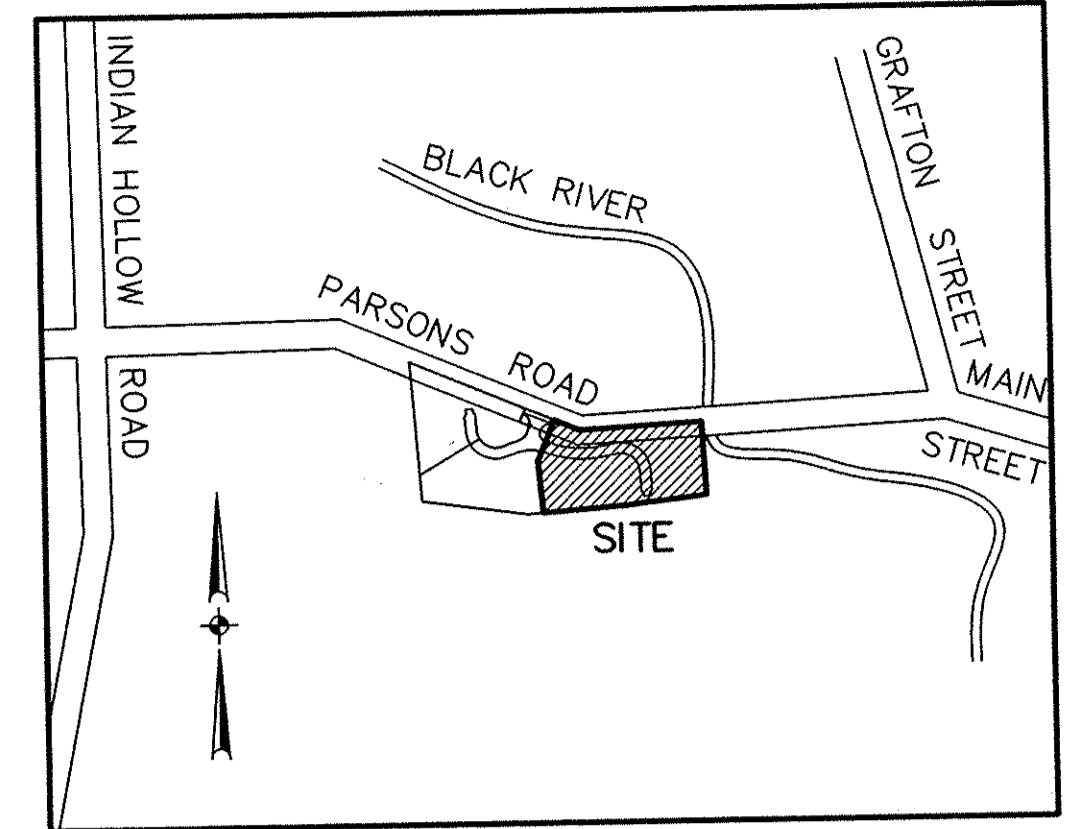


CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CB
C1	90°20'51"	39.00'	61.50'	55.32'	39.24'	N72°19'53"W
C2	15°14'14"	111.00'	29.52'	29.43'	14.85'	S70°06'49"W
C3	64°31'53"	25.00'	28.16'	26.69'	15.78'	S45°27'59"W
C4	06°29'11"	112.50'	12.74'	12.73'	6.37'	S16°26'38"W

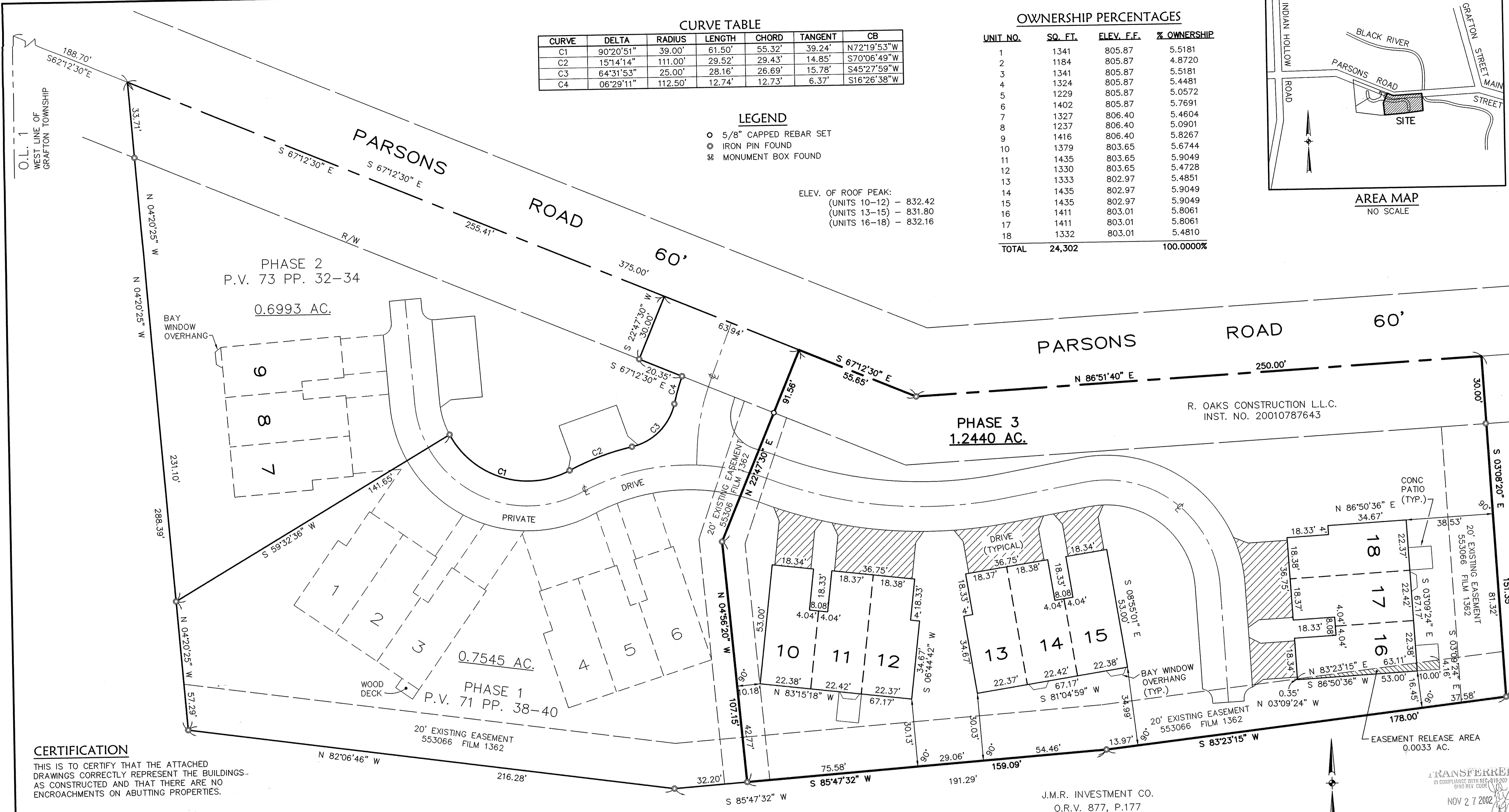
UNIT NO.	SQ. FT.	ELEV. F.F.	% OWNERSHIP
1	1341	805.87	5.5181
2	1184	805.87	4.8720
3	1341	805.87	5.5181
4	1324	805.87	5.4481
5	1229	805.87	5.0572
6	1402	805.87	5.7691
7	1327	806.40	5.4604
8	1237	806.40	5.0901
9	1416	806.40	5.8267
10	1379	803.65	5.6744
11	1435	803.65	5.9049
12	1330	803.65	5.4728
13	1333	802.97	5.4851
14	1435	802.97	5.9049
15	1435	802.97	5.9049
16	1411	803.01	5.8061
17	1411	803.01	5.8061
18	1332	803.01	5.4810
TOTAL	24,302		100.0000%



LEGEND

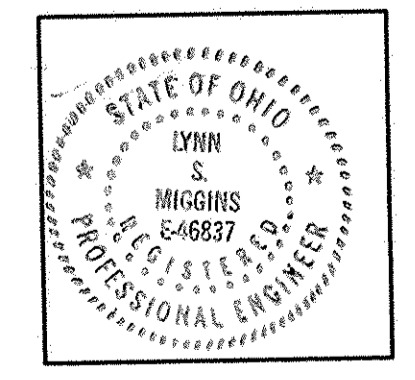
- 5/8" CAPPED REBAR SET
- IRON PIN FOUND
- ⊞ MONUMENT BOX FOUND

ELEV. OF ROOF PEAK:
 (UNITS 10-12) - 832.42
 (UNITS 13-15) - 831.80
 (UNITS 16-18) - 832.16

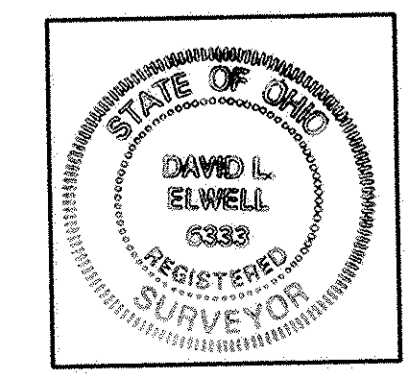


CERTIFICATION
 THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED AND THAT THERE ARE NO ENCROACHMENTS ON ADJUTING PROPERTIES.

Lynn S. Miggins
 LYNN S. MIGGINS
 PROFESSIONAL ENGINEER NO. 46837

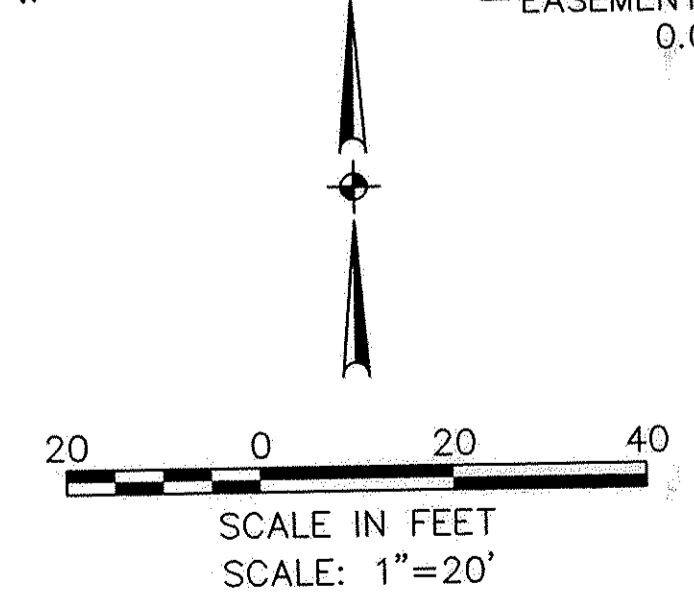


David L. Elwell
 DAVID L. ELWELL
 PROFESSIONAL SURVEYOR NO. 6333



▨ LIMITED COMMON AREA

SHEET NO.	DESCRIPTION
1	SURVEY MAP & MISC. FLOOR & FOUNDATION PLANS
2	ELEVATION VIEWS
3	



TRANSFERRED
 IN COMPLIANCE WITH SEC. 419.202
 OHIO REV. CODE
 NOV 27 2002
 MARK R. STEWART
 LORAIN COUNTY AUDITOR

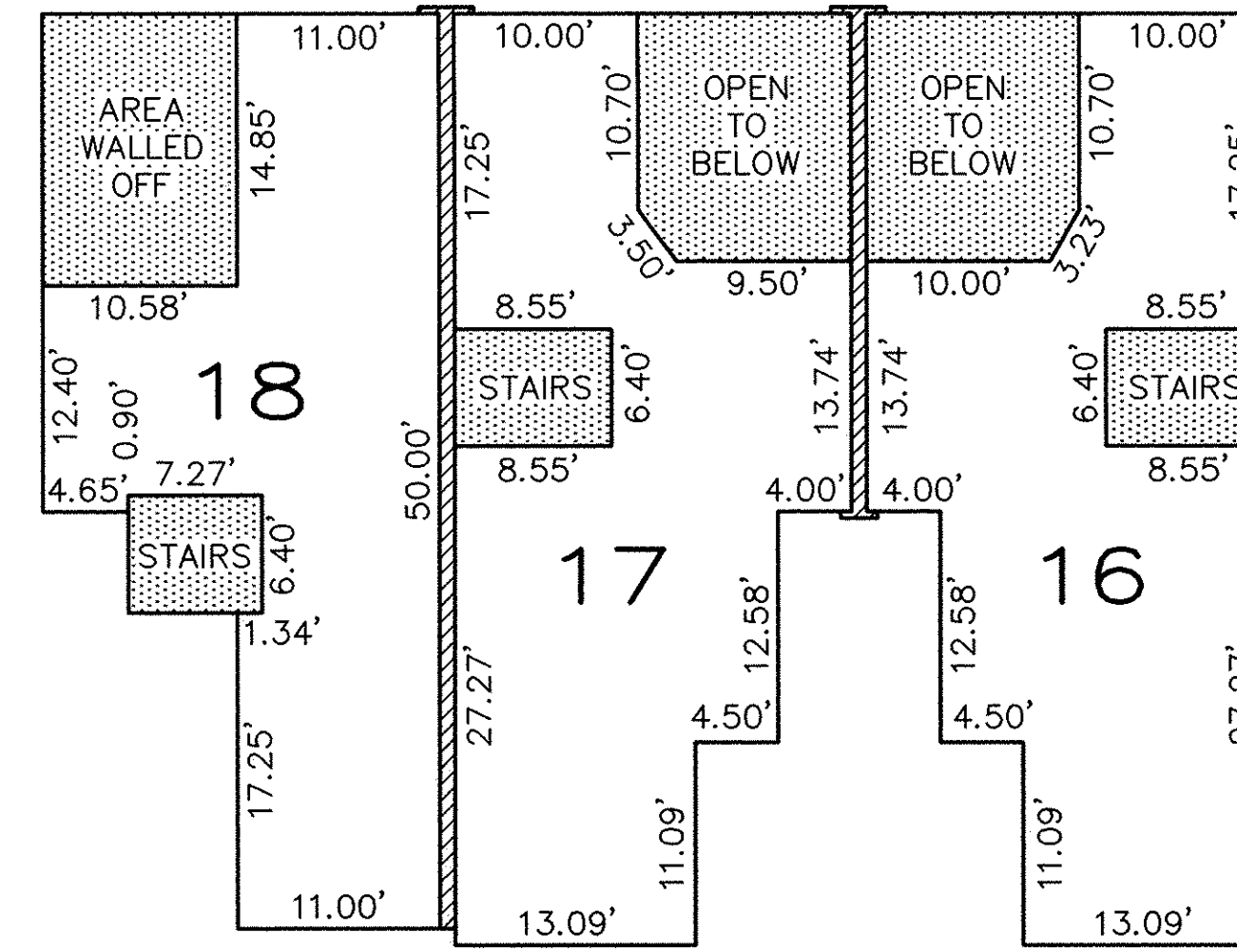
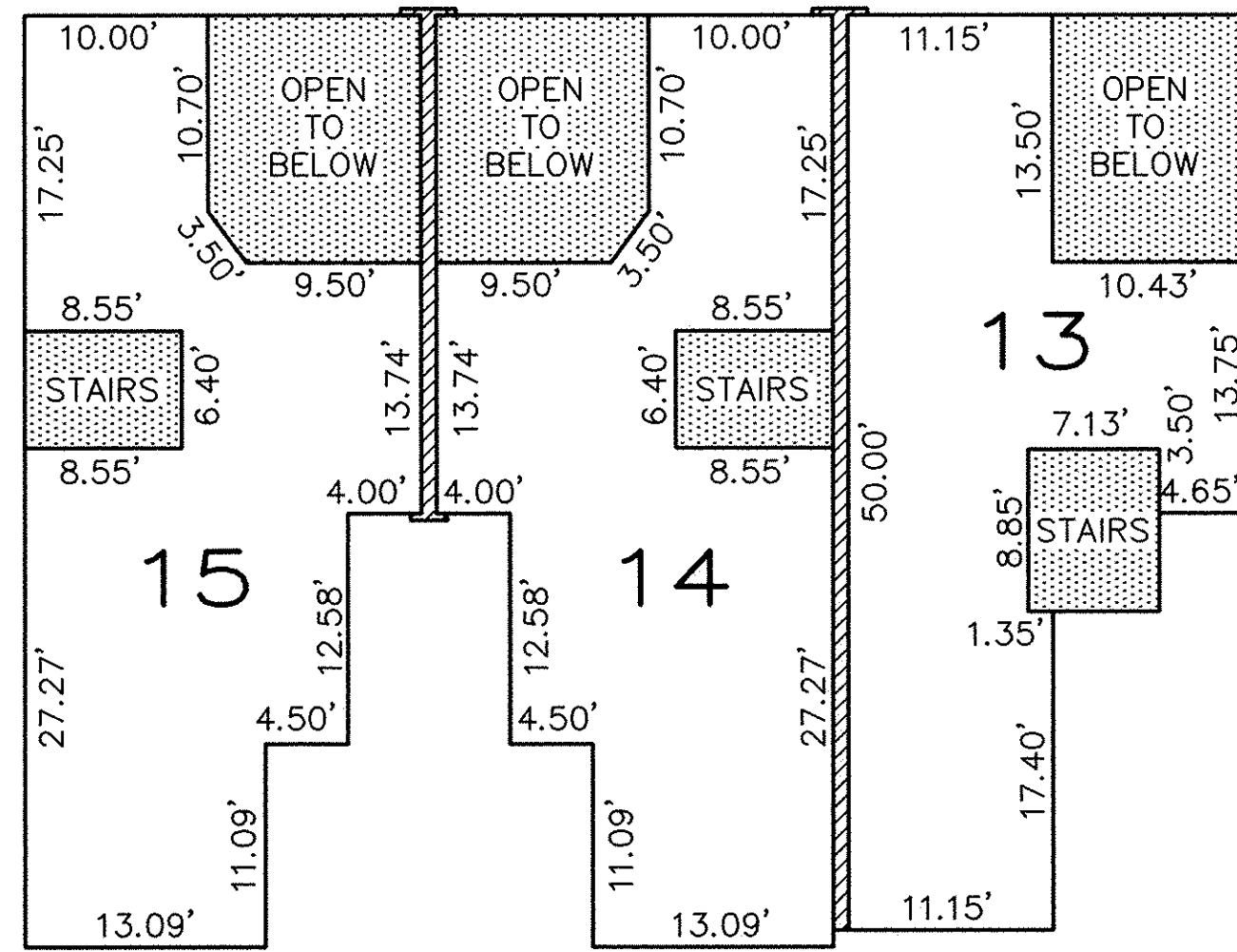
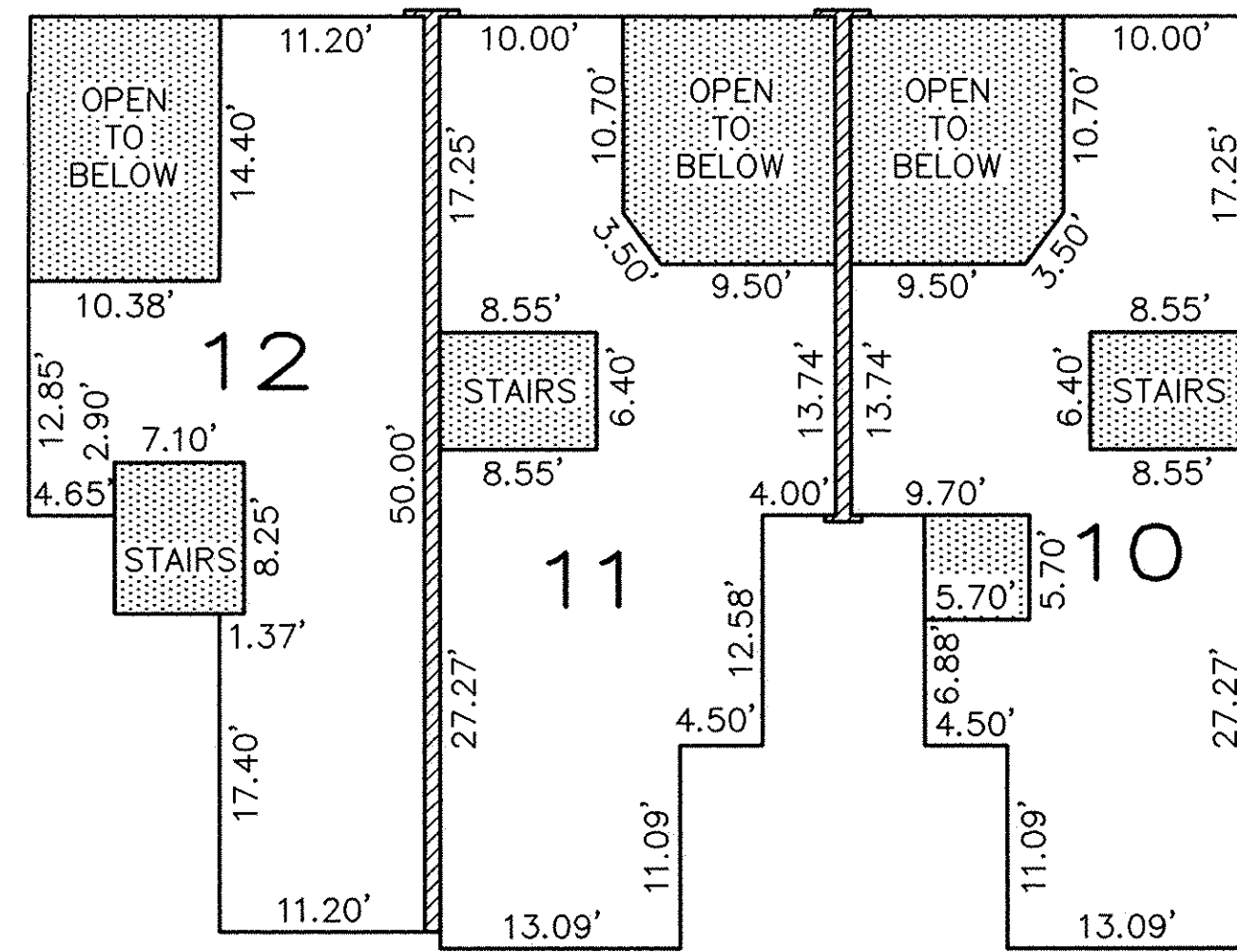
DATE	DESCRIPTION	BY
10-23-02		
DRAWN BY: VY/ABR		
CH'D BY:		
DWG. NAME: 3-SURV01		
PATH: 96017-CP3		
F.B.:		
10-30-02	ORIGINAL ISSUE	ABR

KS ASSOCIATES
 KS ASSOCIATES, INC.
 960 Burns Road, Suite 100
 P.O. Box 569
 Elyria, Ohio 44036
 Phone (440) 365-4730
 Fax (440) 365-4790
 mailroom@ksassoc.com
 www.ksassoc.com

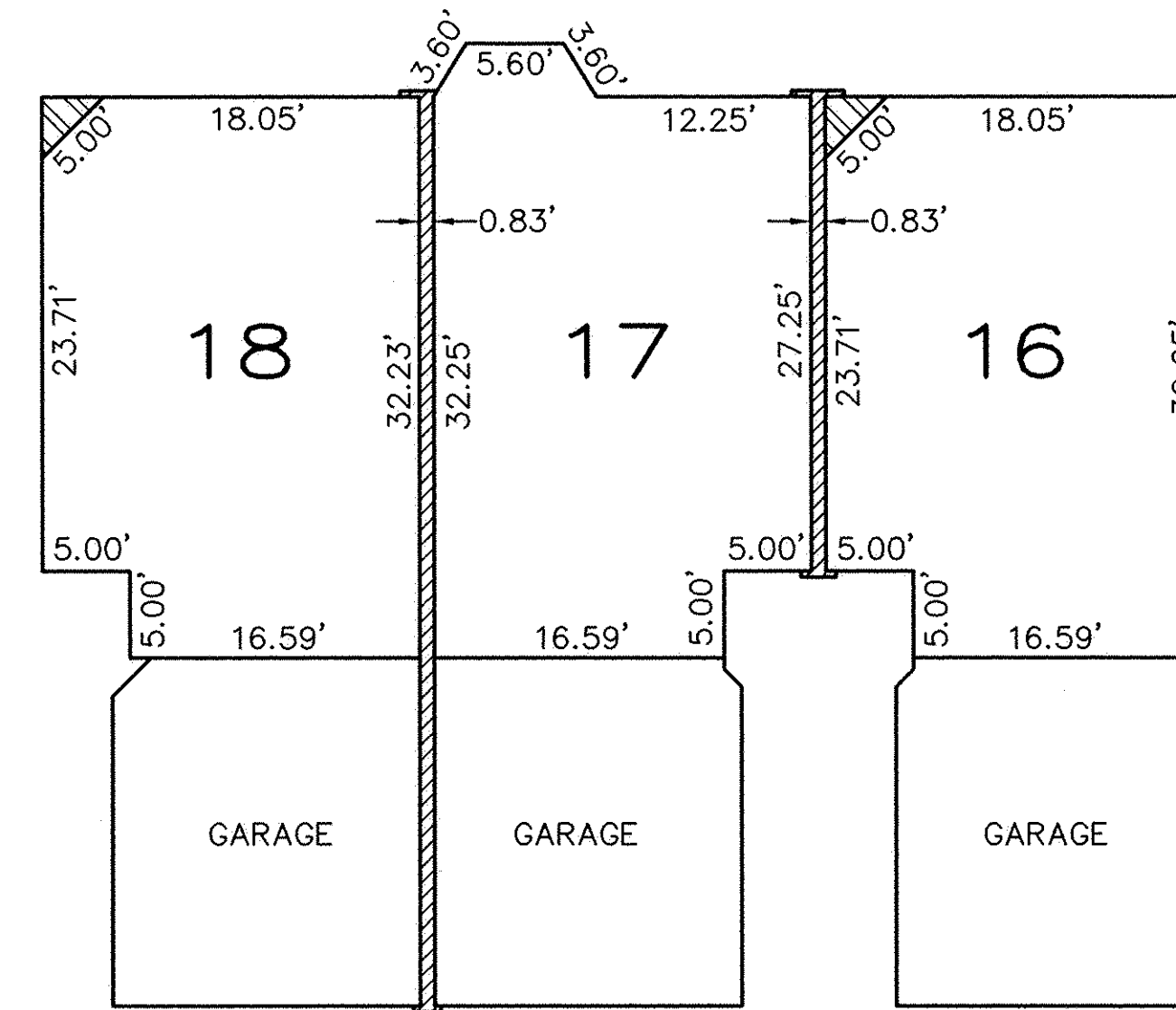
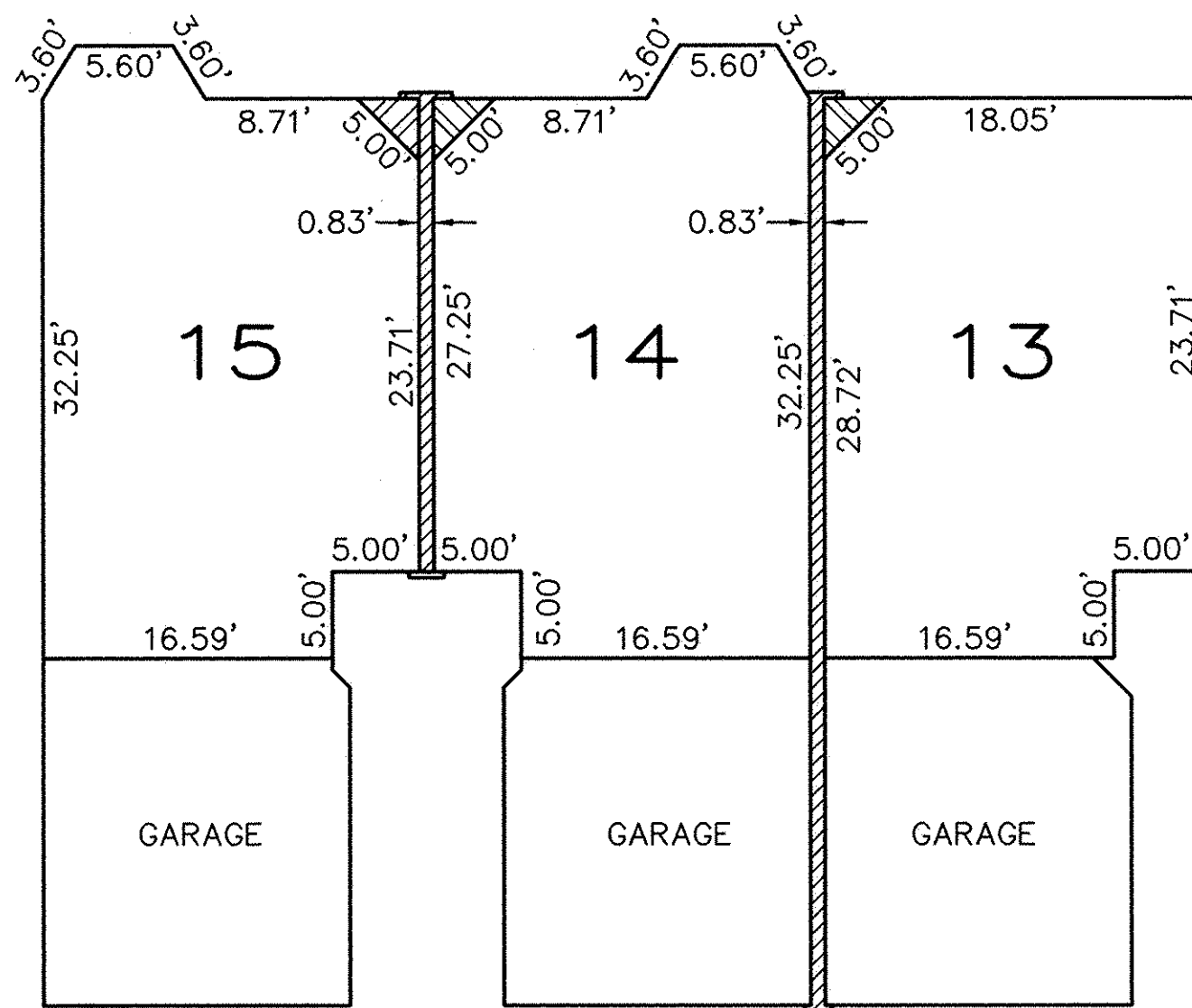
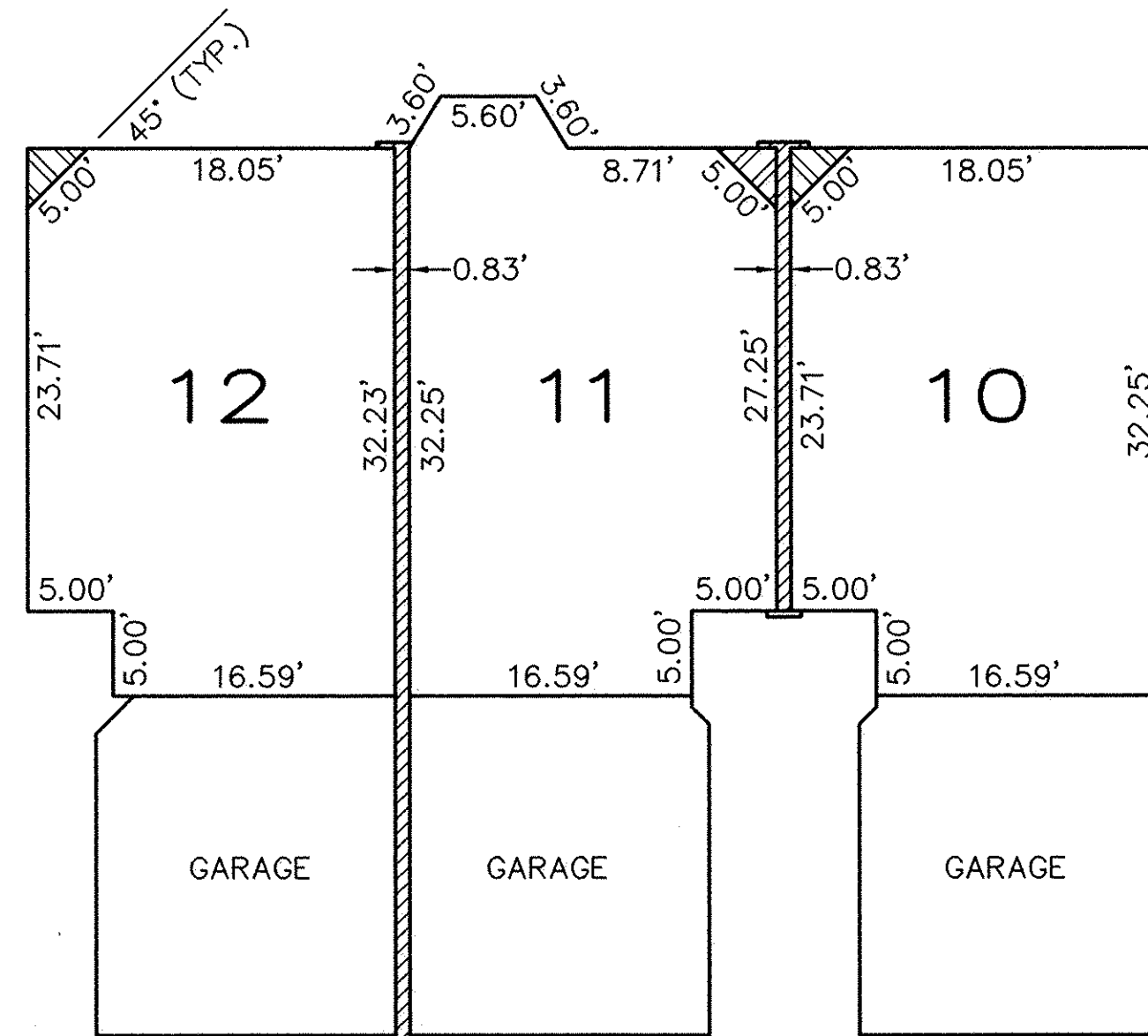
ROYAL OAKS CLUB CONDOMINIUM
 PHASE No. 3
 PART OF ORIGINAL LOT NO. 1 TOWNSHIP OF GRAFTON
 VILLAGE OF GRAFTON * COUNTY OF LORAIN * STATE OF OHIO

RECEIVED FOR RECORD
 at 1:28 o'clock P.M. in P.L. RECORD
 VOL. 73 MARY ANN JAMISON
 PAGE 27, 28 Lorain County Recorder

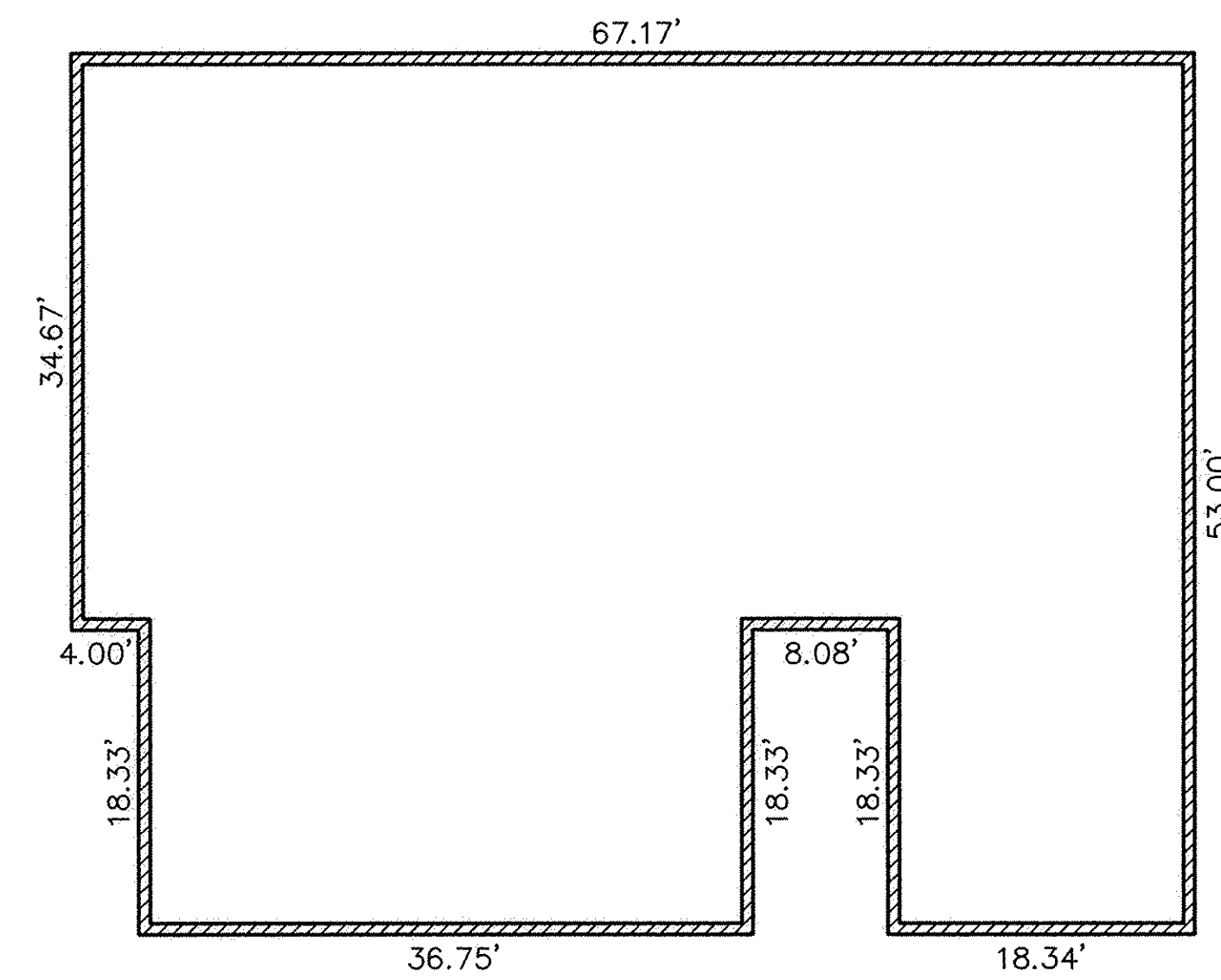
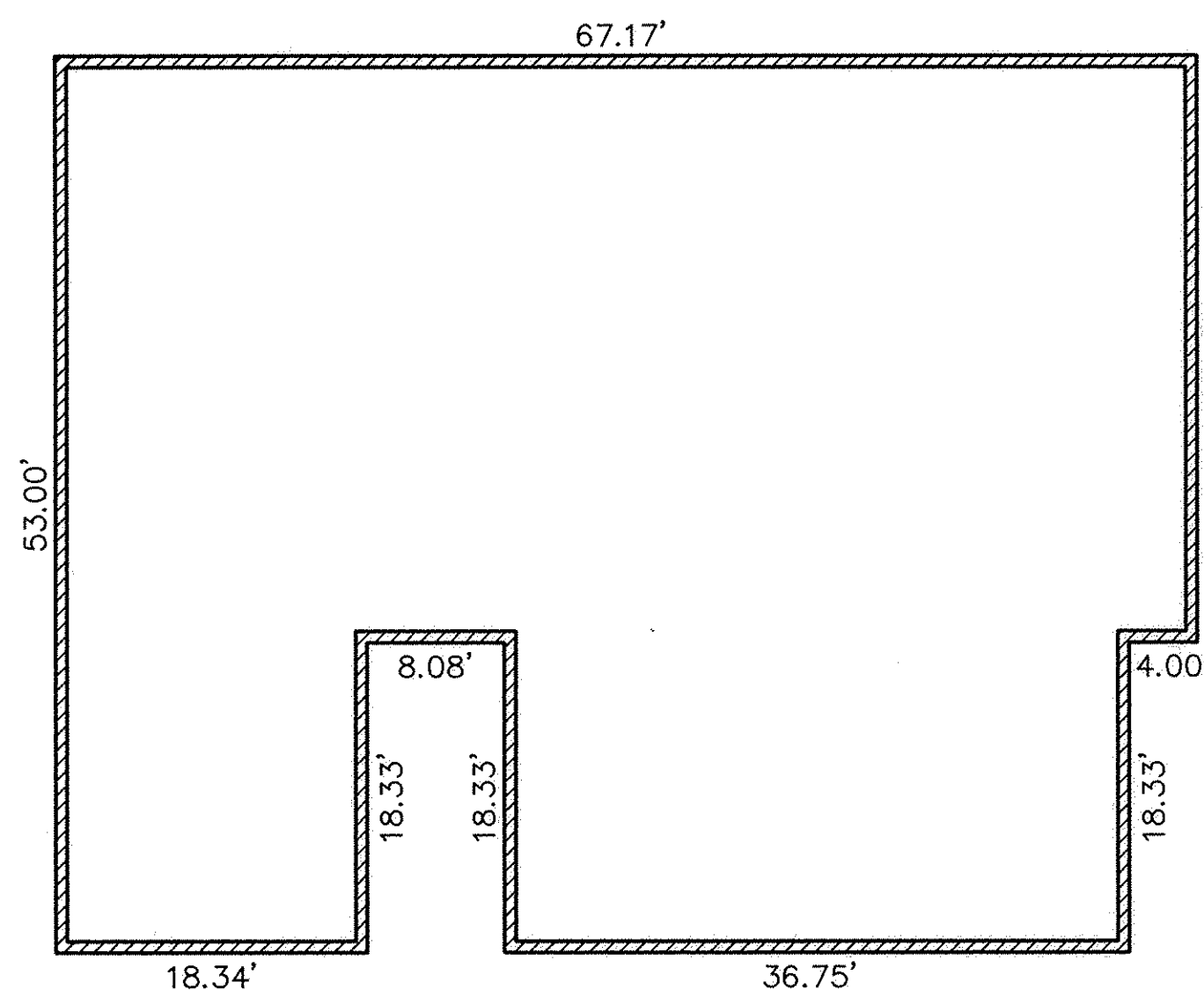
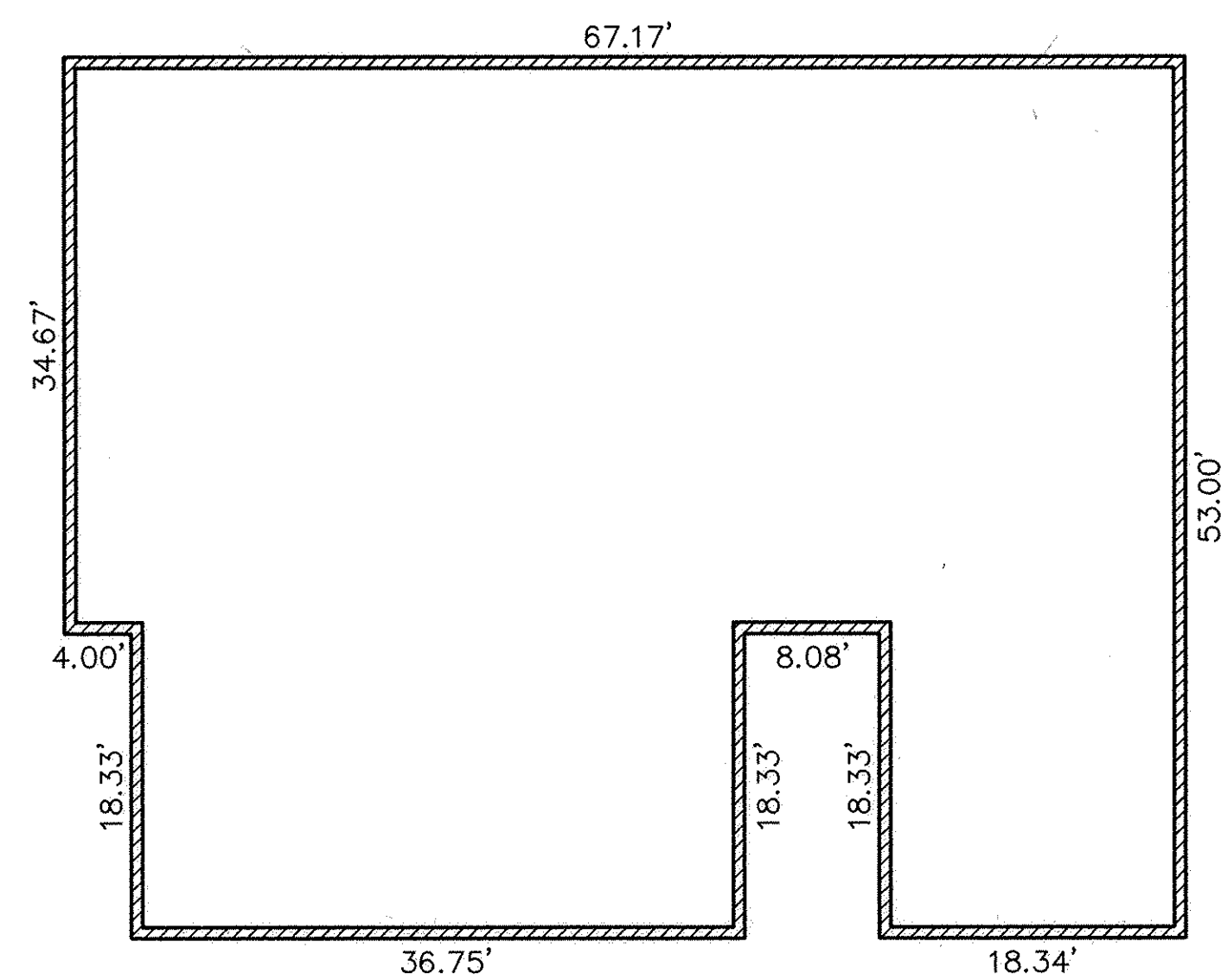
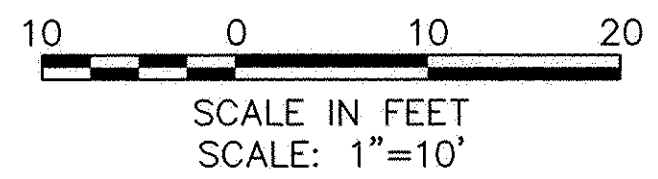
SHEET 1 OF 3
 JOB NO. 96017-CP3



SECOND FLOOR PLANS
(INTERIOR DIMENSIONS)



FIRST FLOOR PLANS
(INTERIOR DIMENSIONS)



FOUNDATION PLANS
(EXTERIOR DIMENSIONS)

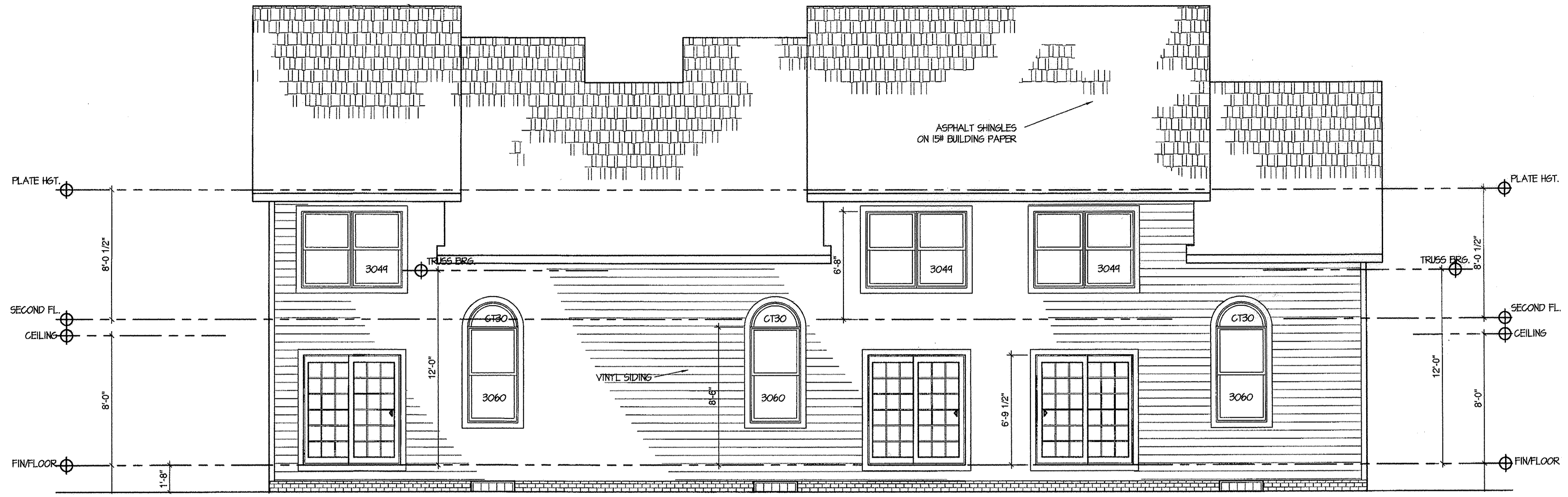
DATE: 10-23-02	DATE	DESCRIPTION	BY
DRAWN BY: VY/ABR			
CH'D BY:			
DWG. NAME: 3-PLAN01			
PATH: 96017-CP3			
F.B.:			
REVISIONS			
	10-30-02	ORIGINAL ISSUE	ABR

KS ASSOCIATES, INC.
260 Burns Road, Suite 100
P.O. Box 569
Elyria, Ohio 44036
Phone (440) 365-4730
Fax (440) 365-4790
mailroom@ksassoc.com
www.ksassoc.com

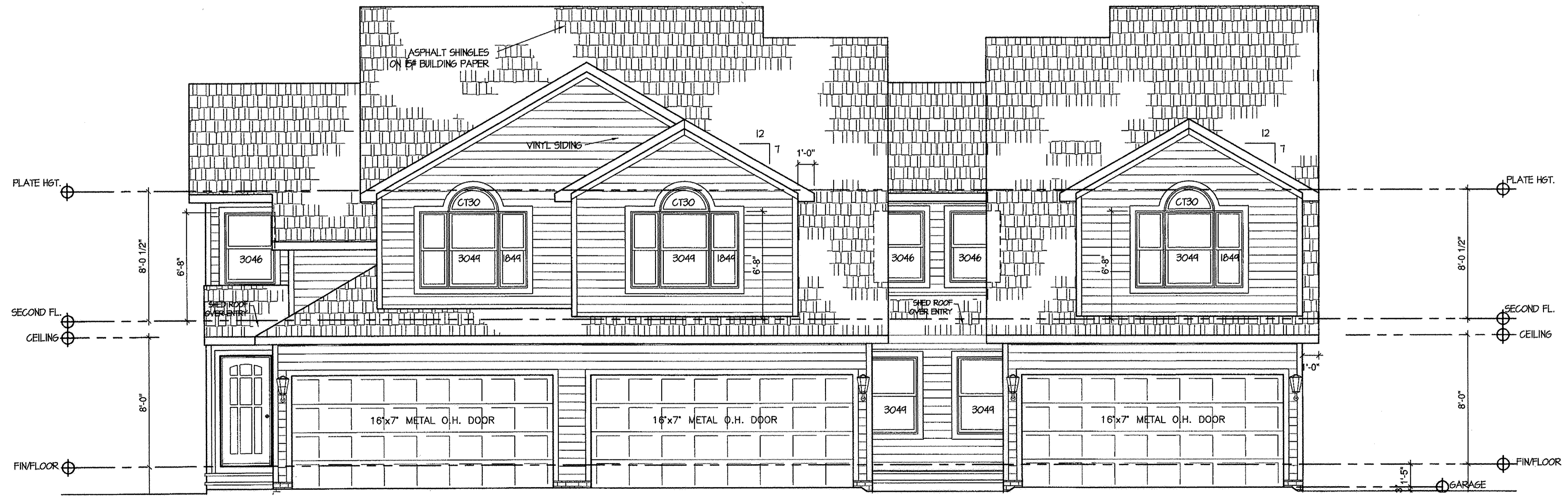
ROYAL OAKS CLUB CONDOMINIUM
PHASE No. 3

FLOOR & FOUNDATION PLANS
(UNITS ARE UNDER CONSTRUCTION)

SHEET
2 OF
3
JOB NO.
96017-CP3



REAR ELEVATION



FRONT ELEVATION

UNITS 10-12 & 16-18 AS SHOWN.
 UNITS 13-15 REVERSED.
 TYPICAL FOR ALL VIEWS THIS SHEET.

DATE	DESCRIPTION	BY
10-23-02		
10-30-02	ORIGINAL ISSUE	ABR

KS ASSOCIATES, INC.
 200 Burns Road, Suite 100
 P.O. Box 509
 Elyria, Ohio 44036
 Phone (440) 365-4730
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ROYAL OAKS CLUB CONDOMINIUM
 PHASE No. 3
 ELEVATION VIEWS

SHEET	3	OF	3
JOB NO.	96017-CP3		