

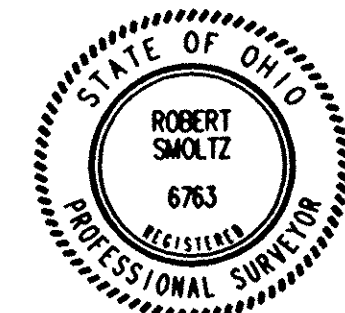
STONEBRIDGE GLEN CONDOMINIUM PLAT PHASE III

PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 107
SHEFFIELD TOWNSHIP, LORAIN COUNTY, STATE OF OHIO
BEING PART OF SUBLT 25 & ALL OF SUBLTS 26 THRU
28 IN TH O'NEIL SUBDIVISION PLAT VOLUME 16, PAGE 4
OF LORAIN COUNTY RECORDS

CERTIFICATION

I HEREBY CERTIFY THAT THE DRAWING HEREON IS A CORRECT REPRESENTATION OF THE BUILDINGS AS
CONSTRUCTED AND THAT THERE ARE NO ENCROACHMENTS ON ADJUTING PROPERTIES:

Robert Smoltz
ROBERT SMOLTZ
REGISTERED PROFESSIONAL SURVEYOR NO. 6763



Stephen J. Hovancsek
STEPHEN J. HOVANCSEK
REGISTERED PROFESSIONAL ENGINEER NO. 26372



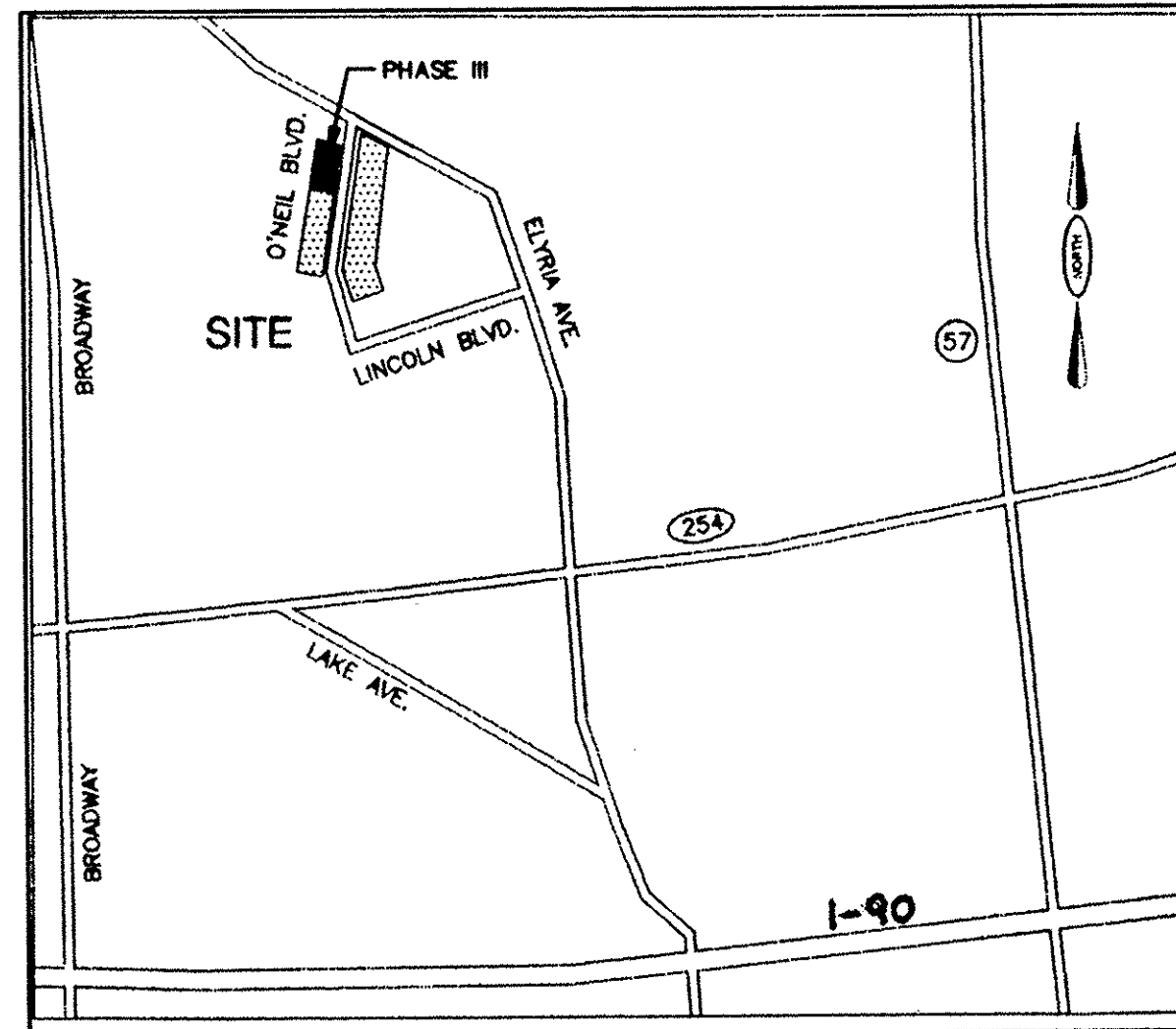
TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
FEB 20 2003
MARK R. STEWART
LORAIN COUNTY AUDITOR

FEB 20 2003

RECEIVED FOR RECORD
at 9:24 clock A.M. in PLAT RECORD
VOL. 75 MARY ANN JAMISON
PAGES Lorain County Recorder
25, 26, 27, 28

PLAT-172.80
Dec-40.m.i.c

Box Midlands Title
Cathy Smith



UNDERGROUND UTILITIES

THE UNDERSIGNED, OWNERS OF THE WITHIN PLATTED LAND, DOES HEREBY GRANT UNTO THE OHIO EDISON CO., CENTURY TELEPHONE OF OHIO, AND ADELPHIA CABLE COMMUNICATION, INC., THEIR SUCCESSORS AND ASSIGNEES, (HEREINAFTER REFERRED TO AS THE GRANTEEES), A PERMANENT RIGHT-OF-WAY AND EASEMENT TWENTY FEET (20') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL WITH AND CONTIGUOUS TO ALL STREET LINES, TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC AND COMMUNICATION CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS, PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC AND COMMUNICATIONS FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENT RIGHTS INDICATED HEREIN. GRANTEEES SHALL AT THEIR OWN EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO WORK PERFORMED BY GRANTEEES, EXCEPT GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SCRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

Jeffrey S. Young
JEFFREY S. YOUNG DATE 1-24-03
OWNER
STONEBRIDGE GLEN, L.L.C.

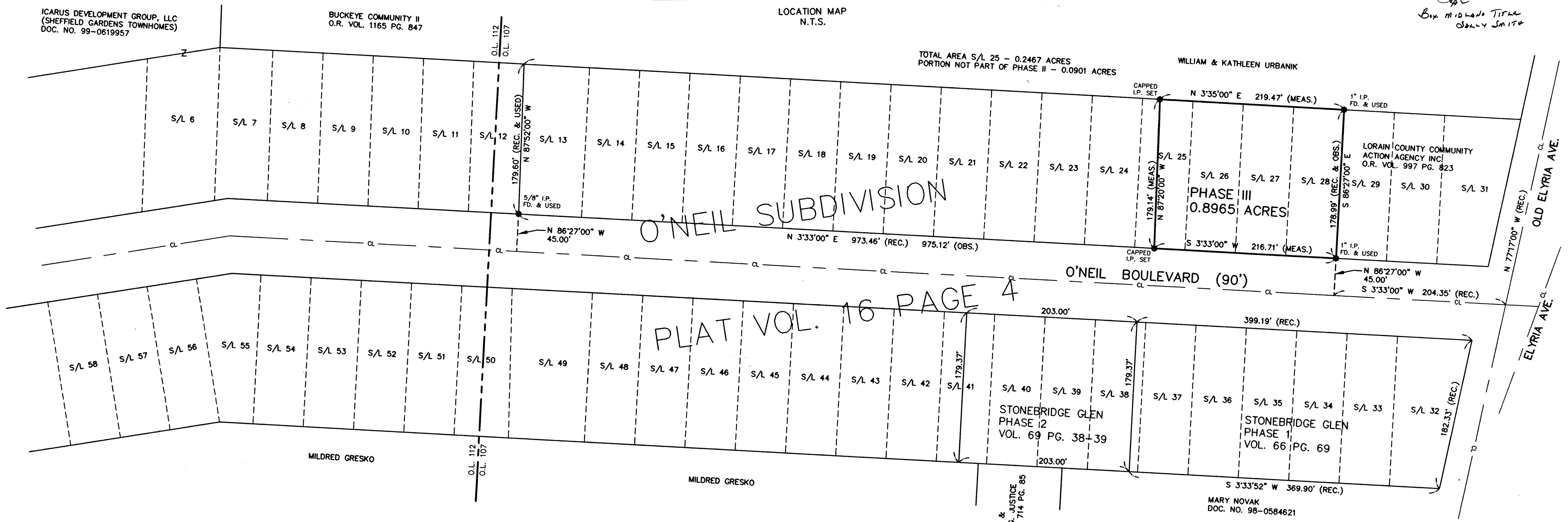
Theodore J. Spillman
THEODORE J. SPILLMAN DATE 1/24/03
WITNESS

ICARUS DEVELOPMENT GROUP, LLC
(SHEFFIELD GARDENS TOWNHOMES)
DOC. NO. 99-0619957

BUCKEYE COMMUNITY II
O.R. VOL. 1165 PG. 847

TOTAL AREA S/L 25 - 0.2467 ACRES
PORTION NOT PART OF PHASE II - 0.0901 ACRES

WILLIAM & KATHLEEN URBANIK



O'NEIL SUBDIVISION

PLAT VOL. 16 PAGE 4

STONEBRIDGE GLEN
PHASE II
VOL. 69 PG. 38-39

STONEBRIDGE GLEN
PHASE I
VOL. 66 PG. 69

MARY NOVAK
DOC. NO. 98-0584621

CLIFFORD &
NATALIA G. JUSTICE
O.R. VOL. 714 PG. 85

MILDRED GRESKO

MILDRED GRESKO

PREPARED BY
STEPHEN HOVANCSEK & ASSOC., INC.
CONSULTING ENGINEER & PLANNERS
TWO MERIT DRIVE RICHMOND HTS. OHIO 44143
PH. (216) 731-6255 FAX (216) 731-4483
SCALE: 1"=20'
DATE: DECEMBER 3, 2002
REV.: JANUARY 24, 2003



LEGAL DESCRIPTION
PHASE III

SITUATED IN THE TOWNSHIP OF SHEFFIELD, COUNTY OF LORAIN AND STATE OF OHIO AND BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 107, AND FURTHER KNOWN AS BEING PART OF SUBLT 25 AND ALL OF SUBLT 26 THROUGH 28 IN THE O'NEIL SUBDIVISION, AS SHOWN BY THE PLAT RECORDED IN VOLUME 16, PAGE 4 OF LORAIN COUNTY RECORDS, AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH DIAMETER IRON PIN FOUND IN THE WESTERLY LINE OF O'NEIL BOULEVARD, 90 FEET WIDE, AT THE NORTHEASTERLY CORNER OF SUBLT 28 OF THE O'NEIL SUBDIVISION AND KNOWN AS BEING THE TRUE PLACE OF BEGINNING;

THENCE SOUTH 3°33'00" WEST, ALONG SAID WESTERLY LINE OF O'NEIL BOULEVARD A DISTANCE OF 216.71 FEET TO A 5/8 INCH DIAMETER REBAR SET WITH CAP STAMPED "SH&A 5160";

THENCE NORTH 87°20'00" WEST, A DISTANCE OF 179.14 FEET TO A 5/8 INCH DIAMETER REBAR SET WITH CAP STAMPED "SH&A 5160" IN THE WESTERLY LINE OF THE O'NEIL SUBDIVISION;

THENCE NORTH 3°35'00" EAST, ALONG SAID WESTERLY LINE OF THE O'NEIL SUBDIVISION A DISTANCE OF 219.47 FEET TO A 1 INCH DIAMETER IRON PIN FOUND AT THE NORTHWESTERLY CORNER OF SUBLT 28 OF THE O'NEIL SUBDIVISION;

THENCE SOUTH 86°27'00" EAST, ALONG THE NORTHERLY LINE OF SAID SUBLT 28 A DISTANCE OF 178.99 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 0.8965 ACRES OF LAND AS SURVEYED ROBERT SMOLTZ, REGISTERED SURVEYOR NO. 6763, STATE OF OHIO ON BEHALF OF STEPHEN HOVANCSEK & ASSOCIATES, INC., IN DECEMBER 2002, BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS. THE BASIS OF BEARING FOR THIS DESCRIPTION BEING THE WESTERLY LINE OF O'NEIL BOULEVARD, ESTABLISHED AS SOUTH 3°33'00" WEST IN THE AFORESAID O'NEIL SUBDIVISION. MERIDIAN AND ARE USED TO INDICATE ANGLE ONLY.

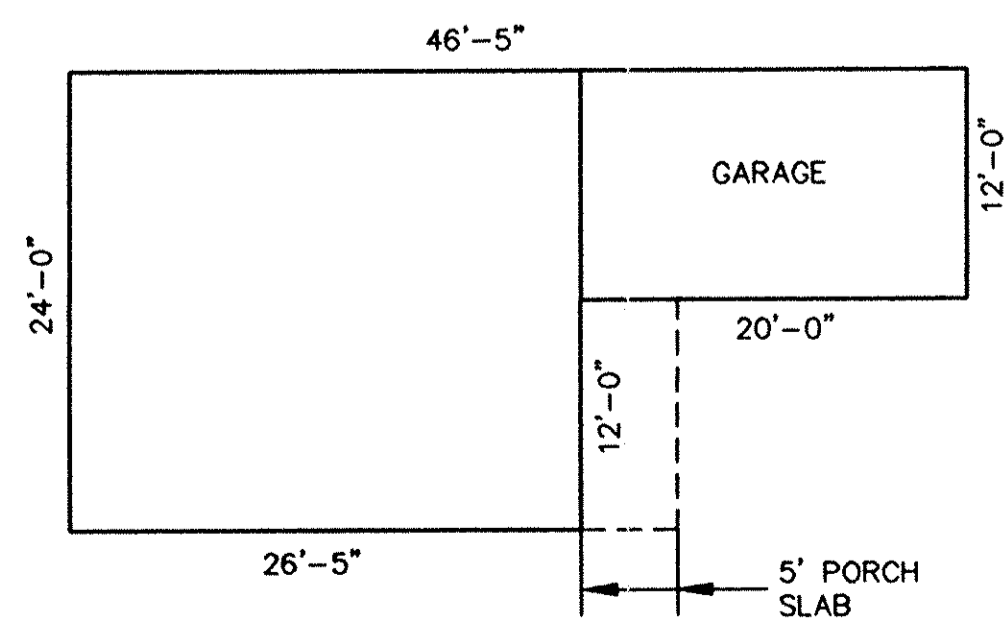
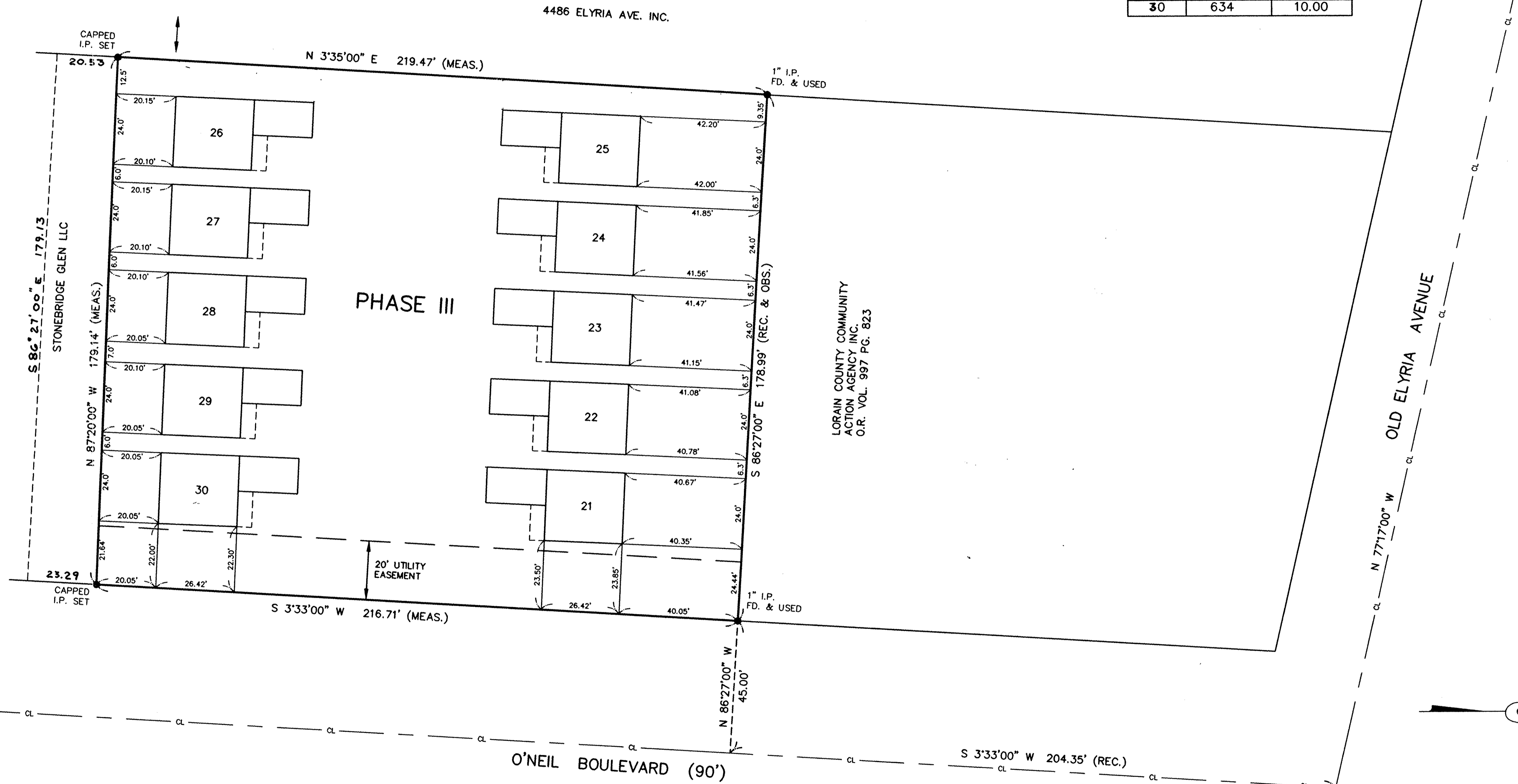
STONEBRIDGE GLEN

CONDOMINIUM PLAT PHASE III

PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 107
SHEFFIELD TOWNSHIP, LORAIN COUNTY, STATE OF OHIO

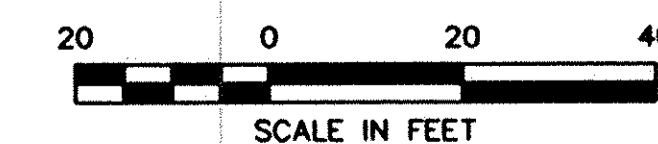
FIRST FLOOR FOUNDATION SQUARE FOOTAGE SUMMARY

UNIT #	AREA(S.F.)	% OWNER
21	634	10.00
22	634	10.00
23	634	10.00
24	634	10.00
25	634	10.00
26	634	10.00
27	634	10.00
28	634	10.00
29	634	10.00
30	634	10.00



FLOOR PLAN (TYP.)
SCALE: 1"=10'

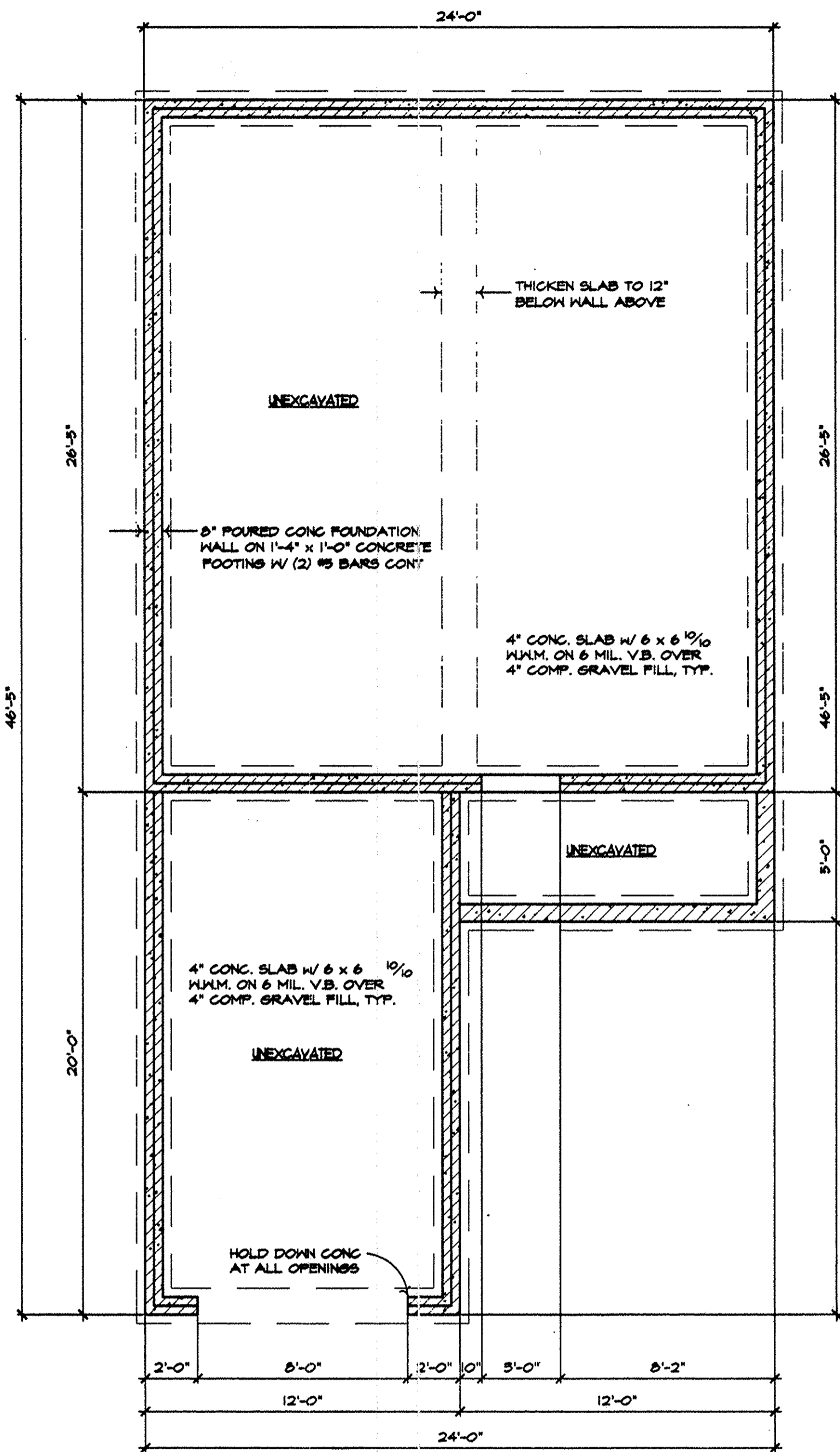
NOTE:
CAPPED IRON PINS SET ARE 5/8 INCH DIAMETER REBAR, 30 INCHES LONG, WITH A YELLOW PLASTIC CAP STAMPED "SH&A 5160".



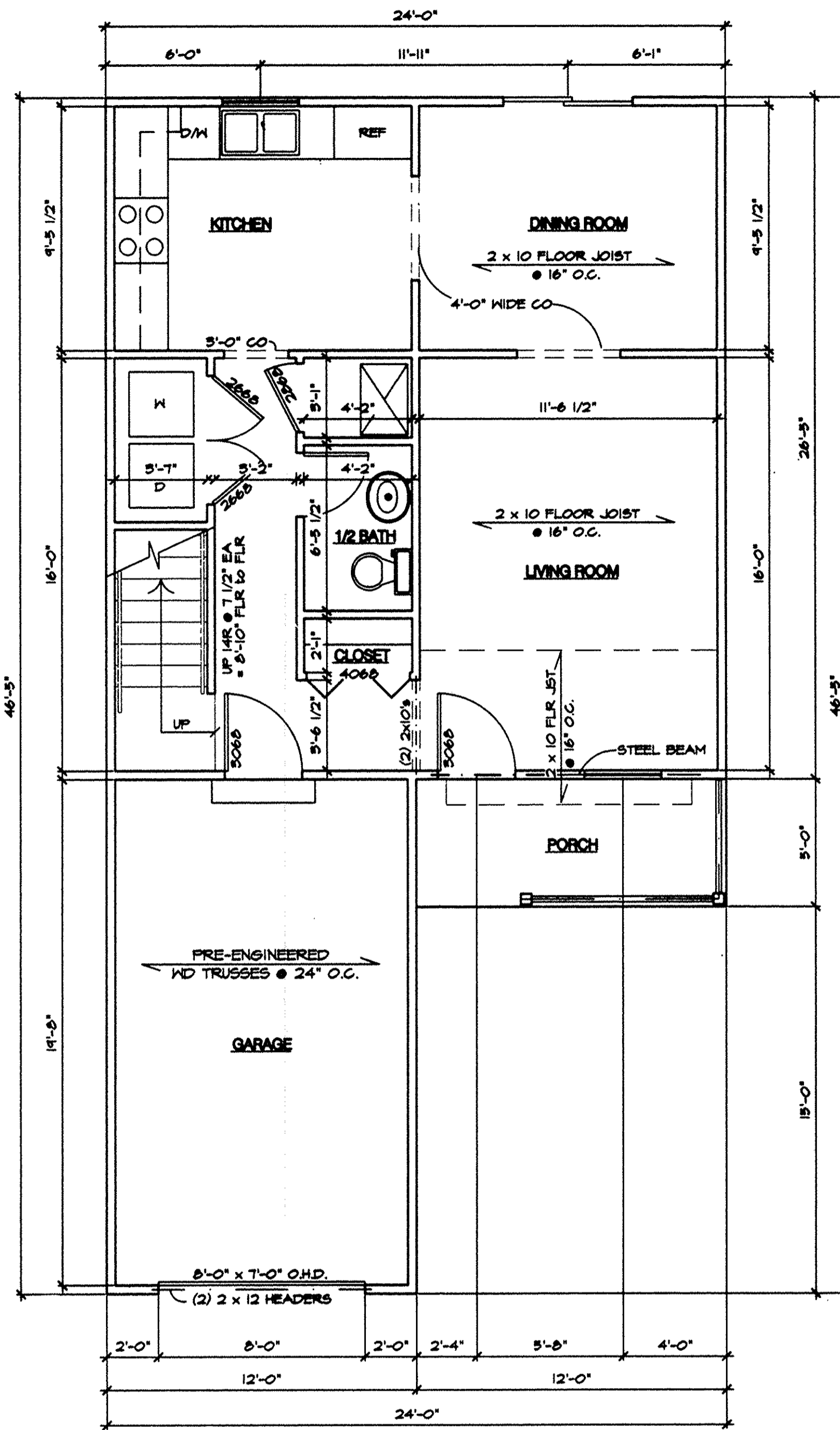
PREPARED BY
STEPHEN HOVANCSEK & ASSOC., INC.
CONSULTING ENGINEER & PLANNERS

TWO MERIT DRIVE RICHMOND HTS. OHIO 44143
PH. (216) 731-6255 FAX (216) 731-4483

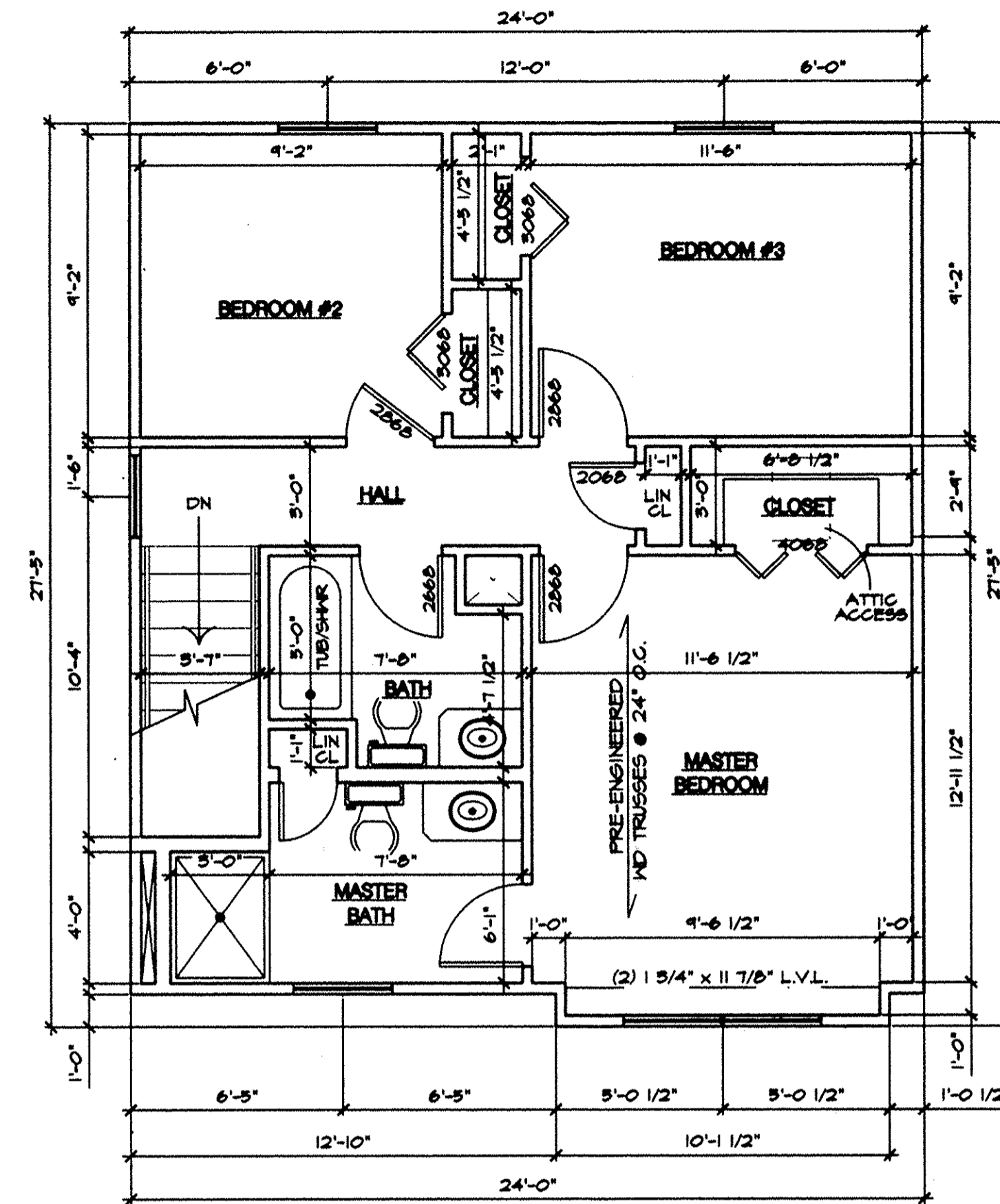
SCALE: 1"=20' DATE: DECEMBER 3, 2002
REV.: JANUARY 24, 2003



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:
FIRST FLOOR LIVING AREA: 624 SQ. FT.
SECOND FLOOR LIVING AREA: 624 SQ. FT.
TOTAL LIVING AREA: 1248 SQ. FT.

GENERAL NOTES:

- ALL WALLS ARE FIGURED AT 3 1/2" UNLESS NOTED OTHERWISE
- PROVIDE EXHAUST FANS WITH SEPERATE SWITCHES IN ALL BATHROOMS.
- PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
- ALL 2x8 OR GREATER DIMENSIONAL LUMBER SHALL BE S.P.F. GRADE 2 OR BETTER
- ALL FLOORS AND ATTICS SHALL BE FIRE STOPPED.
- ALL WALLS SHALL HAVE DOUBLE TOP PLATE.
- MINIMUM JOIST BEARING SHALL BE 1 1/2".
- ALL INTERIOR AND EXTERIOR DOOR AND WINDOW HEADERS SHALL BE DOUBLE 2x12 MEMBERS WITH 1 1/2" BEARING UNLESS NOTED OTHERWISE.
- ALL FLOOR JOISTS SHALL BE CROSS BRIDGED AT 8'-0" O.C. MAX.
- ALL FLOOR CEILING AND ROOF OPENINGS SHALL BE DOUBLE FRAMED.

FOUNDATION NOTES:

- STEEL BEAMS SHALL HAVE 4" MINIMUM BEARING ON 3/8" STEEL PLATE. ASSEMBLY SHALL BE EMBEDDED IN PORTLAND CEMENT. WALLS UNDER BEAMS SHALL BE POURED CONCRETE OR SOLID BLOCK.
- COLUMNS SHALL BE 3 1/2" DIA. STEEL MEMBERS WITH FLANGED BASE AND CAP. BASE SHALL BE EMBEDDED IN CONCRETE FOOTING.
- POURED FOUNDATION WALLS SHALL HAVE AT LEAST ONE COAT OF BITUMINOUS DAMP-PROOFING.

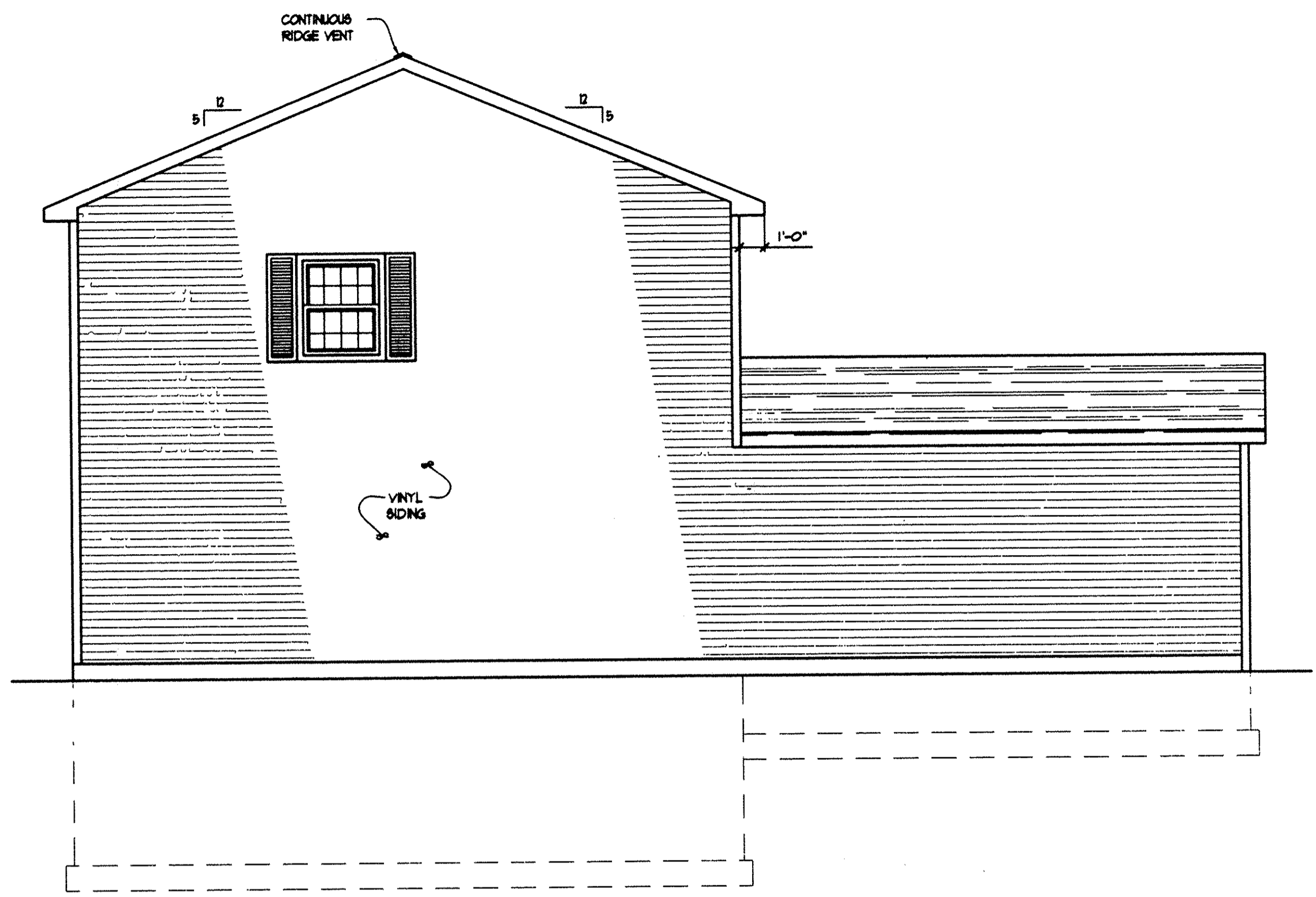
REVISIONS	BY

MARK W. RUBY
ARCHITECT
1110 COOPER FOSTER PARK ROAD
AMHERST, OH. 44001
(440) 586-2051

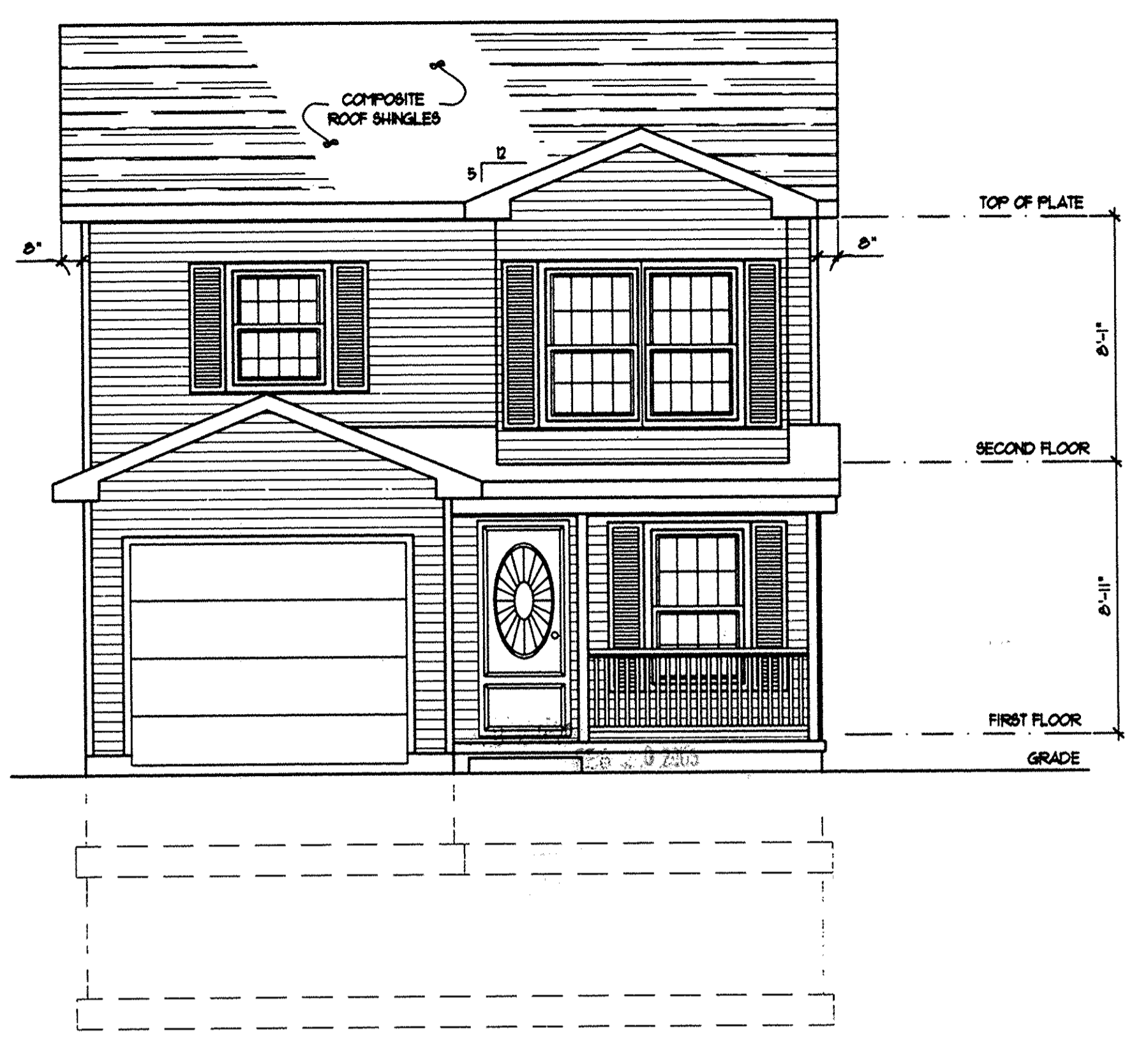
NEW RESIDENCE FOR:
AHR DEVELOPMENT, LLC
BUILDING #1



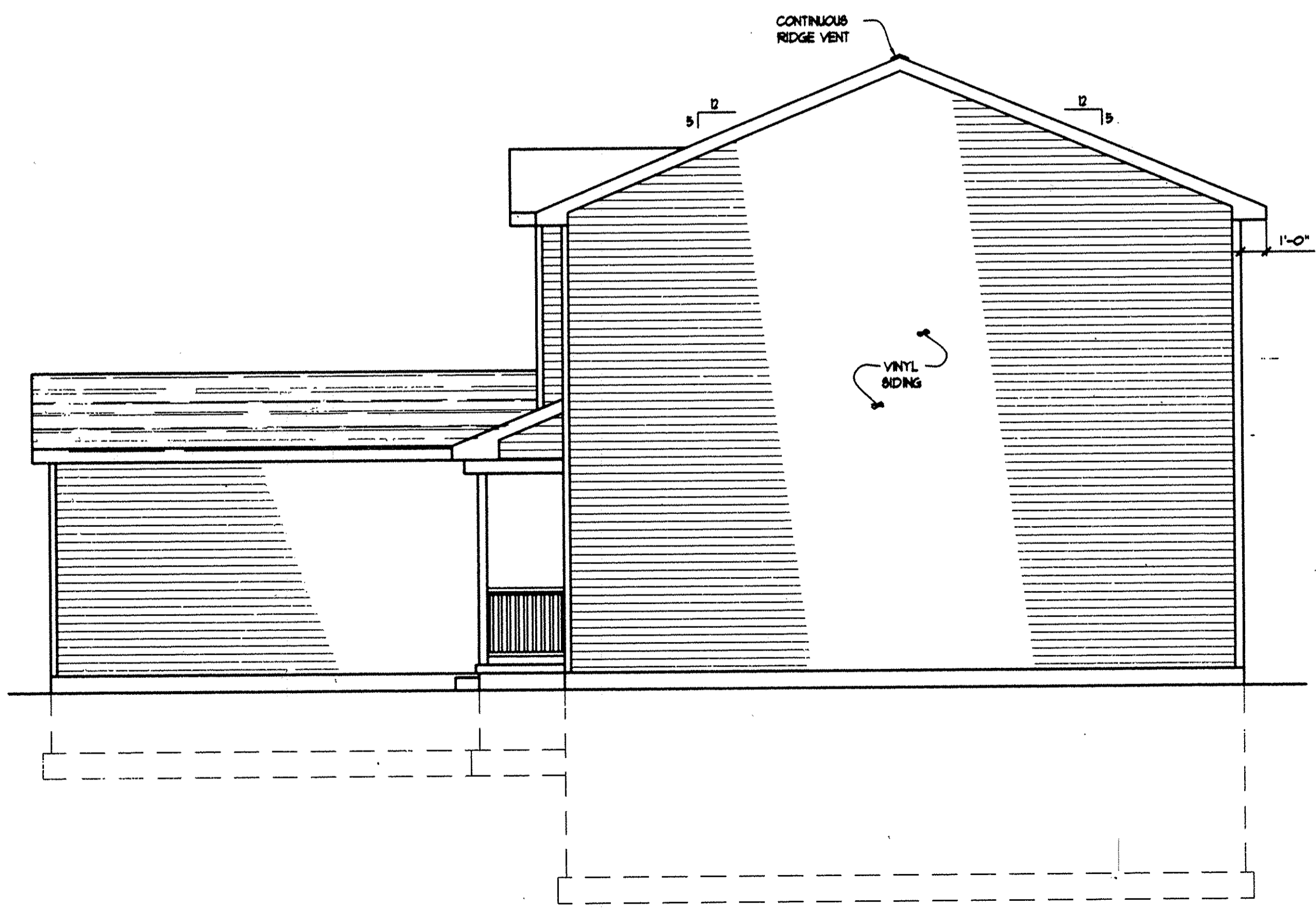
DATE	11/05/01
PROJ.	0175
SHEET	A-1
	3/4



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

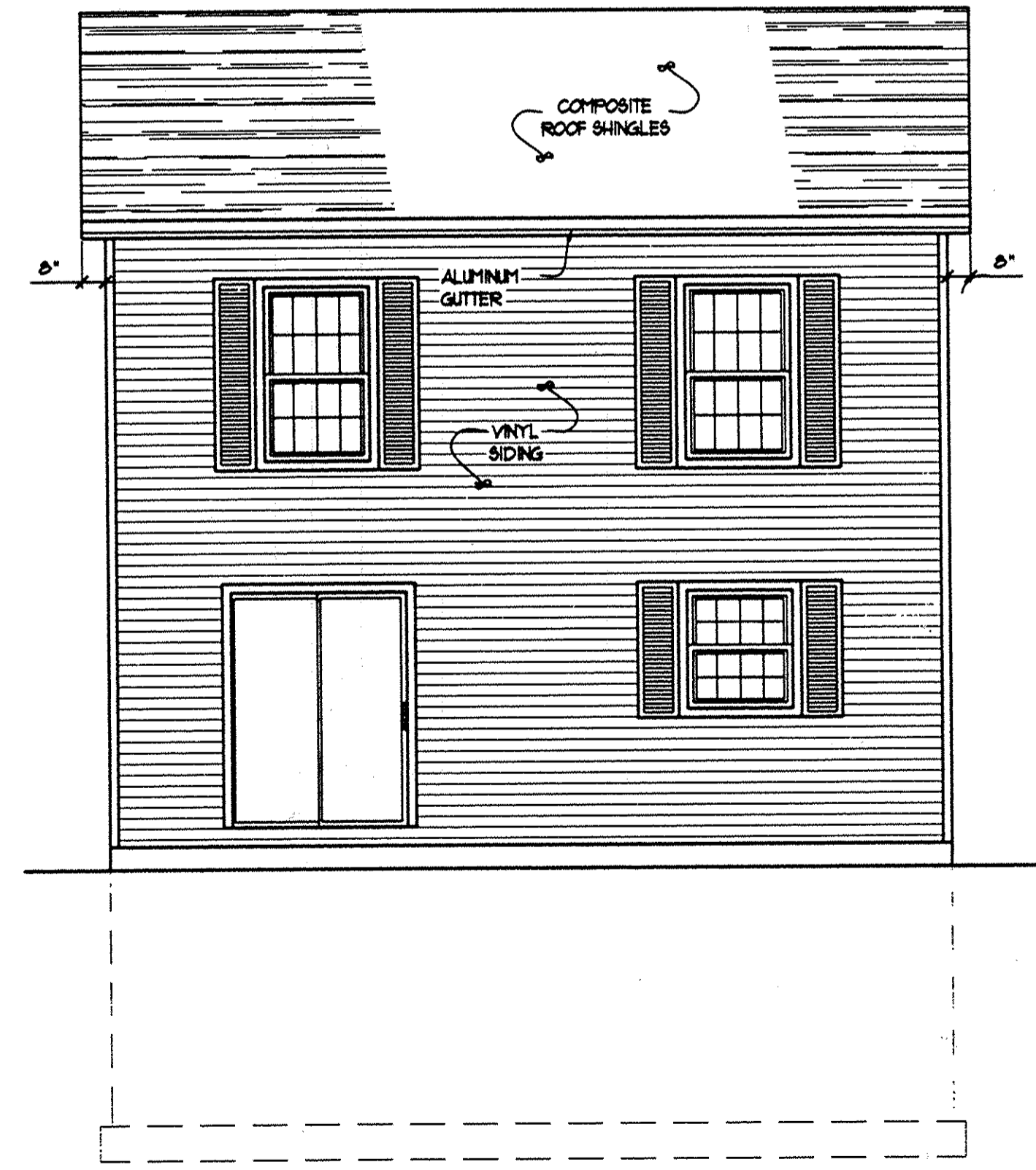


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

NOTE:
ELEVATIONS ARE SHOWN
WITH OPTIONAL BASEMENT

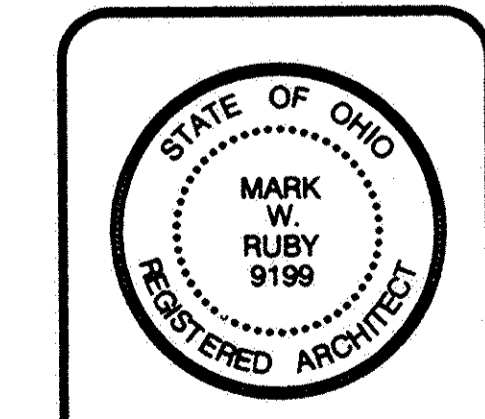


REAR ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	BY

MARK W. RUBY
ARCHITECT
1110 COPPER FOSTER PARK ROAD
AMHERST, OH 44001
(440) 986-2091

TITLE
NEW RESIDENCE FOR:
AHR DEVELOPMENT, LLC
BUILDING #1



DATE 11/01/02
PROJ. 0175
SHEET

A-2
4/4