

# STONE RIVER INDUSTRIAL CONDOMINIUM

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 24, AND FURTHER KNOWN AS BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 2000-0725553 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING WITHIN SAID BOUNDS 1.5938 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

### OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 24, AND FURTHER DESCRIBED IN DOCUMENT NUMBER 2000-0725553 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING WITHIN SAID BOUNDS 0.9260 ACRES OF LAND WITHIN THE COMMON PARKING AREA, 0.3070 ACRES OF LAND WITHIN THE DEDICATION PARCEL, 0.5198 ACRES OF LAND WITHIN THE BUILDING AREA, AND 8.3016 ACRES OF LAND WITHIN THE REMAINDER AREA.

THE UNDERSIGNED (STONE RIVER INDUSTRIAL PROPERTIES, L.L.C.) HEREBY CERTIFIES THAT THE ATTACHED PLAT REPRESENTS A PORTION OF LORAIN ROAD, DOES HEREBY ACKNOWLEDGE THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE SAID PORTION OF LORAIN ROAD, AS SHOWN HEREON.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS OF THE CITY OF NORTH RIDGEVILLE, OHIO, FOR THE BENEFIT OF ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT ARE PROVIDED IN THE DECLARATION FOR THE STONE RIVER INDUSTRIAL CONDOMINIUM ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 20<sup>th</sup> DAY OF December, 2002.

(STONE RIVER INDUSTRIAL PROPERTIES L.L.C.)

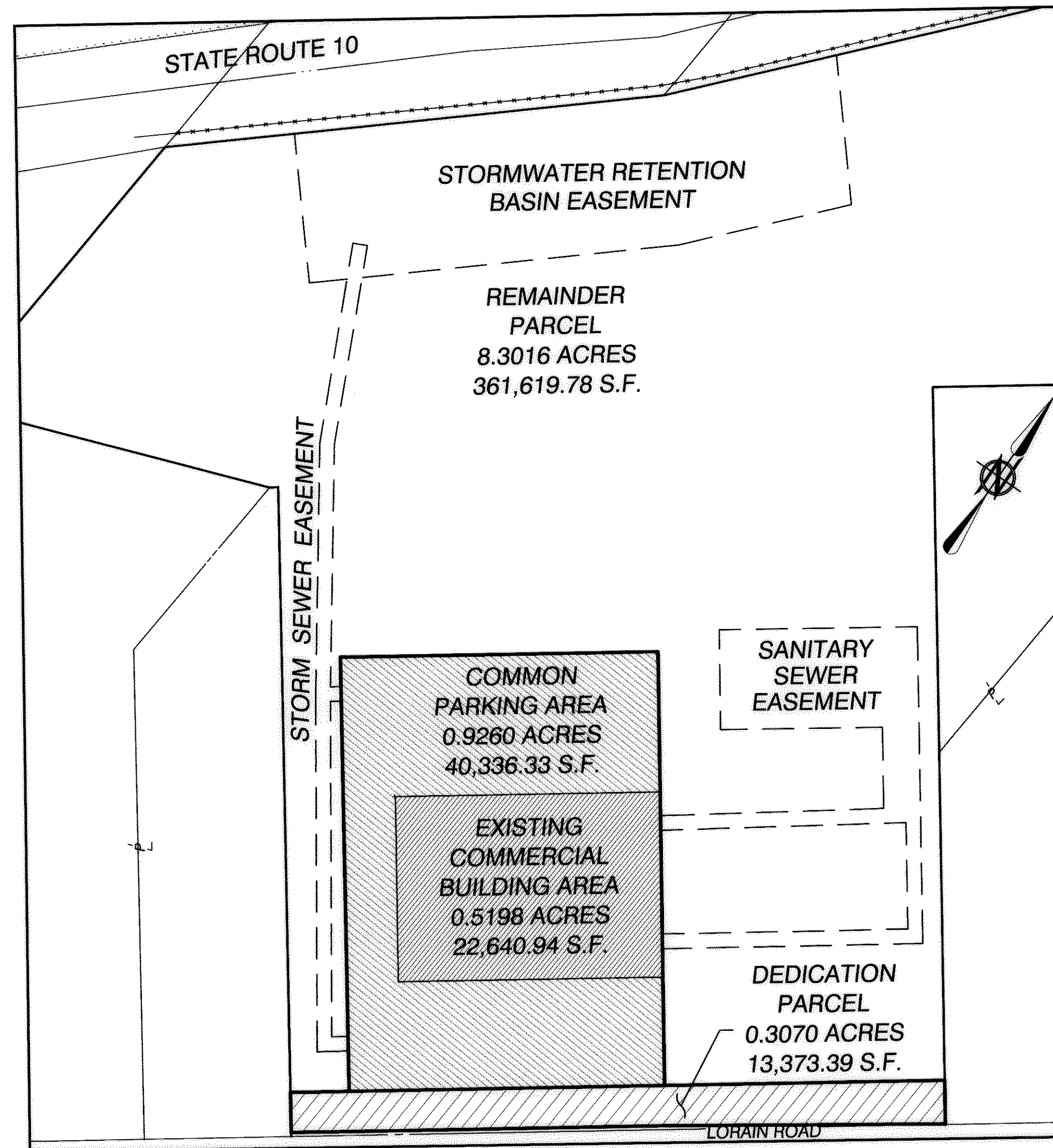
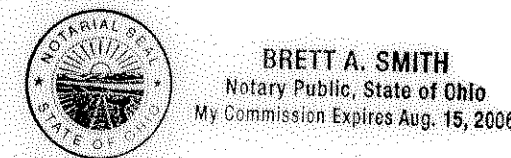
WITNESS: Mary C. McNeil BY: Brett Smith  
Brett Smith BRETT SMITH (MEMBER)

### NOTARIAL SEAL:

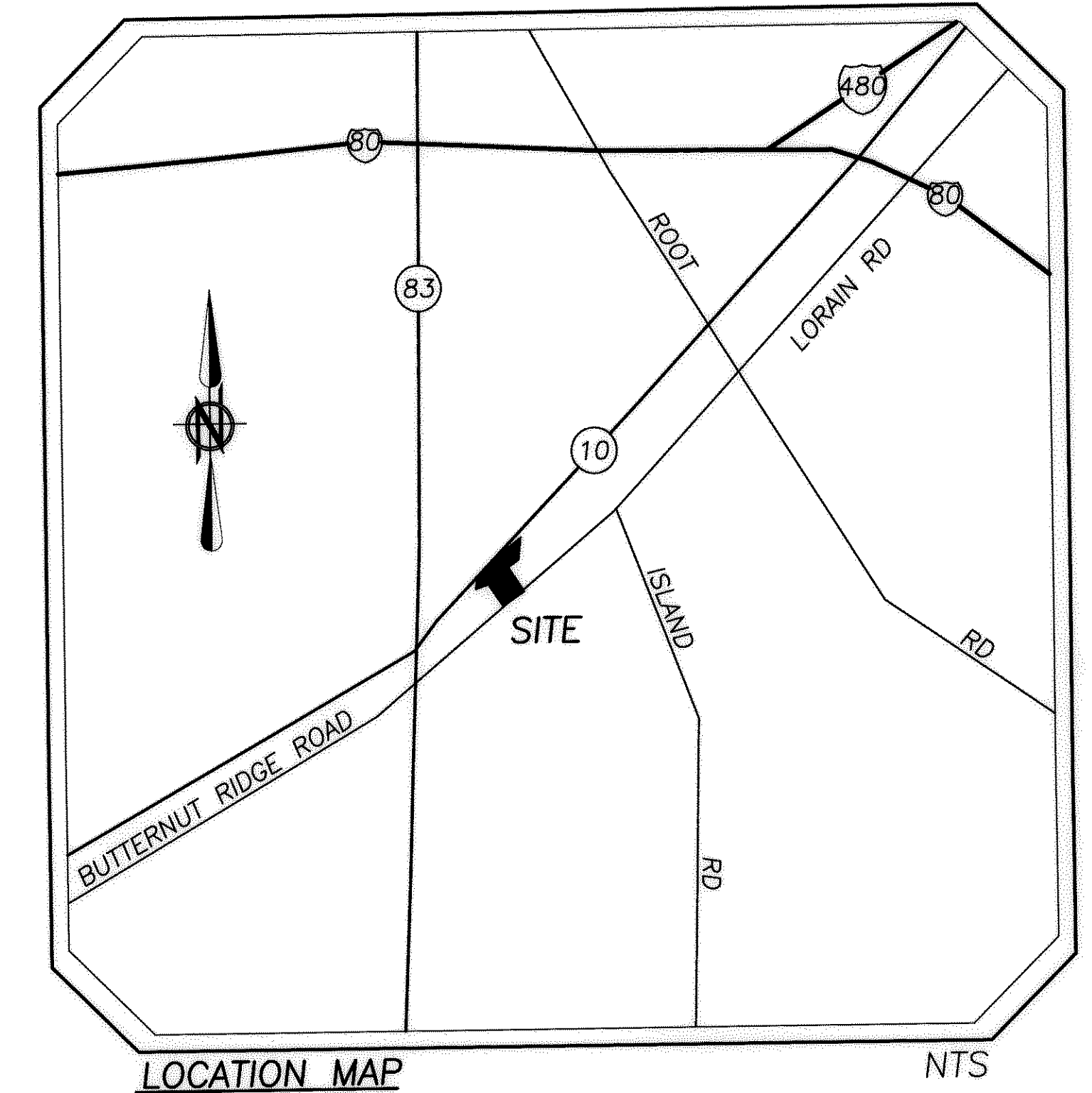
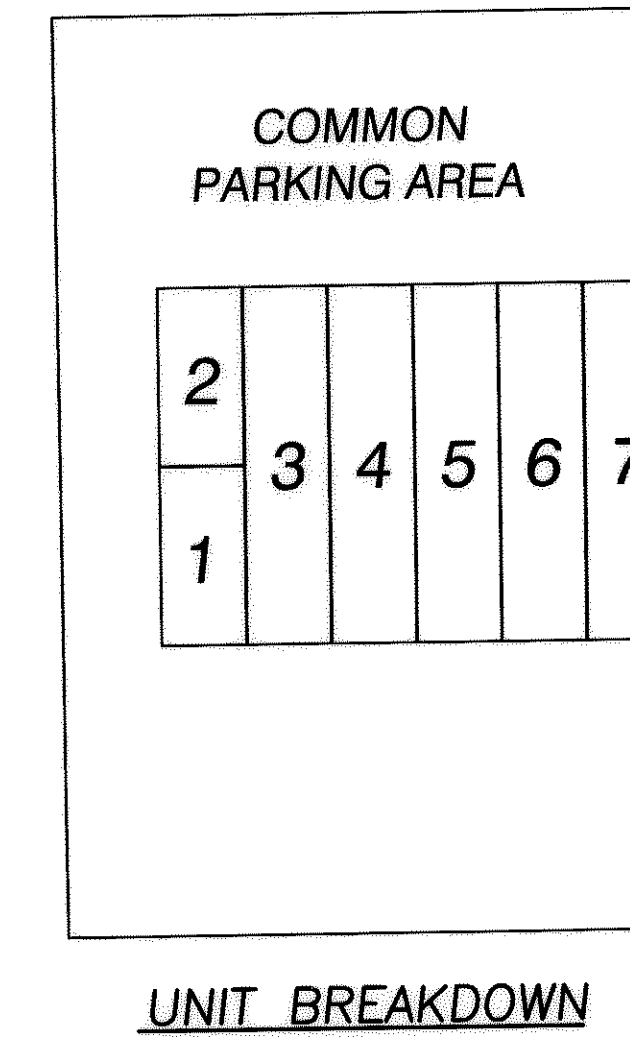
STATE OF OHIO  
 S.S.  
 LORAIN COUNTY  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR STONE RIVER INDUSTRIAL PROPERTIES L.L.C. BY BRETT SMITH, IT'S MEMBER, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 20<sup>th</sup> DAY OF December, 2002.

BY: Brett Smith, NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_



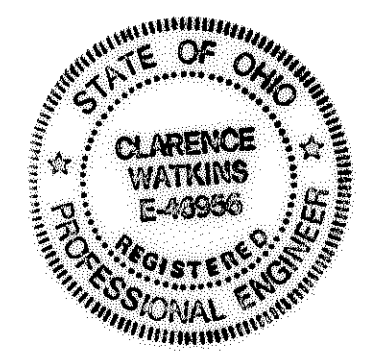
COMPOSITE MAP  
NTS



### CERTIFICATE OF ENGINEER

I HEREBY CERTIFY THAT SHEETS 4 THROUGH 5 OF THESE DRAWINGS ACCURATELY SHOW THE BUILDING AS CONSTRUCTED, IN SO FAR AS POSSIBLE.

Clarence Watkins P.E. 12/20/02  
 CLARENCE WATKINS P.E.  
 REGISTERED ENGINEER NO. E-46956



### SURVEYOR'S CERTIFICATE:

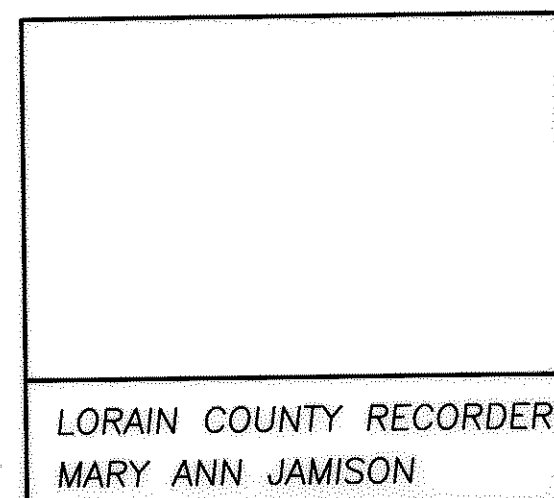
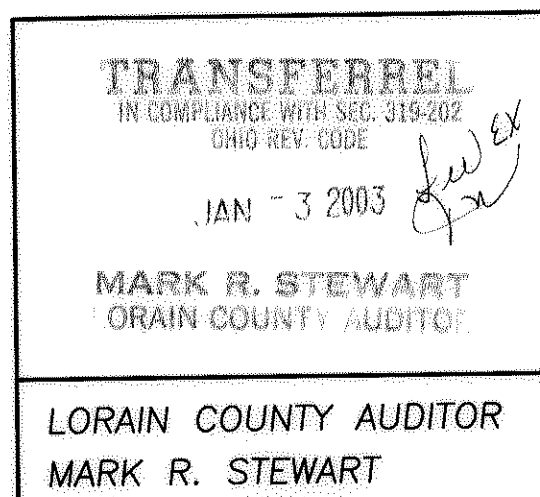
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Michael C. Bramhall  
 MICHAEL C. BRAMHALL P.E., P.S.  
 REGISTERED SURVEYOR NO. 8073

12/20/02  
 DATE

### INDEX OF SHEETS

1. TITLE SHEET
2. BOUNDARY PLAN
3. EASEMENTS
4. ELEVATION VIEWS
5. UNIT LAYOUT



DRAWN BY:  
BDA

CHECKED BY:  
CMH



### PREPARED FOR:

STONE RIVER CONSTRUCTION  
 P.O. BOX 39668  
 NORTH RIDGEVILLE, OHIO 44039

STONE RIVER INDUSTRIAL CONDOMINIUM  
 TITLE SHEET  
 NORTH RIDGEVILLE, STATE OF OHIO

SHEET  
1 OF 5  
 JOB NO.  
02-1303

# STONE RIVER INDUSTRIAL CONDOMINIUM BOUNDARY SURVEY

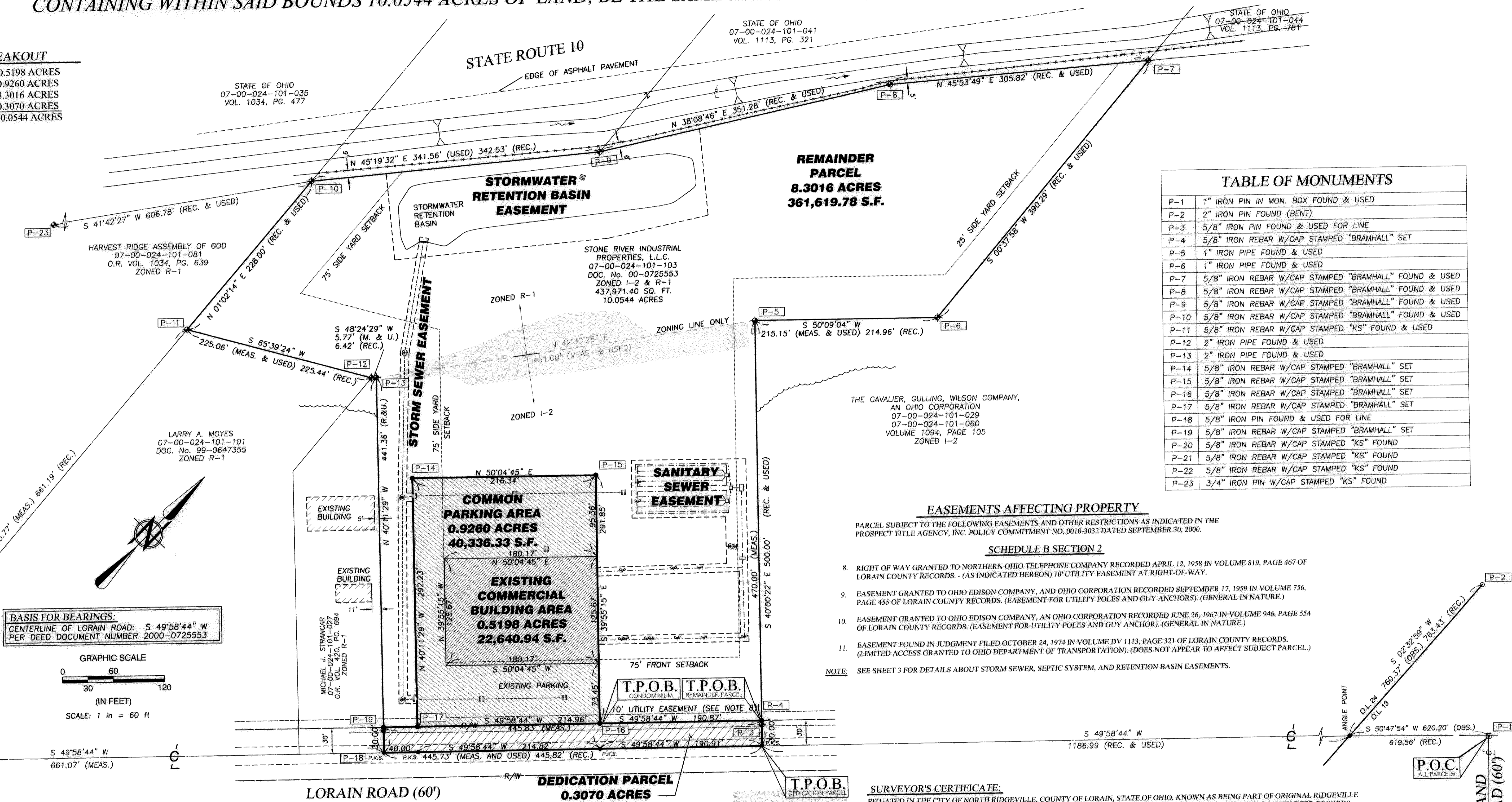
SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 24 AND FURTHER DESCRIBED IN DOCUMENT NUMBER 2000-0725553 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING WITHIN SAID BOUNDS 10.0544 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

## PROPOSED AREA BREAKOUT

EXISTING BUILDING AREA = 0.5198 ACRES  
 COMMON PARKING AREA = 0.9260 ACRES  
 REMAINDER PARCEL AREA = 8.3016 ACRES  
 DEDICATION PARCEL AREA = 0.3070 ACRES  
 TOTAL COMBINED AREA = 10.0544 ACRES

## LEGEND

- ☐ MONUMENT FOUND
- ◆ PINS OR PIPES FOUND
- 5/8" REBAR SET
- PKS. PK NAIL SET
- MEAS. = MEASURED
- M. = MEASURED
- REC. = RECORD
- R. = RECORD
- OBS. = OBSERVED
- U. = USED
- \*\*\*\*\* CHAIN LINK FENCE
- PAVEMENT EDGE
- - - - - STORM SEWER
- - - - - WATER LINE
- - - - - SEPTIC SYSTEM
- □ STORM STRUCTURES
- ⊕ UTILITY POLES
- ☆ LIGHT POLE
- ⊕ HYDRANT
- ⊕ GAS VALVE
- TR TRANSFORMER



## TABLE OF MONUMENTS

Point	Description
P-1	1" IRON PIN IN MON. BOX FOUND & USED
P-2	2" IRON PIN FOUND (BENT)
P-3	5/8" IRON PIN FOUND & USED FOR LINE
P-4	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL" SET
P-5	1" IRON PIPE FOUND & USED
P-6	1" IRON PIPE FOUND & USED
P-7	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL" FOUND & USED
P-8	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL" FOUND & USED
P-9	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL" FOUND & USED
P-10	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL" FOUND & USED
P-11	5/8" IRON REBAR W/CAP STAMPED "KS" FOUND & USED
P-12	2" IRON PIPE FOUND & USED
P-13	2" IRON PIPE FOUND & USED
P-14	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL" SET
P-15	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL" SET
P-16	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL" SET
P-17	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL" SET
P-18	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL" SET
P-19	5/8" IRON REBAR W/CAP STAMPED "BRAMHALL" SET
P-20	5/8" IRON REBAR W/CAP STAMPED "KS" FOUND
P-21	5/8" IRON REBAR W/CAP STAMPED "KS" FOUND
P-22	5/8" IRON REBAR W/CAP STAMPED "KS" FOUND
P-23	3/4" IRON PIN W/CAP STAMPED "KS" FOUND

## EASEMENTS AFFECTING PROPERTY

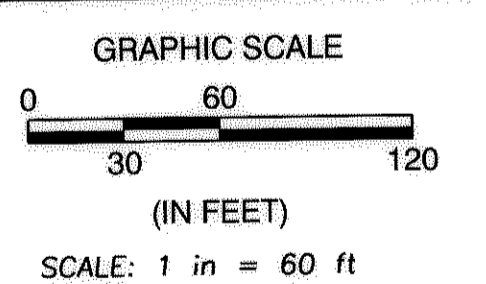
PARCEL SUBJECT TO THE FOLLOWING EASEMENTS AND OTHER RESTRICTIONS AS INDICATED IN THE PROSPECT TITLE AGENCY, INC. POLICY COMMITMENT NO. 0010-3032 DATED SEPTEMBER 30, 2000.

### SCHEDULE B SECTION 2

- RIGHT OF WAY GRANTED TO NORTHERN OHIO TELEPHONE COMPANY RECORDED APRIL 12, 1958 IN VOLUME 819, PAGE 467 OF LORAIN COUNTY RECORDS. - (AS INDICATED HEREON) 10' UTILITY EASEMENT AT RIGHT-OF-WAY.
- EASEMENT GRANTED TO OHIO EDISON COMPANY, AND OHIO CORPORATION RECORDED SEPTEMBER 17, 1959 IN VOLUME 756, PAGE 455 OF LORAIN COUNTY RECORDS. (EASEMENT FOR UTILITY POLES AND GUY ANCHORS). (GENERAL IN NATURE).
- EASEMENT GRANTED TO OHIO EDISON COMPANY, AN OHIO CORPORATION RECORDED JUNE 26, 1967 IN VOLUME 946, PAGE 554 OF LORAIN COUNTY RECORDS. (EASEMENT FOR UTILITY POLES AND GUY ANCHOR). (GENERAL IN NATURE).
- EASEMENT FOUND IN JUDGMENT FILED OCTOBER 24, 1974 IN VOLUME DV 1113, PAGE 321 OF LORAIN COUNTY RECORDS. (LIMITED ACCESS GRANTED TO OHIO DEPARTMENT OF TRANSPORTATION). (DOES NOT APPEAR TO AFFECT SUBJECT PARCEL).

NOTE: SEE SHEET 3 FOR DETAILS ABOUT STORM SEWER, SEPTIC SYSTEM, AND RETENTION BASIN EASEMENTS.

**BASIS FOR BEARINGS:**  
 CENTERLINE OF LORAIN ROAD: S 49°58'44" W  
 PER DEED DOCUMENT NUMBER 2000-0725553



## SURVEYOR'S CERTIFICATE:

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 24, AND FURTHER DESCRIBED IN DOCUMENT NUMBER 2000-0725553 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING WITHIN SAID BOUNDS 0.9260 ACRES OF LAND WITHIN THE COMMON PARKING AREA, 0.3070 ACRES OF LAND WITHIN THE DEDICATION PARCEL, 0.5198 ACRES OF LAND WITHIN THE BUILDING AREA, AND 8.3016 ACRES OF LAND WITHIN THE REMAINDER AREA, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS. DISTANCES SHOWN ON THIS MAP ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED. I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP AND THAT SAID MAP IS CORRECT. I HEREBY CERTIFY THAT THE ATTACHED TABLES CORRECTLY REPRESENT THE AREAS AND PERCENTAGES OF OWNERSHIP FOR THE UNITS IN THE STONE RIVER INDUSTRIAL CONDOMINIUM.

*[Signature]*  
 MICHAEL C. BRAMHALL P.E., P.S.  
 REGISTERED SURVEYOR NO. 8073  
 12-4-02  
 DATE

J:\021406\DRG\WINGS\condo plat.dwg [Boundary]

REVISION	DATE	BY	DESC.
11/04/02	CMH	ADD EASEMENTS	
09/17/02	CMH	REVISE PLAT PER LEGAL REVIEW	
08/07/02	CMH	ISSUE PLAT TO CLIENT	

**BRAMHALL**  
 ENGINEERING AND SURVEYING CO., INC.  
 37307 HARVEST DRIVE AVON, OHIO 44011  
 (440) 934 - 7878 (440) 934 - 7879 FAX

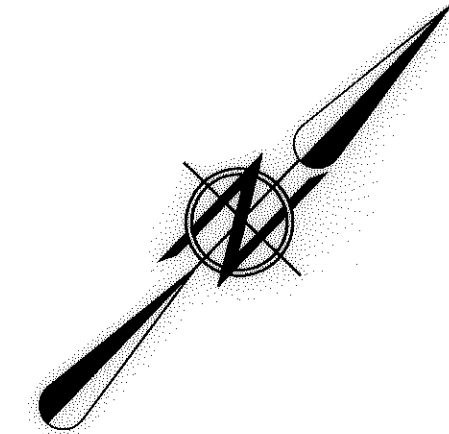
DRAWN BY: BDA  
 CHECKED BY: CMH

PREPARED FOR:  
 STONE RIVER CONSTRUCTION  
 P.O. BOX 39668  
 NORTH RIDGEVILLE, OHIO 44039

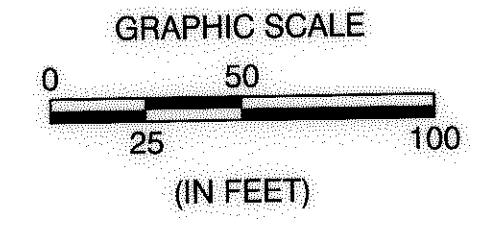
STONE RIVER INDUSTRIAL CONDOMINIUM  
 BOUNDARY SURVEY  
 NORTH RIDGEVILLE, STATE OF OHIO

SHEET  
 2 OF 5  
 JOB NO.  
 02-1303

# STONE RIVER INDUSTRIAL CONDOMINIUM EASEMENTS

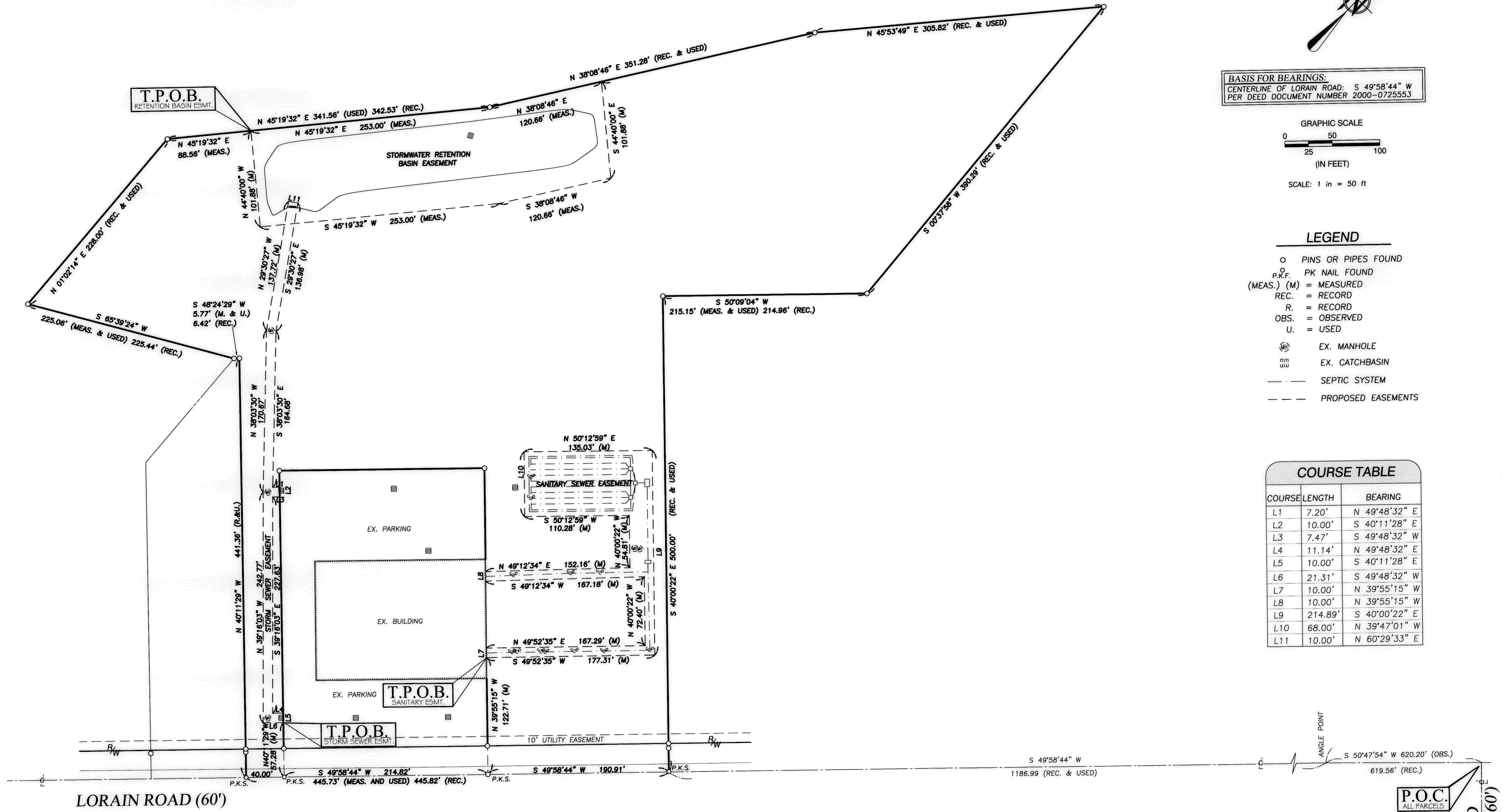


**BASIS FOR BEARINGS:**  
 CENTERLINE OF LORAIN ROAD: S 49°58'44" W  
 PER DEED DOCUMENT NUMBER 2000-0725553



- LEGEND**
- PINS OR PIPES FOUND
  - P.K.F. PK NAIL FOUND
  - (MEAS.) (M) = MEASURED
  - REC. = RECORD
  - R. = RECORD
  - OBS. = OBSERVED
  - U. = USED
  - ⊕ EX. MANHOLE
  - ⊕ EX. CATCHBASIN
  - SEPTIC SYSTEM
  - PROPOSED EASEMENTS

COURSE TABLE		
COURSE	LENGTH	BEARING
L1	7.20'	N 49°48'32" E
L2	10.00'	S 40°11'28" E
L3	7.47'	S 49°48'32" W
L4	11.14'	N 49°48'32" E
L5	10.00'	S 40°11'28" E
L6	21.31'	S 49°48'32" W
L7	10.00'	N 39°55'15" W
L8	10.00'	N 39°55'15" W
L9	214.89'	S 40°00'22" E
L10	68.00'	N 39°47'01" W
L11	10.00'	N 60°29'33" E



REVISION	DATE	BY	DESC.
	11.04.02	CMH	ADD EASEMENTS

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 STONE RIVER CONSTRUCTION  
 P.O. BOX 39668  
 NORTH RIDGEVILLE, OHIO 44039

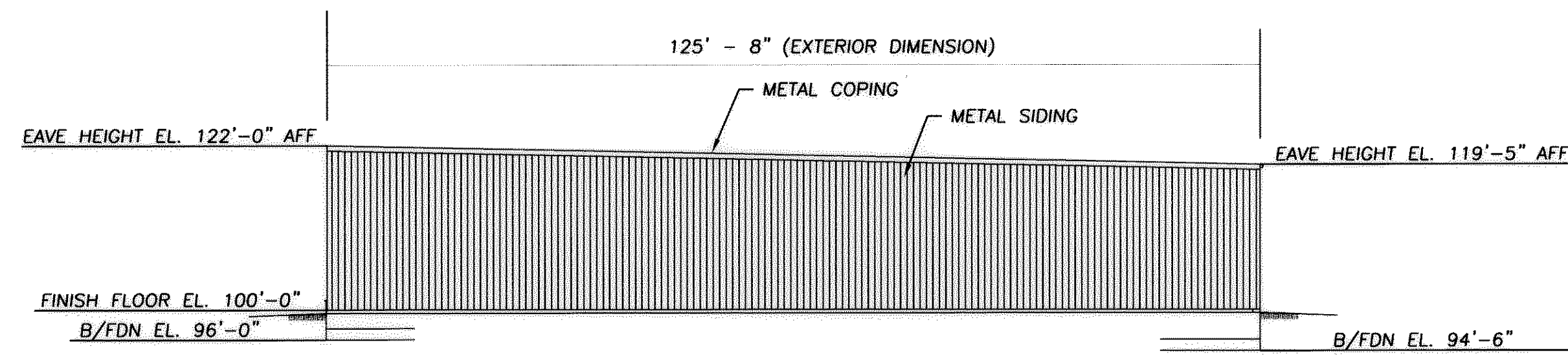
**STONE RIVER INDUSTRIAL CONDOMINIUM EASEMENTS**  
 NORTH RIDGEVILLE, STATE OF OHIO

**STONE RIVER INDUSTRIAL CONDOMINIUM EASEMENTS**  
 NORTH RIDGEVILLE, STATE OF OHIO

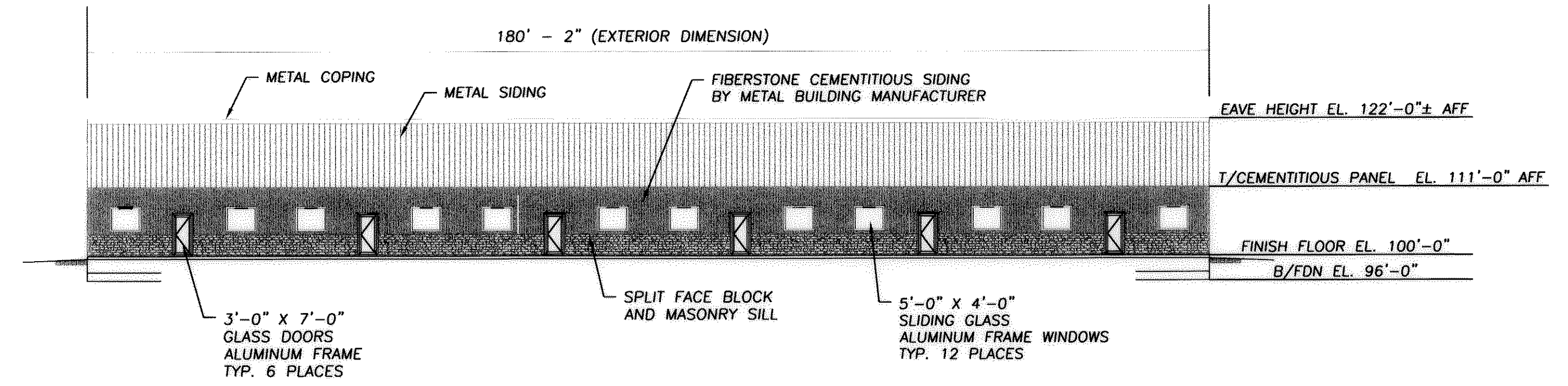
SHEET  
 3 OF 5  
 JOB NO.  
 02-1303

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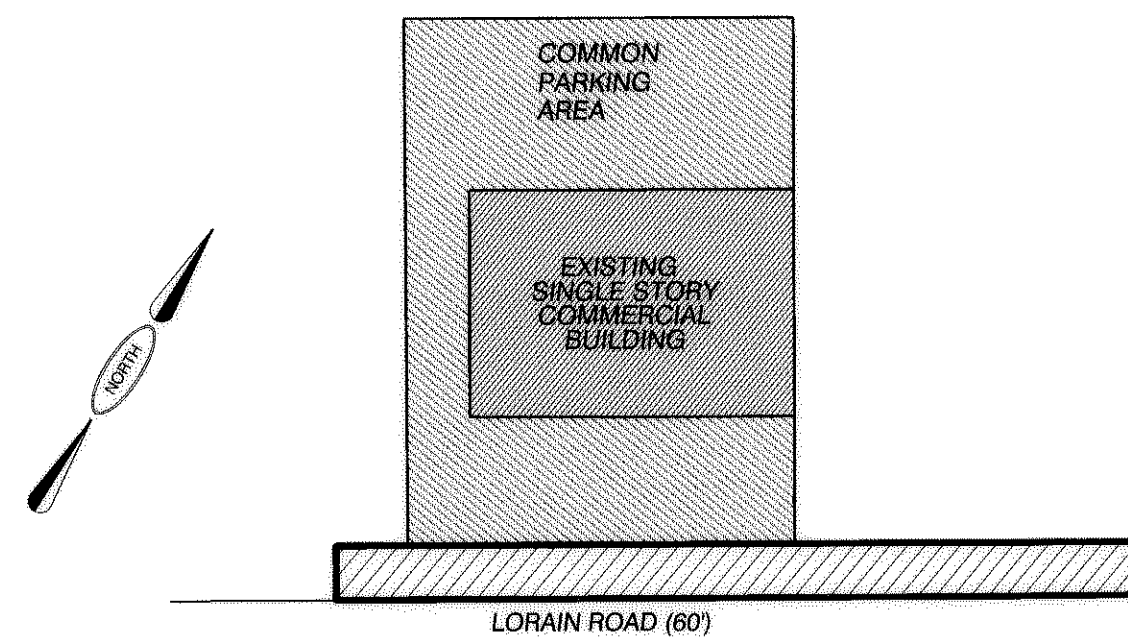
# STONE RIVER INDUSTRIAL CONDOMINIUM BUILDING ELEVATIONS



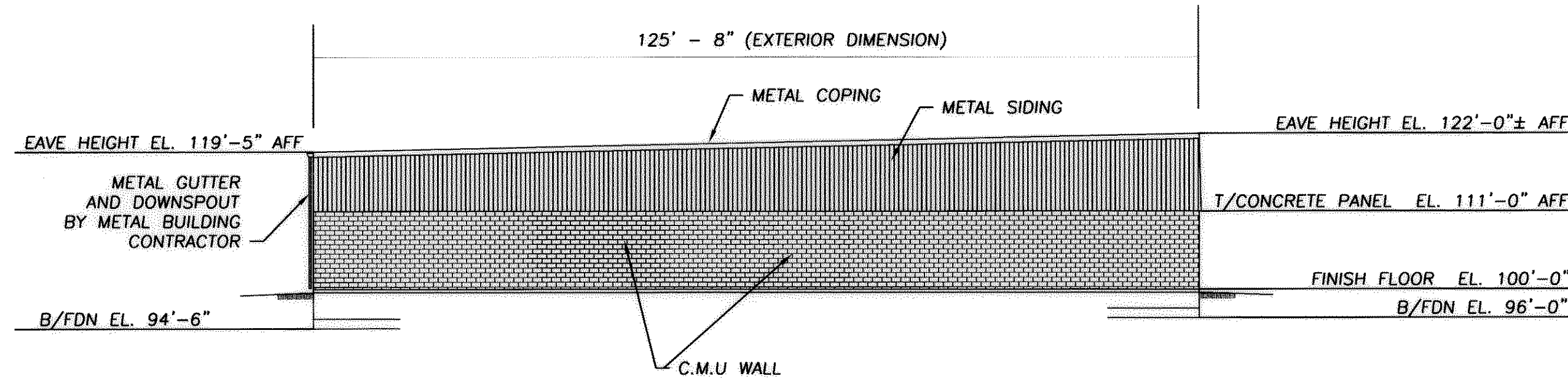
**SIDE ELEVATION**  
SCALE 1/16" = 1'-0"  
(EXPANSION WALL)  
(LOOKING SOUTHWESTERLY)



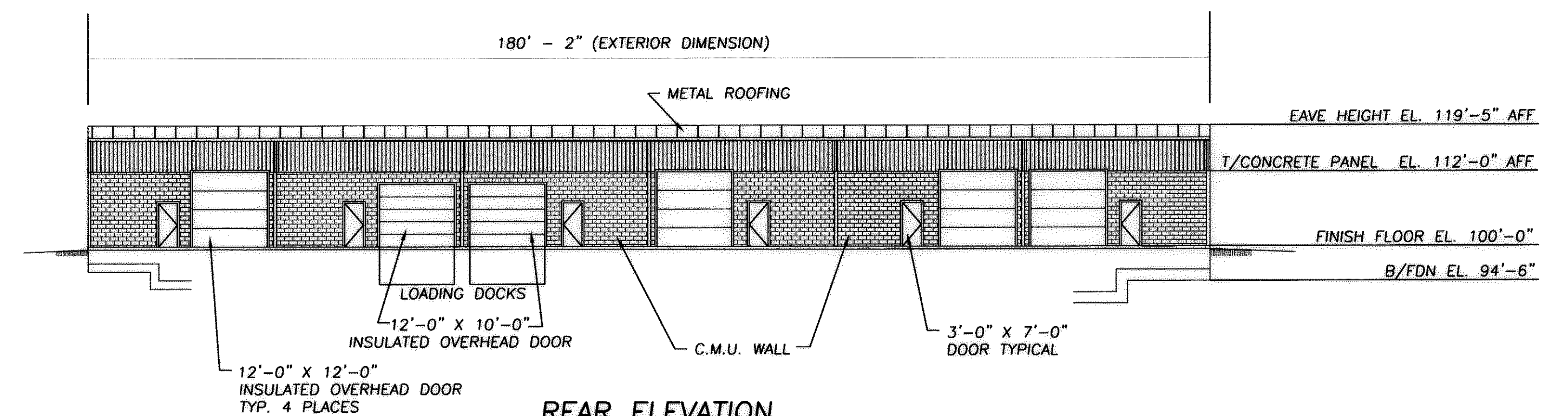
**FRONT ELEVATION**  
SCALE 1/16" = 1'-0"  
(LOOKING NORTHWESTERLY)



**PLAN VIEW**



**SIDE ELEVATION**  
SCALE 1/16" = 1'-0"  
(LOOKING NORTHEASTERLY)



**REAR ELEVATION**  
SCALE 1/16" = 1'-0"  
(LOOKING SOUTHEASTERLY)

F:\021303\DRAWINGS\ELEVATIONS.dwg [Elevations]

REVISION	DATE:	BY:	DESC:
11/04/02	CMH	ADD EASEMENTS	
09/17/02	CMH	REVISE PLAT PER LEGAL REVIEW	
08/07/02	CMH	ISSUE PLAT TO CLIENT	

DRAWN BY:	BDA
CHECKED BY:	CMH

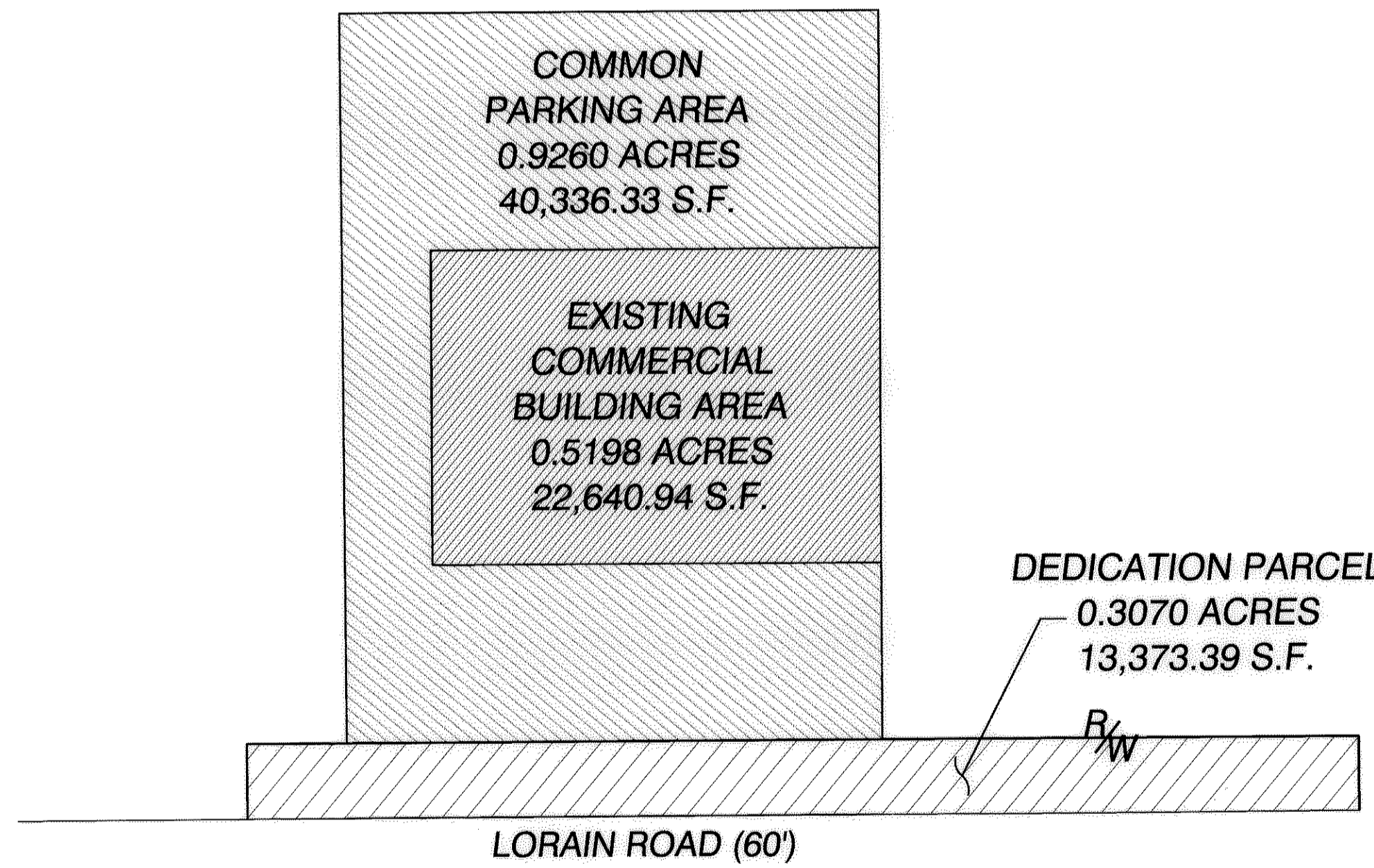
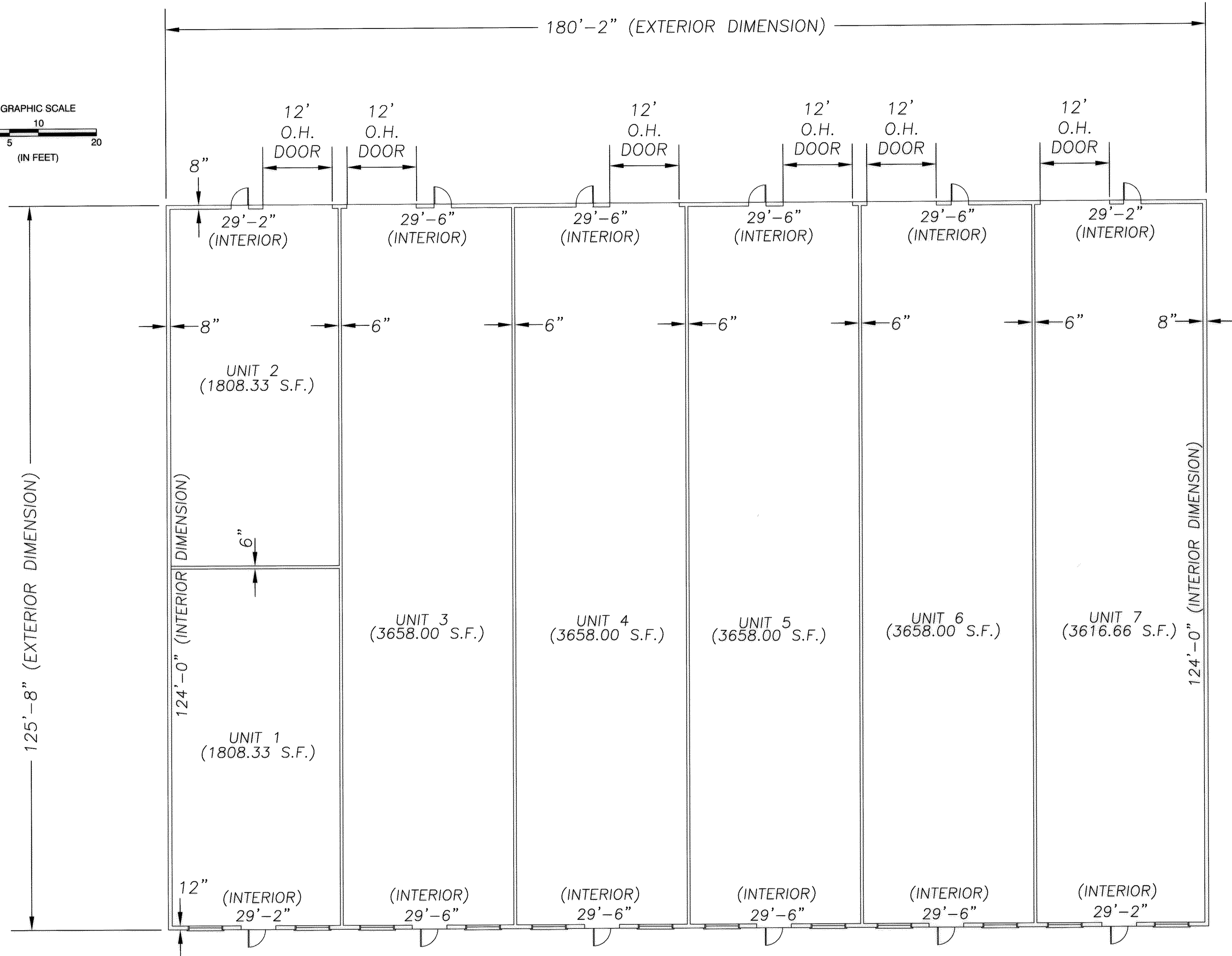
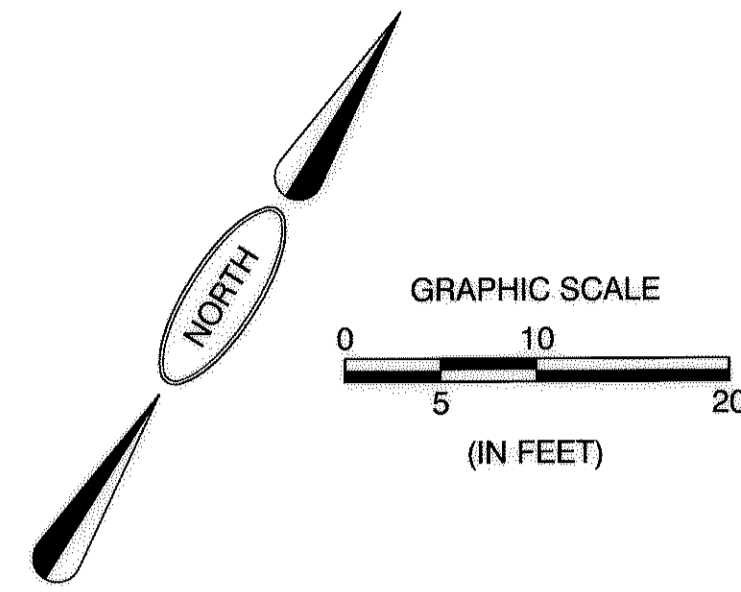
**PREPARED FOR:**  
STONE RIVER CONSTRUCTION  
P.O. BOX 39668  
NORTH RIDGEVILLE, OHIO 44039

**STONE RIVER INDUSTRIAL CONDOMINIUM  
BUILDING ELEVATIONS**  
NORTH RIDGEVILLE, STATE OF OHIO

SHEET  
4 OF 5  
JOB NO.  
02-1303

# STONE RIVER INDUSTRIAL CONDOMINIUM UNIT LAYOUT

UNIT	SQUARE FEET	PERCENTAGE OF TOTAL
1	1801.04	7.95
2	1801.04	7.95
3	3,658.00	16.16
4	3,658.00	16.16
5	3,658.00	16.16
6	3,658.00	16.16
7	3,616.66	15.97
AREA WITHIN WALLS	790.20	3.49
TOTAL	22,640.94	100.00



PLAN VIEW

FLOOR PLAN

J:\021303\DRAWINGS\condo\plat.dwg [UNIT LAYOUT]

REVISION	DATE:	BY:	DESC:
12/20/02	CLH	ADDED A UNIT	
11/04/02	CMH	ADD EASEMENTS	
09/17/02	CMH	REVISE PLAT PER LEGAL REVIEW	
08/07/02	CMH	ISSUE PLAT TO CLIENT	

DRAWN BY: BDA

CHECKED BY: CMH

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STONE RIVER INDUSTRIAL CONDOMINIUM  
UNIT LAYOUT  
NORTH RIDGEVILLE, STATE OF OHIO