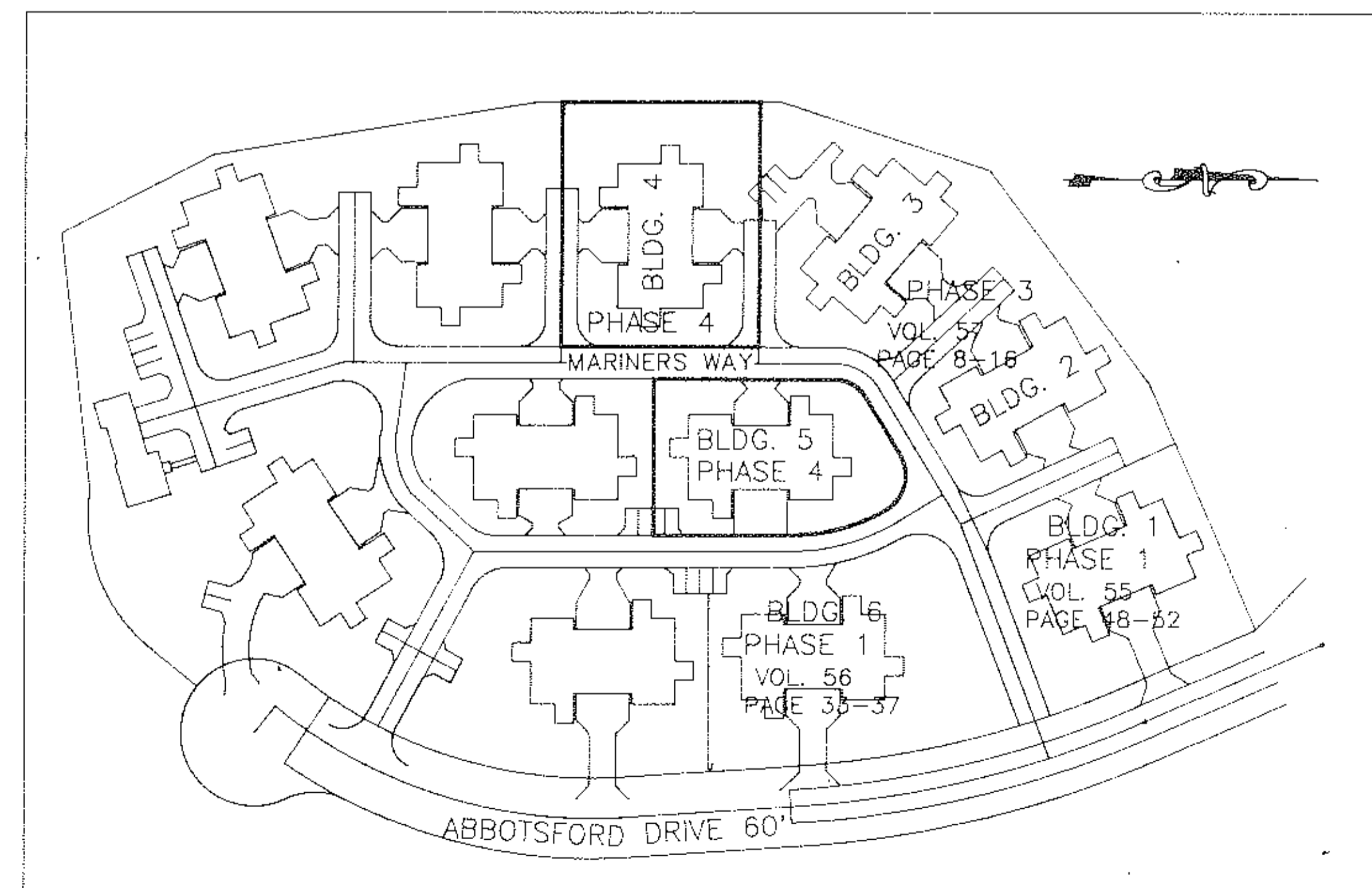
UNIT	NO.	STREET	SQUARE FOOTAGE	% OF COMBINED COMMON AREAS & FACILITIES
UNIT 4-Q	236	MARINERS WAY	1650	4.48
UNIT 4-R	238	MARINERS WAY	1661	4.51
UNIT 4-S	232	MARINERS WAY	1661	4.51
UNIT 4-T	234	MARINERS WAY	1650	4.48

## BUILDING NO. 5

UNIT	NO.	STREET	SQUARE FOOTAGE	% OF COMBINED COMMON AREAS & FACILITIES
UNIT 5-U	226	MARINERS WAY	1650	4.48
UNIT 5-V	224	MARINERS WAY	1661	4.51
UNIT 5-W	230	MARINERS WAY	1661	4.51
UNIT 5-X	228	MARINERS WAY	1650	4.48



VICINITY MAP  
NO SCALE



LOCATION MAP  
NO SCALE

INDEX OF SHEETS

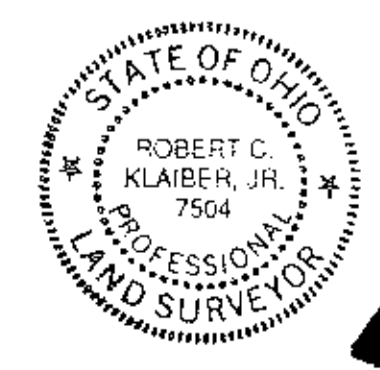
SHEET	DESCRIPTION
1	TITLE SHEET
2	BOUNDARY & EASEMENT MAP
3	BUILDING FOOTPRINTS (AS-BUILT)
4	FIRST FLOOR PLAN BUILDING 4
5	SECOND FLOOR PLAN BUILDING 4
6	ELEVATIONS BUILDING 4
7	FIRST FLOOR PLAN BUILDING 5
8	SECOND FLOOR PLAN BUILDING 5
9	ELEVATIONS BUILDING 5

REVISED 9-24-96 STREET NAMES  
 REVISED 6-2-96 UNIT AREAS

**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

DATE: 9-25-96 DRAWN BY: J. ALLEN SHEET 1 OF 9



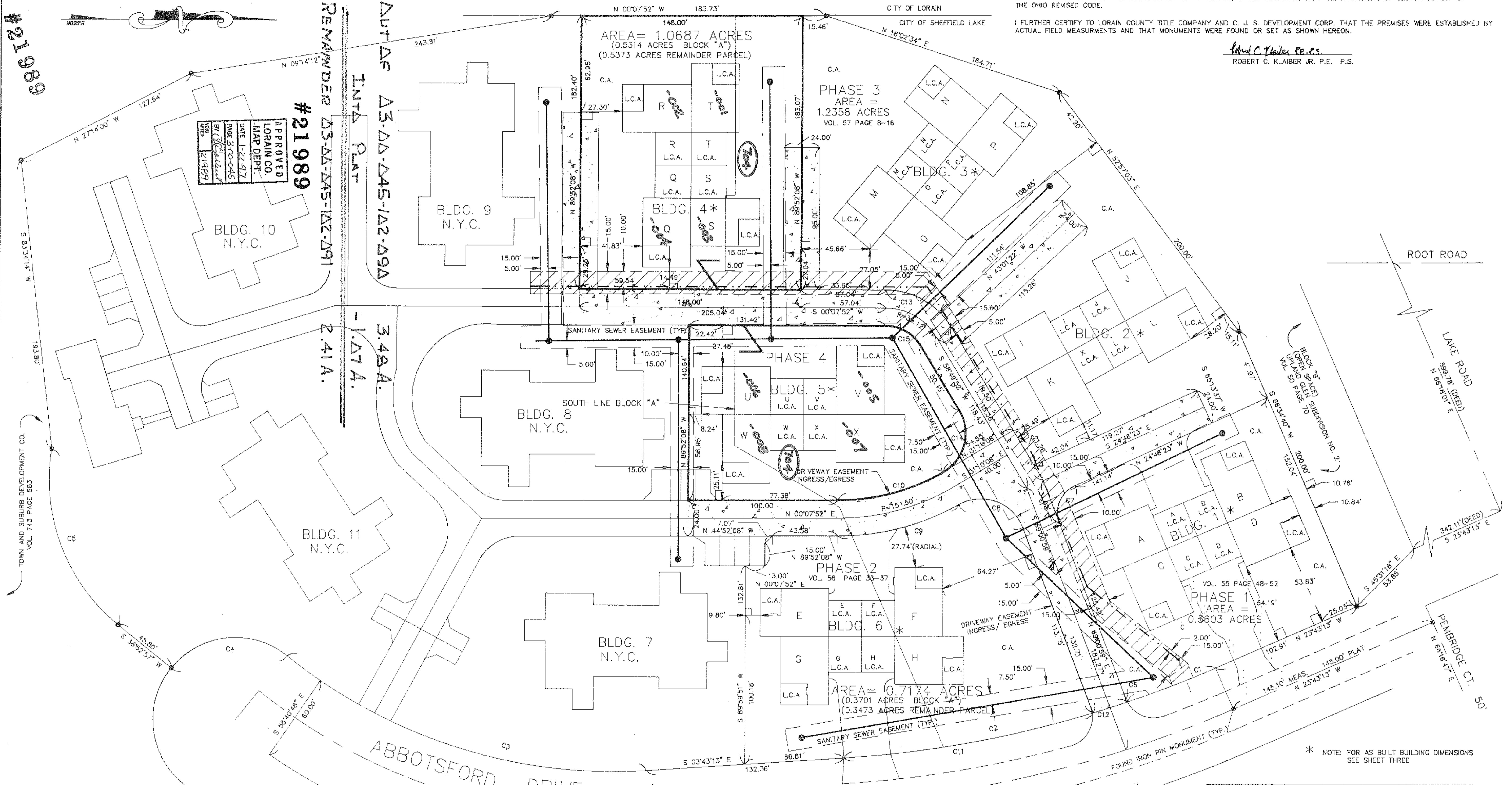
**58/39-47**

TOWN AND SUBURB DEVELOPMENT CO.  
VOL. 743 PAGE 683

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN WAS PREPARED FROM ACTUAL SURVEY THAT THE SAME SHOWS GRAPHICALLY, IN SO FAR AS POSSIBLE, THE LOCATION OF BOUNDARIES, 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 P.E., P.S.*  
ROBERT C. KLAIBER JR. P.E. P.S.



APPROVED  
LORAIN CO.  
MAP DEPT.  
DATE 1-22-97  
PAGE 3 OF 4  
BY [Signature]  
DATE 2/19/97

#21989

#21989

REMAINDER Δ3-ΔΔ-ΔΔ5-ΔΔ2-Δ9Δ  
INTA PLAT

3.48A.  
-1.Δ7A.  
2.41A.

AREA = 1.0687 ACRES  
(0.5314 ACRES BLOCK "A")  
(0.5373 ACRES REMAINDER PARCEL)

PHASE 3  
AREA = 1.2358 ACRES  
VOL. 57 PAGE 8-16

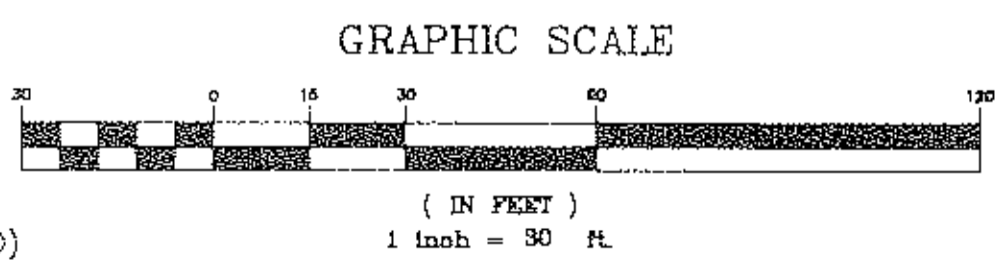
PHASE 2  
VOL. 58 PAGE 33-37

PHASE 1  
AREA = 0.8603 ACRES  
VOL. 55 PAGE 48-52

AREA = 0.7174 ACRES  
(0.3701 ACRES BLOCK "A")  
(0.3473 ACRES REMAINDER PARCEL)

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
- 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'	83.07'	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'	135.36'	292.20'	S 17°34'52" E	42°38'10"
C4	45.00'	86.39'	55.00'	77.78'	S 06°06'56" E	89°59'48"
C5	125.00'	131.86'	72.81'	125.83'	S 69°06'10" W	80°26'24"
C6	20.00'	2.35'	18.71'	2.35'	N 85°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'	43.29'	83.69'	N 14°11'55" 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	30.00'	47.87'	30.55'	42.81'	N 75°38'44" W	91°02'48"
C15	27.12'	27.78'	15.25'	26.58'	N 29°28'52" E	58°42'00"

**58/39-47**

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'  
DATE: 9-15-96

DRAWN BY: J. M. ALLEN  
SHEET 2 OF 9

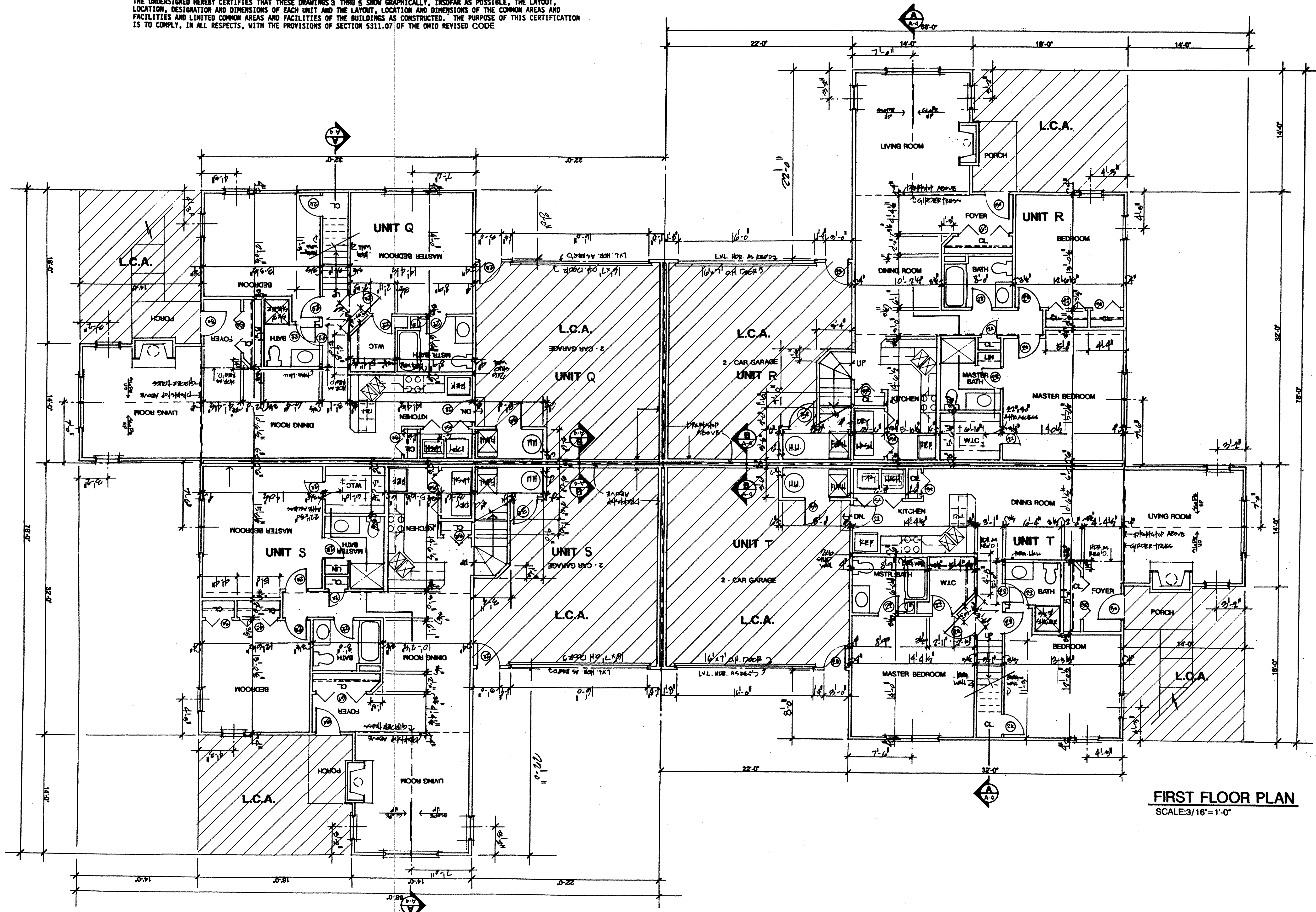
\* NOTE: FOR AS BUILT BUILDING DIMENSIONS SEE SHEET THREE



447517

447517

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  
ALUMBERT, OH. 44001  
(216) 286-0001

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

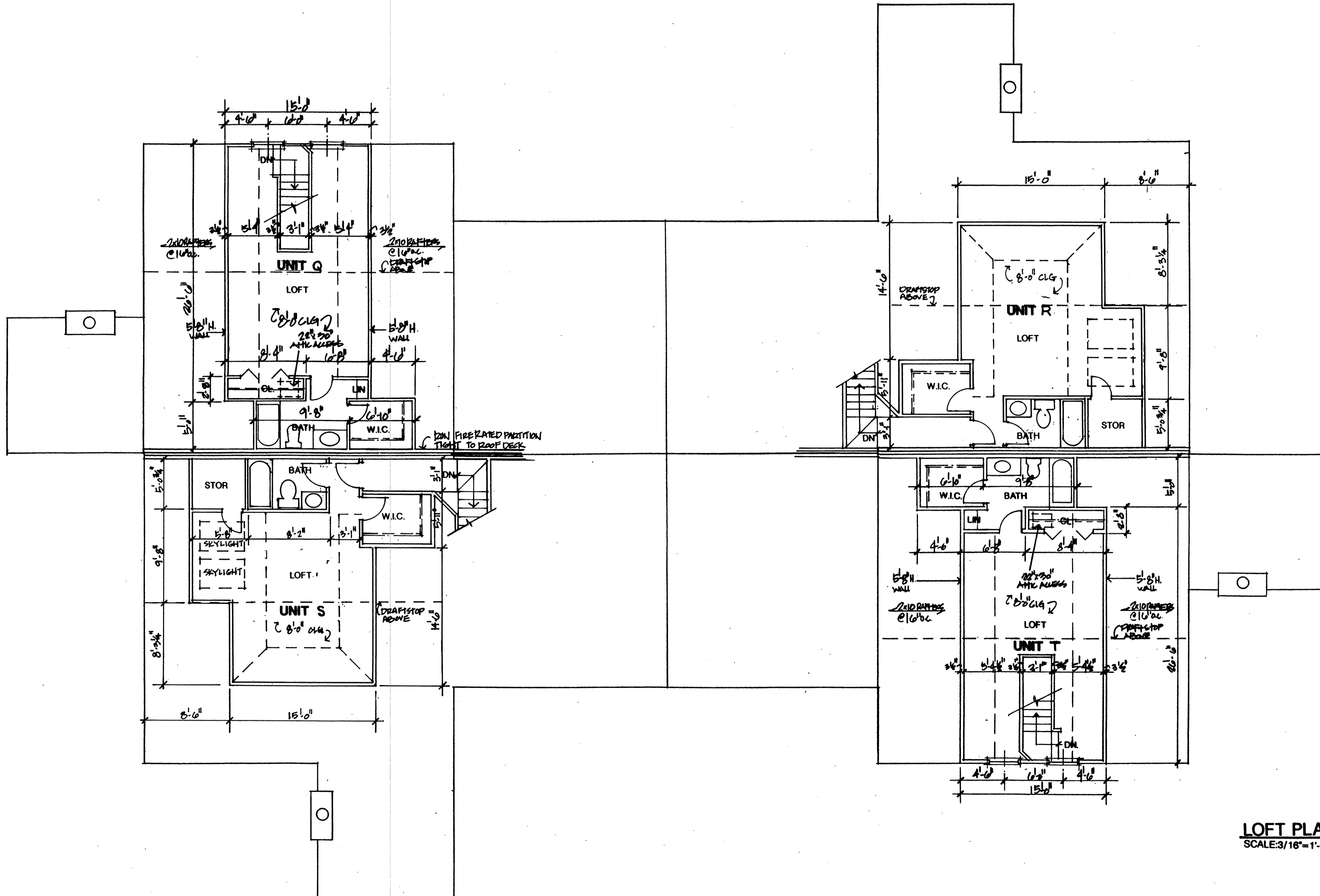
**4 OF 9**

REVISIONS	BY

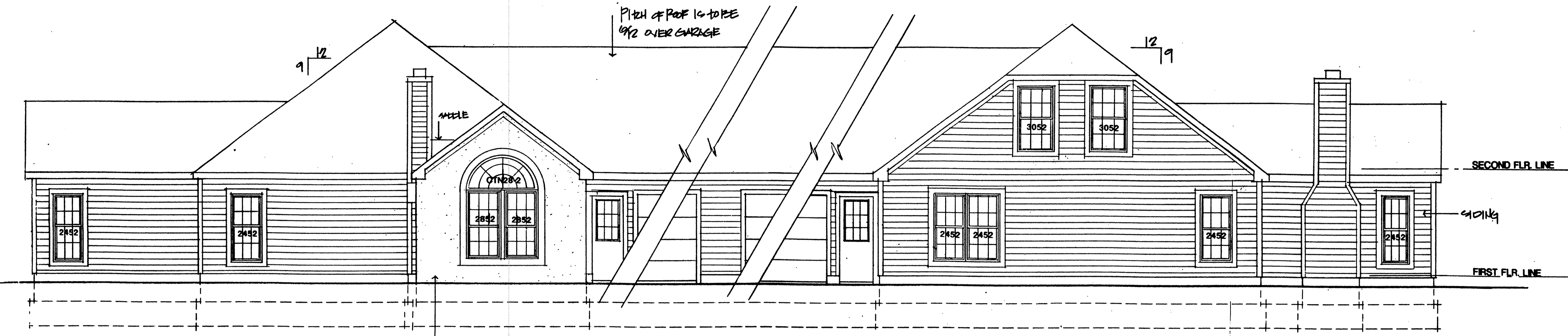
**MARK W. RUBY**  
ARCHITECT  
8072 LEAVITT ROAD  
ALBANY, OHIO 44604  
(513) 898-8281

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

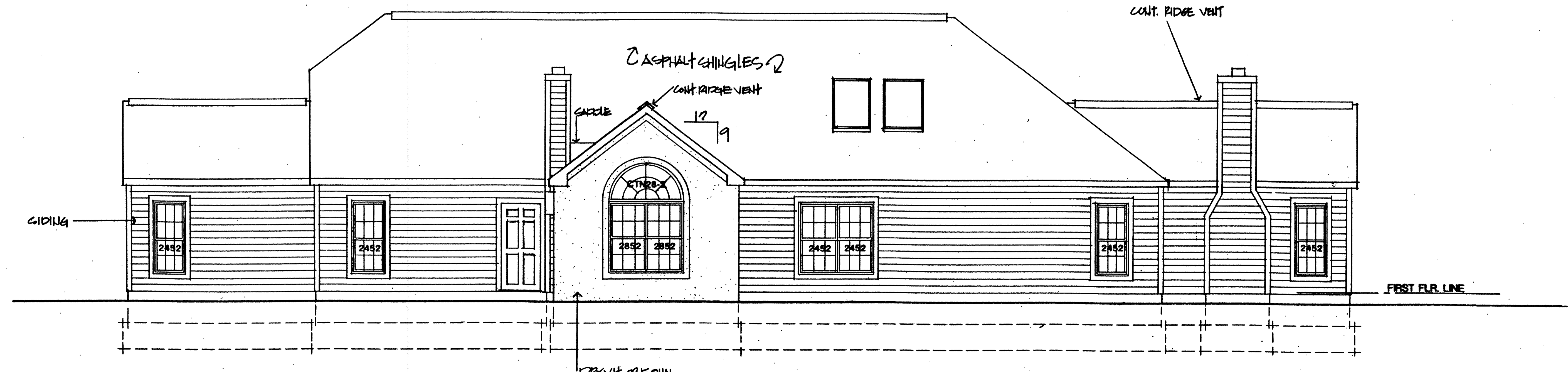
STATE OF OHIO  
MARK W. RUBY  
REGISTERED ARCHITECT  
DATE 8/22/95  
PROJ. 9423  
SHEET  
**5 OF 9**



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



ELEVATION  
SCALE: 1/4"=1'-0"

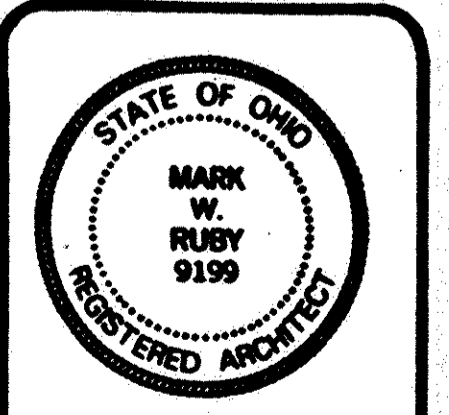


ELEVATION Q-T  
SCALE: 1/4"=1'-0"

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

MARK W. RUBY  
ARCHITECT  
807 LEVITT ROAD  
ALBANY, OHIO 45706

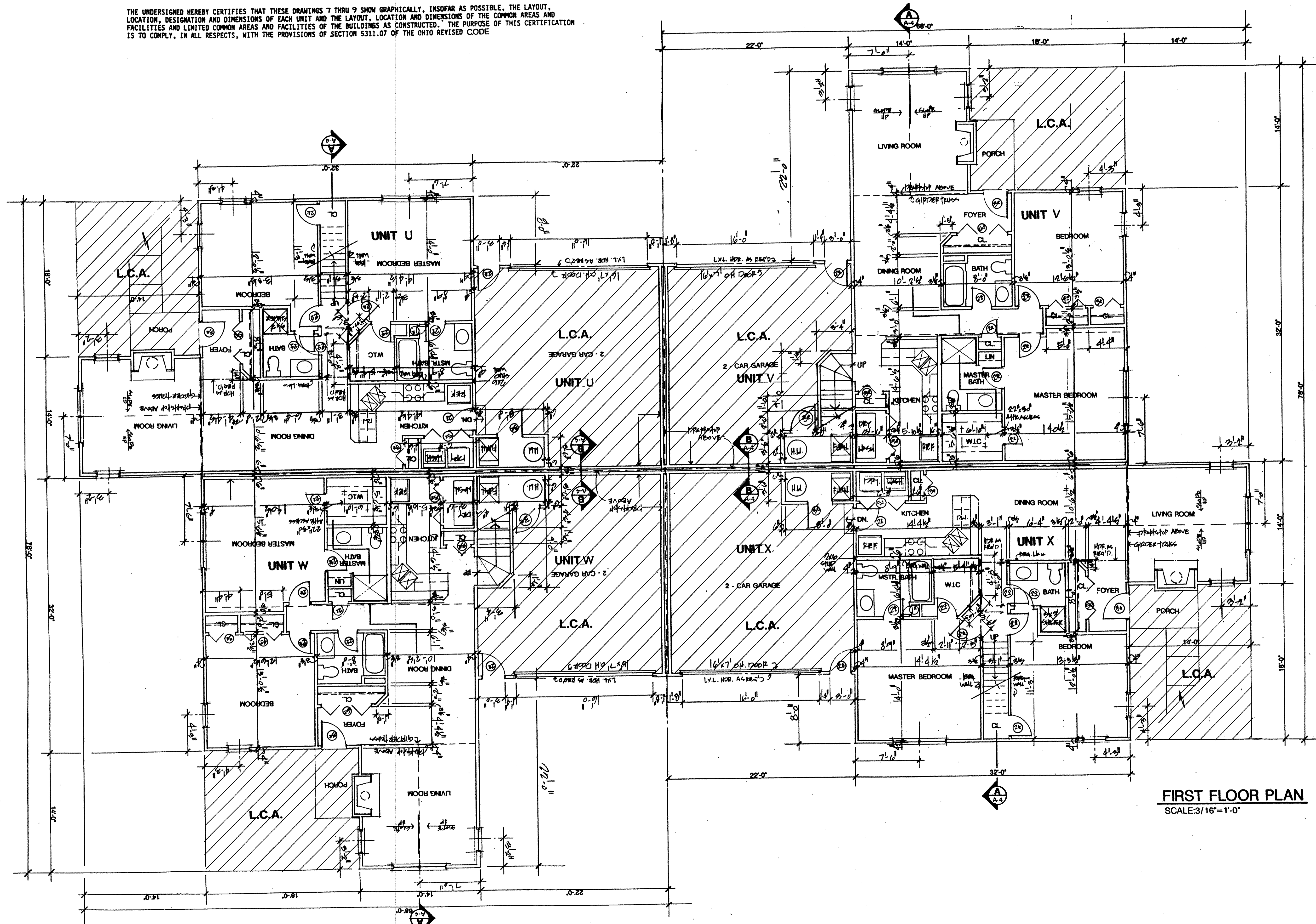
TITLE  
**MARINER'S WATCH  
CONDOMINIUM COMPLEX**  
C.J.S. DEVELOPMENT CORP.



DATE 6/30/94  
PROJ. 9423  
SHEET

**6 OF 9**

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS 7 THRU 9 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

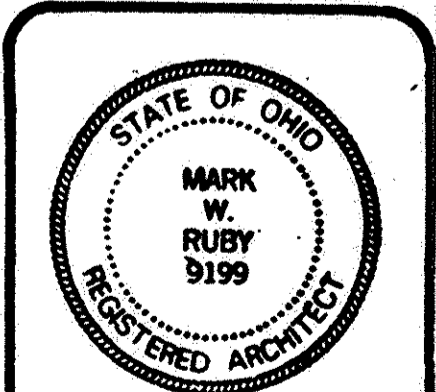


FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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

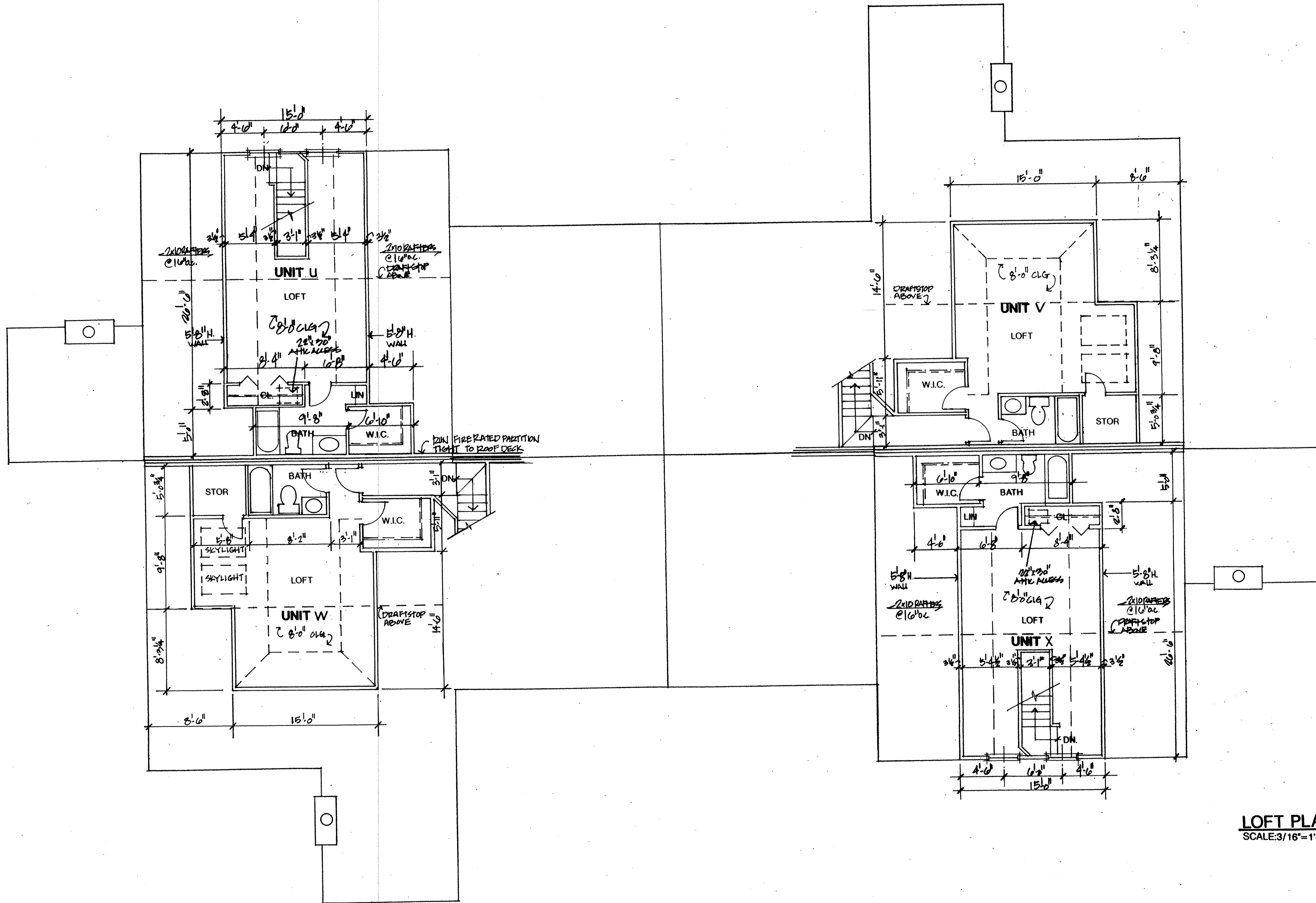
MARK W. RUBY  
ARCHITECT  
8077 LEAVITT ROAD  
SARASOTA, FL 34201  
(813) 996-2091

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



DATE 6/30/94  
PROJ: 9423  
SHEET

7 OF 9



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

REVISIONS	BY

**MARK W. RUBY**  
ARCHITECT  
8077 LEAVITT ROAD  
ANN ARBOR, MI 48101  
(313) 998-2091

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



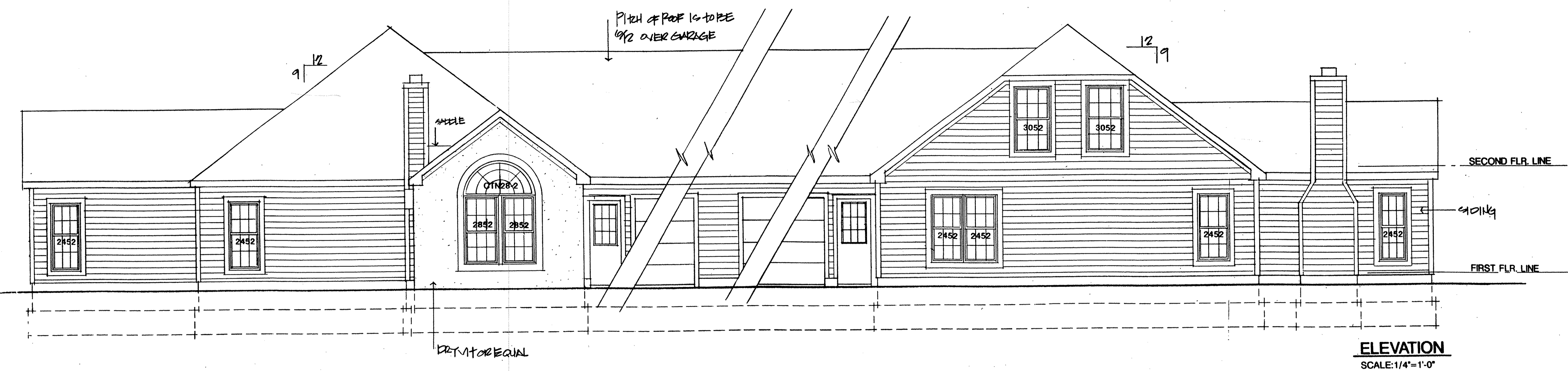
DATE 8/22/95  
PROJ. 9423  
SHEET

**8 OF 9**



447517

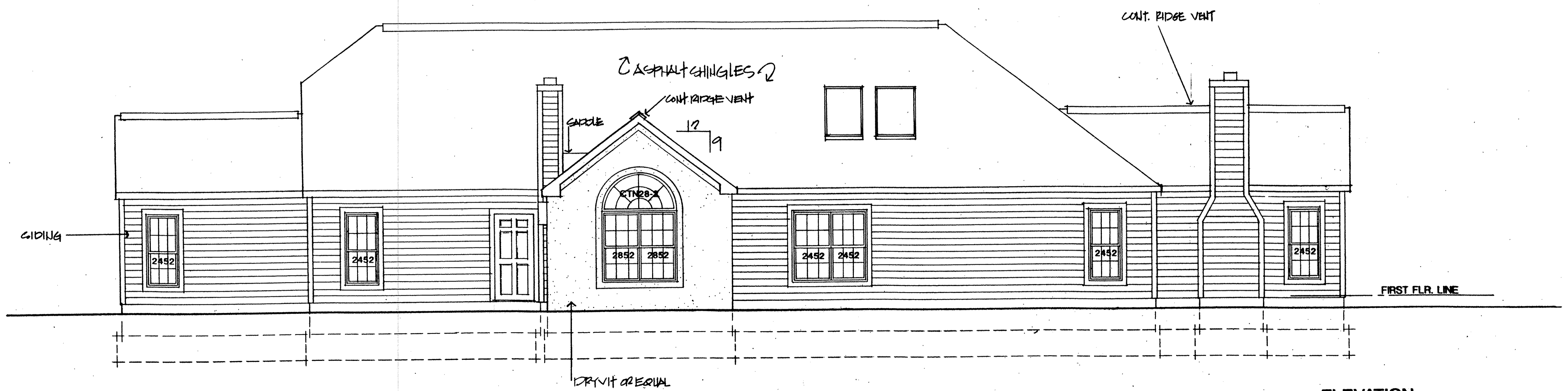
REVISIONS	BY
11/10/94	
8/22/95	



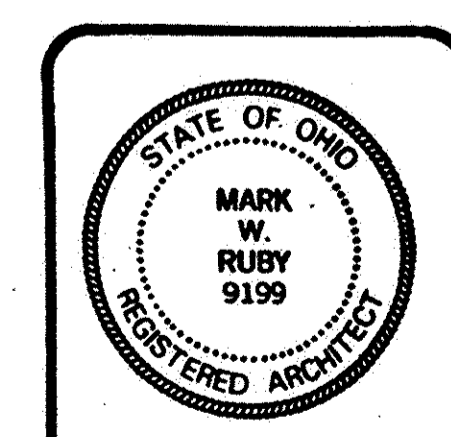
ELEVATION  
SCALE: 1/4" = 1'-0"

MARK W. RUBY  
ARCHITECT  
8077 LEAVITT ROAD  
AMHERST, OH 44001  
(216) 886-2081

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



ELEVATION  
SCALE: 1/4" = 1'-0"



DATE 6/30/94  
PROJ. 9423  
SHEET

**9 OF 9**

TAX MAP DEPT # 21989 58/4