

# LA CÔTE DE LAC CONDOMINIUM

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, TRACT NUMBER 2.

## UNITS 1, 2, 3, 4, 5, & 6

### OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, TRACT NUMBER 2 AS DESCRIBED IN DEEDS TO BENDER DEVELOPMENT COMPANY, INC., AN OHIO CORPORATION, AS RECORDED IN DOCUMENT NUMBERS 20020845607, 20020845606, 20030926991, AND 20030926992 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING WITHIN SAID BOUNDS 4.4897 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

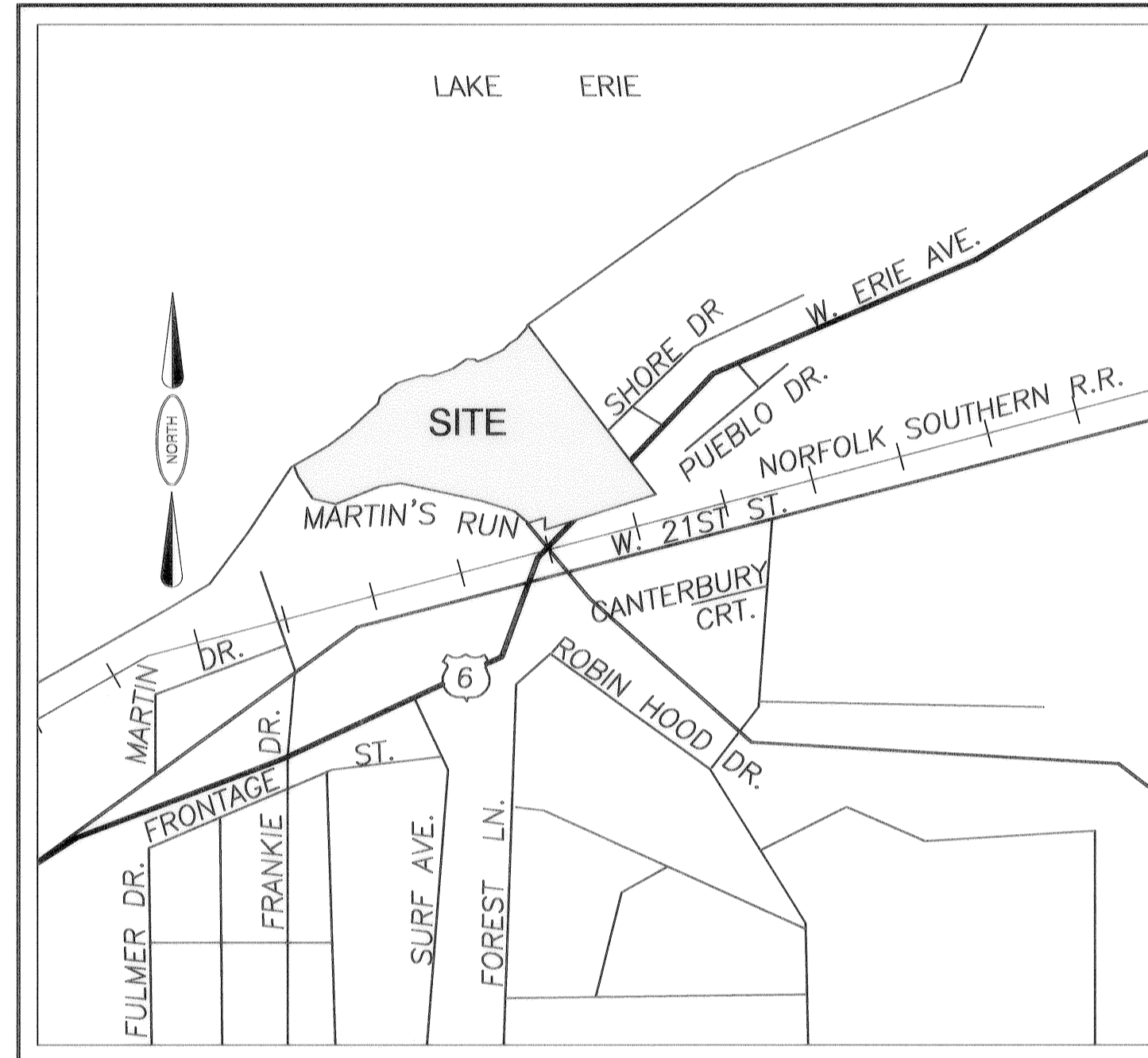
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS OF THE CITY OF LORAIN, OHIO, FOR THE BENEFIT OF ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT AND ARE PROVIDED IN THE DECLARATION FOR THE LA COTE DE LAC CONDOMINIUM ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 9<sup>th</sup> DAY OF December, 2003.

(BENDER DEVELOPMENT COMPANY, INC., AN OHIO CORPORATION)

WITNESS: Elaine Campana Janet Fresh BY: Richard L. Bender President  
RICHARD L. BENDER (PRESIDENT)



LOCATION MAP

NTS

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### NOTARIAL SEAL:

STATE OF OHIO  
S.S.  
LORAIN COUNTY  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR RICHARD L. BENDER, PRESIDENT OF BENDER DEVELOPMENT COMPANY, INC., AN OHIO CORPORATION, WHO ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS OWN FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION, FOR THE USE AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 9<sup>th</sup> DAY OF December, 2003.

BY: Nicole St. Hamrick NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_  
NICOLE G. HAMRICK  
Notary Public, State of Ohio  
My Comm. Expires Jan. 4, 2005

### SURVEYOR'S CERTIFICATE

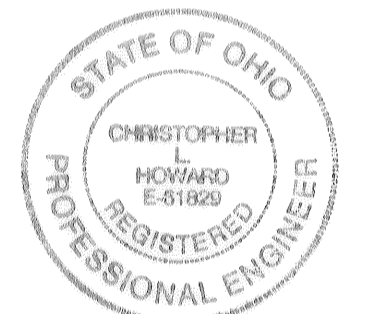
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Christopher M. Hirzel 12-09-2003  
CHRISTOPHER M. HIRZEL, P.S.  
REGISTERED SURVEYOR NUMBER S-8081 DATE

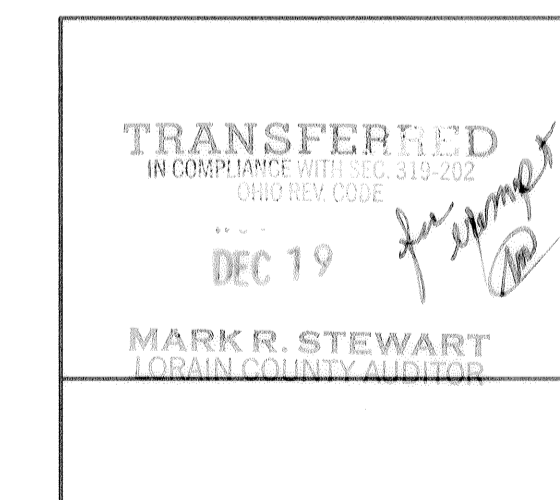
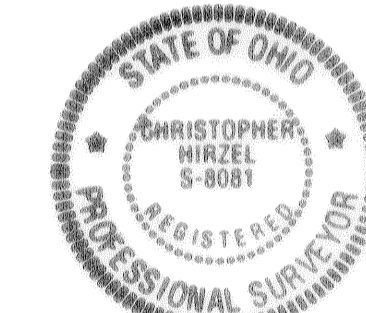


THE BELOW NAMED LICENSED PROFESSIONAL SURVEYOR AND LICENSED PROFESSIONAL ENGINEER, UNDER THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFY THAT PAGES 1 THROUGH 4 SHOW GRAPHICALLY ALL OF THE PARTICULARS OF THE BUILDINGS, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH UNIT AND FACILITIES IN SO FAR AS IS GRAPHICALLY POSSIBLE, AND THAT SAID GRAPHIC REPRESENTATION ALSO SHOWS BUILDINGS NOT YET COMPLETED.

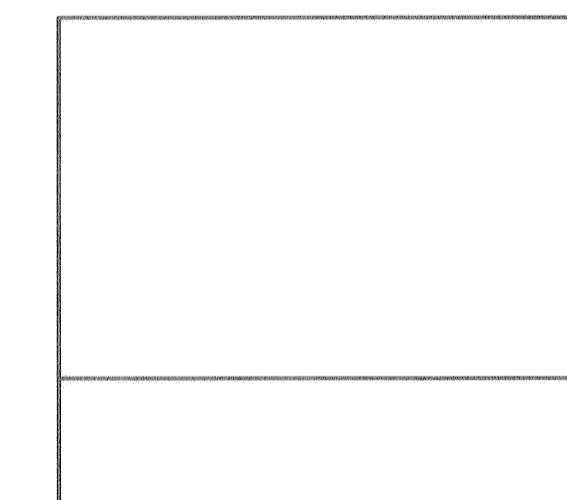
Christopher L. Howard 12/9/03  
CHRISTOPHER L. HOWARD, P.E.  
PROFESSIONAL ENGINEER NUMBER E-61829 DATE



Christopher M. Hirzel 12-09-2003  
CHRISTOPHER M. HIRZEL, P.S.  
REGISTERED SURVEYOR NUMBER S-8081 DATE



LORAIN COUNTY AUDITOR



LORAIN COUNTY RECORDER

J:\00762\DRAWINGS\DWG\LOT CONSOLIDATION.dwg

DATE	BY	DESCRIPTION
12/08/03	CMH	ISSUE TO CLIENT

DRAWN BY: BDA  
CHECKED BY: CMH

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

PREPARED FOR:  
BENDER DEVELOPMENT COMPANY, INC.,  
AN OHIO CORPORATION

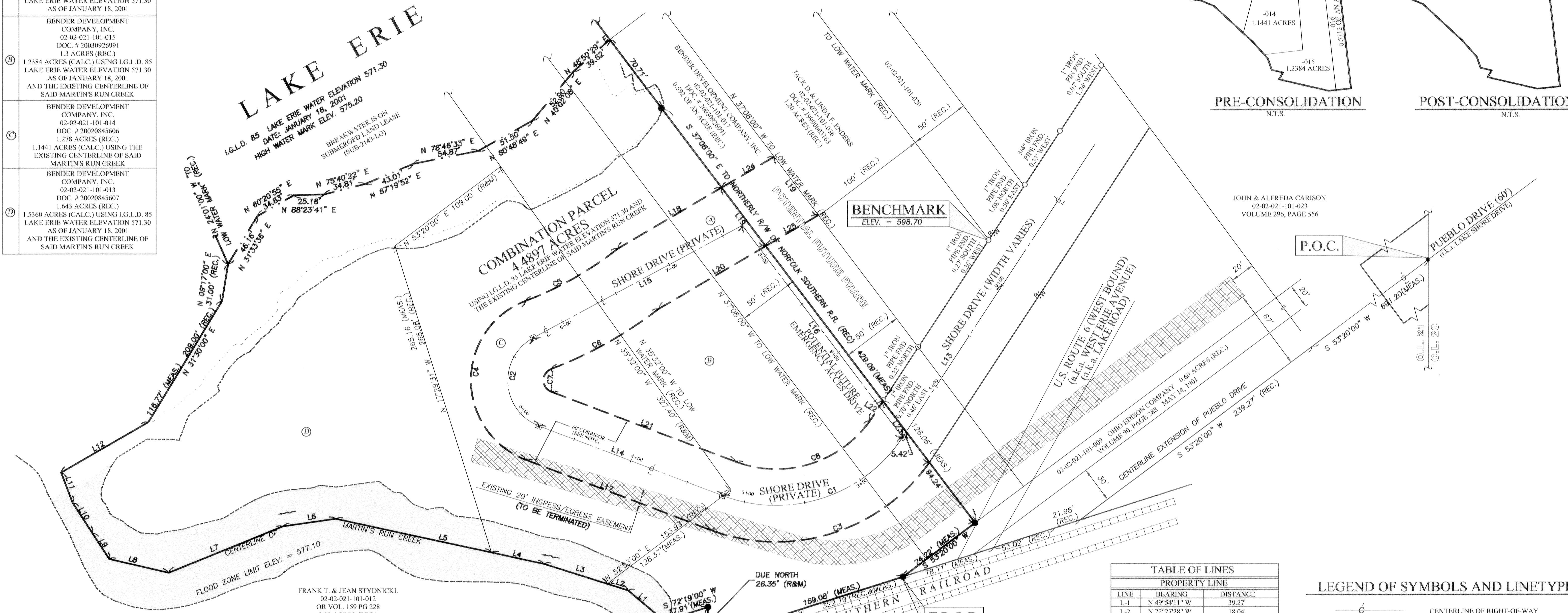
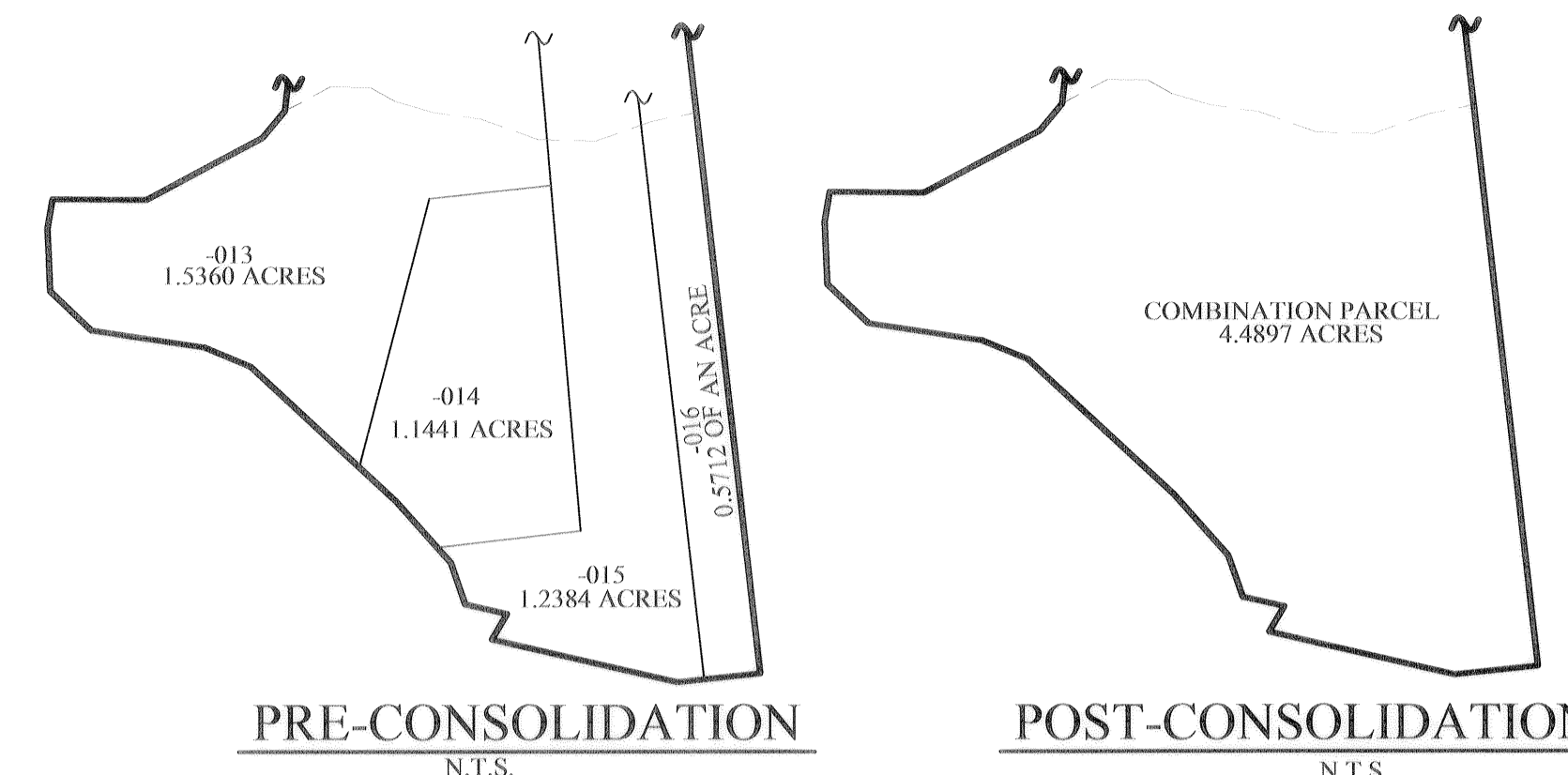
LA CÔTE DE LAC CONDOMINIUM  
TITLE SHEET  
CITY OF LORAIN, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
1 of 18  
JOB NO.  
00-762

# LA CÔTE DE LAC CONDOMINIUM

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, TRACT NUMBER 2.

TABLE OF OWNERSHIP	
(A)	BENDER DEVELOPMENT COMPANY, INC. 02-02-021-101-016 DOC. # 20030926992 0.60 ACRES (REC.) 0.5712 ACRES (CALC.) USING I.G.L.D. 85 LAKE ERIE WATER ELEVATION 571.30 AS OF JANUARY 18, 2001
(B)	BENDER DEVELOPMENT COMPANY, INC. 02-02-021-101-015 DOC. # 20030926991 1.3 ACRES (REC.) 1.2384 ACRES (CALC.) USING I.G.L.D. 85 LAKE ERIE WATER ELEVATION 571.30 AS OF JANUARY 18, 2001 AND THE EXISTING CENTERLINE OF SAID MARTIN'S RUN CREEK
(C)	BENDER DEVELOPMENT COMPANY, INC. 02-02-021-101-014 DOC. # 20020845606 1.278 ACRES (REC.) 1.1441 ACRES (CALC.) USING THE EXISTING CENTERLINE OF SAID MARTIN'S RUN CREEK
(D)	BENDER DEVELOPMENT COMPANY, INC. 02-02-021-101-013 DOC. # 20020845607 1.643 ACRES (REC.) 1.5360 ACRES (CALC.) USING I.G.L.D. 85 LAKE ERIE WATER ELEVATION 571.30 AS OF JANUARY 18, 2001 AND THE EXISTING CENTERLINE OF SAID MARTIN'S RUN CREEK



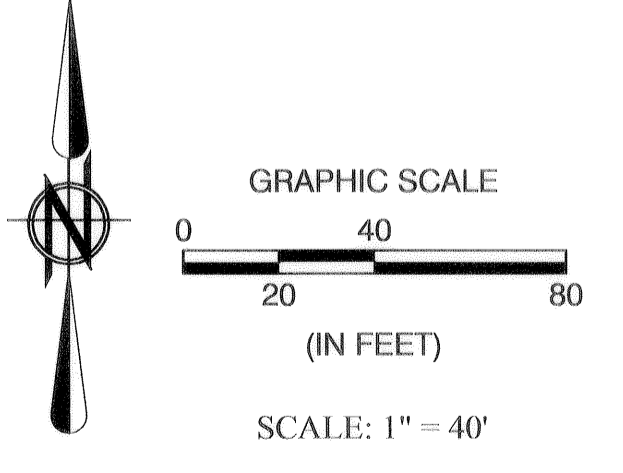
**NOTES:**  
60 FOOT WIDE CORRIDOR WHICH COULD BE DEDICATED TO THE CITY OF LORAIN IF SAID CITY EXERCISES ITS OPTION TO MAINTAIN THE IMPROVEMENTS WITHIN SAID 60 FOOT WIDE CORRIDOR. IF THE ABOVE MENTIONED DOES HAPPEN, THEN THOSE PARTS OF THE LIMITED COMMON AREA, WHICH LIE WITHIN SAID 60 FOOT WIDE CORRIDOR, MAY BE DIVESTED.

THE COMMON AREA EXTENDS TO THE LOW-WATER-MARK OF SAID LAKE ERIE

**DATUM:**  
INTERNATIONAL GREAT LAKES DATUM 85

**BENCHMARK:**  
1" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF PARCEL 02-02-021-101-036 ELEV. = 598.70

**BASIS FOR BEARINGS:**  
NORTHERLY LINE OF NORFOLK SOUTHERN RAILROAD: ASSUMED TO BE S 72°19'00" W



**SITE DATA**

PARCEL	ACREAGE
02-02-021-101-013	1.5360
02-02-021-101-014	1.1441
02-02-021-101-015	1.2384
02-02-021-101-016	0.5712
<b>TOTAL SITE ACREAGE</b>	<b>4.4897</b>

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	168.85	125.00	77°23'35"	100.13	156.30	S 72°05'37" W
C2	91.47	40.00	131°01'20"	87.82	72.80	N 03°41'56" W
60' WIDE CORRIDOR						
C3	204.21	155.00	75°29'11"	119.98	189.76	N 73°02'49" E
C4	169.13	70.00	138°26'04"	184.44	130.89	N 00°00'26" E
C5	88.29	286.77	17°38'20"	44.49	87.94	N 60°34'03" E
C6	102.23	346.77	16°53'31"	51.49	101.86	S 60°54'48" W
C7	24.16	10.00	138°26'04"	26.35	18.70	S 00°00'26" W
C8	125.16	95.00	75°29'11"	73.54	116.30	S 73°02'49" W

**TABLE OF LINES**

PROPERTY LINE		
LINE	BEARING	DISTANCE
L-1	N 49°54'11" W	39.27'
L-2	N 72°27'28" W	18.04'
L-3	N 72°27'28" W	54.91'
L-4	N 77°48'19" W	44.28'
L-5	N 77°48'19" W	131.78'
L-6	S 81°55'39" W	44.11'
L-7	S 67°57'28" W	101.96'
L-8	N 76°52'38" W	50.56'
L-9	N 33°07'44" W	25.60'
L-10	N 33°07'44" W	29.64'
L-11	N 20°58'27" W	26.69'
L-12	N 60°01'54" E	83.35'
SHORE DRIVE CENTERLINE		
LINE	BEARING	DISTANCE
L-13	S 33°23'50" W	150.00'
L-14	N 69°12'35" W	162.22'
L-15	N 61°48'44" E	196.00'
L-16	S 37°08'01" E	219.21'
60' WIDE CORRIDOR		
LINE	BEARING	DISTANCE
L-17	N 69°12'35" W	162.84'
L-18	N 59°40'29" E	99.11'
L-19	S 37°08'00" E	60.43'
L-20	S 59°40'29" W	102.32'
L-21	S 69°12'35" E	162.84'
L-22	N 33°33'15" E	19.19'
L-23	S 37°07'59" E	63.55'
L-24	N 59°40'29" E	50.36'
L-25	S 59°40'29" W	50.36'

**LEGEND OF SYMBOLS AND LINETYPES**

- C — CENTERLINE OF RIGHT-OF-WAY
- HIGH WATER MARK ELEV. = 575.20
- WATER LEVEL AS OF JANUARY 18, 2001 ELEV. = 571.30
- FLOOD ZONE LIMIT ELEV. = 577.10
- IRON PIPE OR PIN FOUND AS INDICATED
- 5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- P.K.S. P-K NAIL SET
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE PLACE OF BEGINNING
- (F) (FND.) FOUND
- (R) (REC.) RECORDED
- (M) (MEAS.) MEASURED
- (R&M) RECORD & MEASURED
- (C) (CALC.) CALCULATED
- B/W RIGHT-OF-WAY LINE
- ☒ MONUMENT BOX WITH 3/4" IRON PIPE FOUND

DATE	BY	DESCRIPTION
12/08/03	CMH	ISSUE TO CLIENT

**DRAWN BY:** BDA

**CHECKED BY:** CMH

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**PREPARED FOR:**  
BENDER DEVELOPMENT COMPANY, INC.,  
AN OHIO CORPORATION

**LA CÔTE DE LAC CONDOMINIUM**  
**LOT CONSOLIDATION**  
CITY OF LORAIN, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
2 of 18  
JOB NO.  
00-762

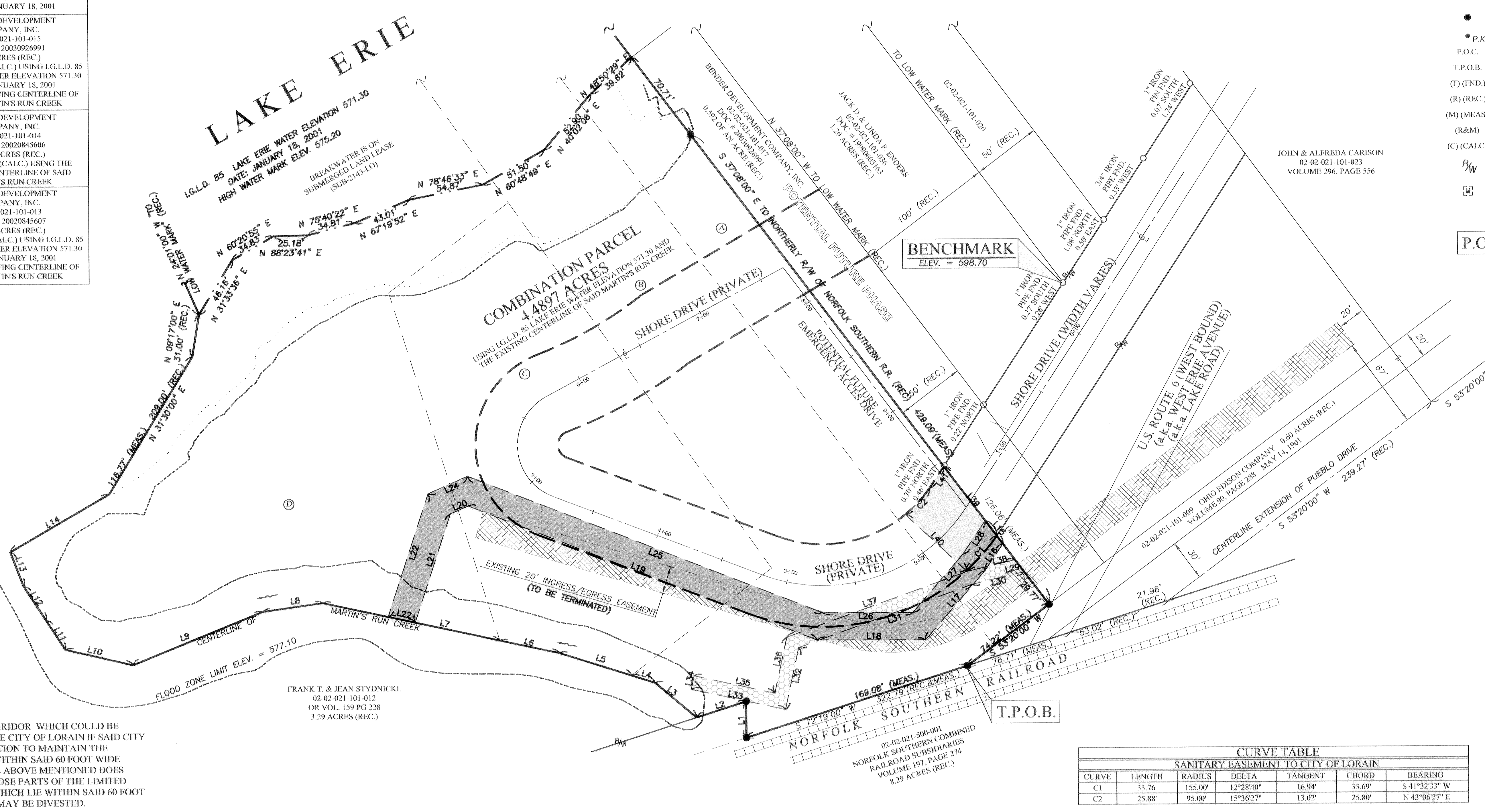
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## LEGEND OF SYMBOLS AND LINETYPES

- CENTERLINE OF RIGHT-OF-WAY
- HIGH WATER MARK ELEV. 575.20
- WATER LEVEL (JANUARY 18, 2001) ELEV. 571.30
- FLOOD ZONE LIMITS
- IRON PIPE OR PIN FOUND AS INDICATED
- 5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- P-K NAIL SET
- POINT OF COMMENCEMENT
- TRUE PLACE OF BEGINNING
- FOUND
- RECORD
- MEASURED
- RECORD & MEASURED
- CALCULATED
- RIGHT-OF-WAY LINE
- MONUMENT BOX WITH 3/4" IRON PIPE FOUND

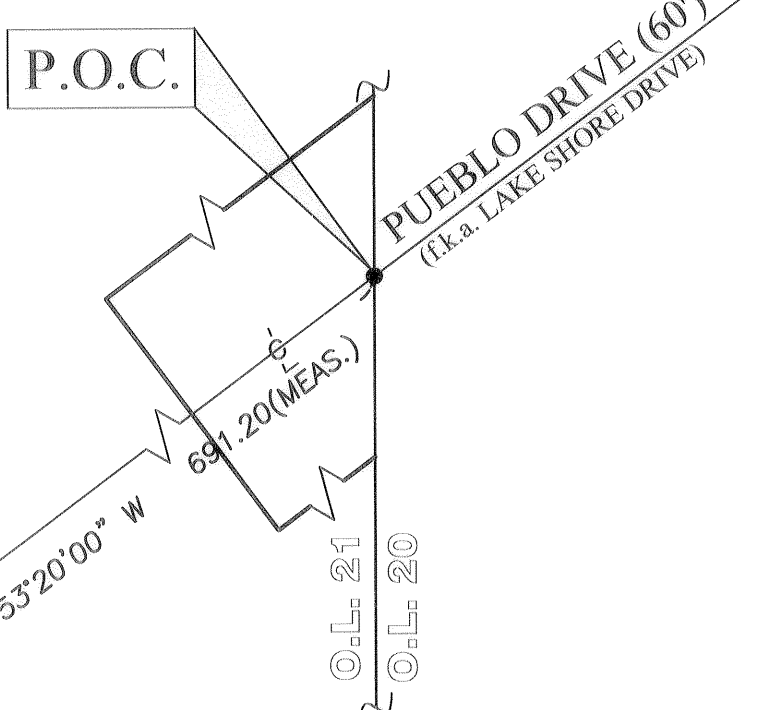
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JOHN & ALFREDA CARISON  
02-02-021-101-023  
VOLUME 296, PAGE 556

P.O.C.

BENCHMARK  
ELEV. = 598.70



### TABLE OF LINES

PROPERTY LINE		
LINE	BEARING	DISTANCE
L-1	"DUE NORTH"	26.35'
L-2	S 72°19'00" W	37.91'
L-3	N 49°54'11" W	39.27'
L-4	N 72°27'28" W	18.04'
L-5	N 72°27'28" W	54.91'
L-6	N 77°48'19" W	44.28'
L-7	N 77°48'19" W	131.78'
L-8	S 81°55'39" W	44.11'
L-9	S 67°53'28" W	101.96'
L-10	N 76°52'38" W	50.56'
L-11	N 33°07'44" W	25.60'
L-12	N 33°07'44" W	29.64'
L-13	N 20°58'27" W	26.69'
L-14	N 60°01'54" E	83.35'
20' WIDE WATERLINE EASEMENT		
LINE	BEARING	DISTANCE
L-15	S 37°08'00" E	21.14'
L-16	S 33°57'16" W	23.65'
L-17	S 40°58'12" W	66.10'
L-18	N 89°47'37" W	78.81'
L-19	N 68°43'11" W	271.95'
L-20	S 66°16'49" W	14.23'
L-21	S 18°14'59" W	82.90'
L-22	N 77°48'19" W	20.11'
L-23	N 18°14'59" E	93.93'
L-24	N 66°16'49" E	31.42'
L-25	S 68°43'11" E	276.51'
L-26	S 89°47'37" E	65.92'
L-27	N 40°58'12" E	55.71'
L-28	N 33°57'16" E	29.28'
10' WIDE STORM SEWER EASEMENT		
LINE	BEARING	DISTANCE
L-29	S 37°08'00" E	10.93'
L-30	S 76°43'20" W	39.10'
L-31	S 70°15'54" W	134.09'
L-32	S 12°20'04" W	45.94'
L-33	N 77°39'56" W	70.10'
L-34	N 12°20'04" E	10.00'
L-35	S 77°39'56" E	60.10'
L-36	N 12°20'04" E	41.47'
L-37	N 70°13'54" E	140.19'
L-38	N 76°43'20" E	35.25'
10' WIDE STORM SEWER EASEMENT		
LINE	BEARING	DISTANCE
L-39	S 37°08'00" E	63.55'
L-40	N 47°08'51" W	60.36'
L-41	N 33°33'15" E	19.19'

CURVE TABLE						
SANITARY EASEMENT TO CITY OF LORAIN						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	33.76	155.00'	12°28'40"	16.94'	33.69'	S 41°32'33" W
C2	25.88'	95.00'	15°36'27"	13.02'	25.80'	N 43°06'27" E

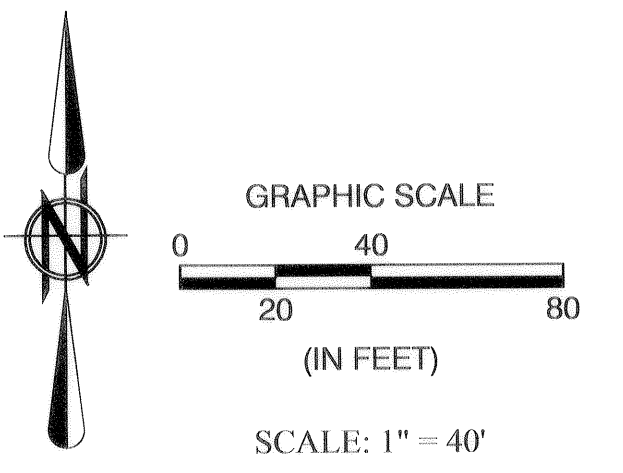
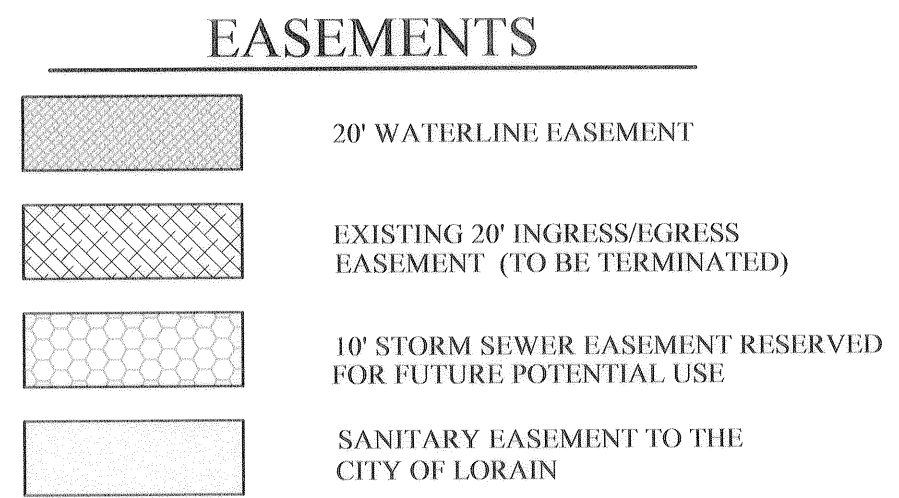
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THE COMMON AREA EXTENDS TO THE LOW-WATER-MARK OF SAID LAKE ERIE

**DATUM:**  
INTERNATIONAL GREAT LAKES DATUM 85

**BENCHMARK:**  
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**BASIS FOR BEARINGS:**  
NORTHERLY LINE OF NORFOLK SOUTHERN RAILROAD: ASSUMED TO BE S 72°19'00" W



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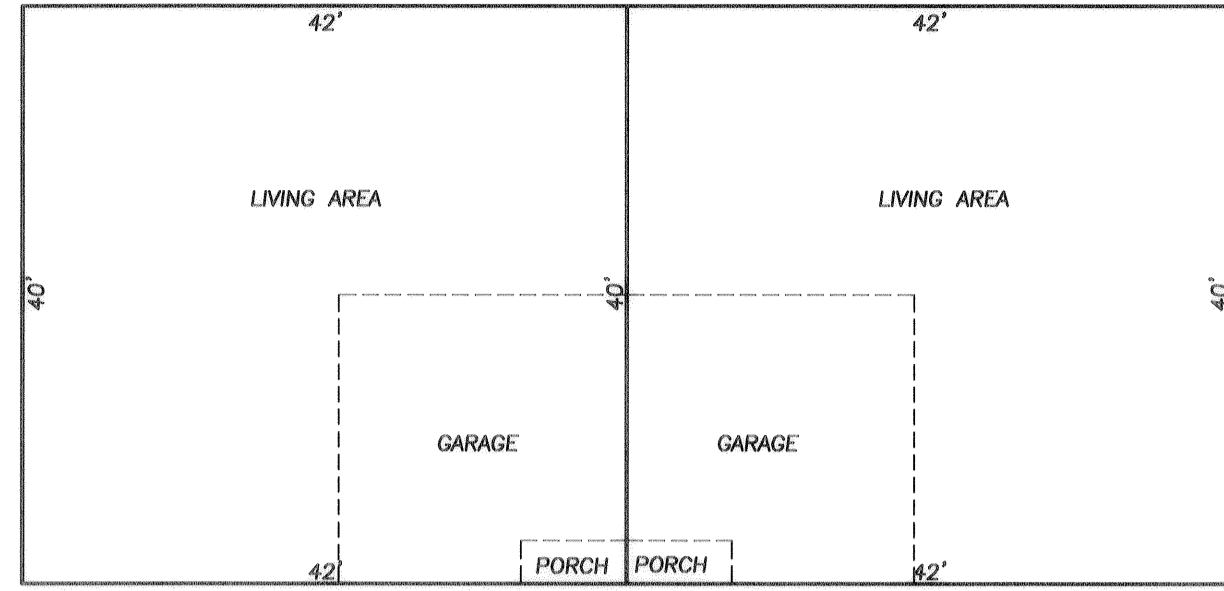
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**EASEMENTS**  
CITY OF LORAIN, COUNTY OF LORAIN,  
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SHEET  
**3** OF 18  
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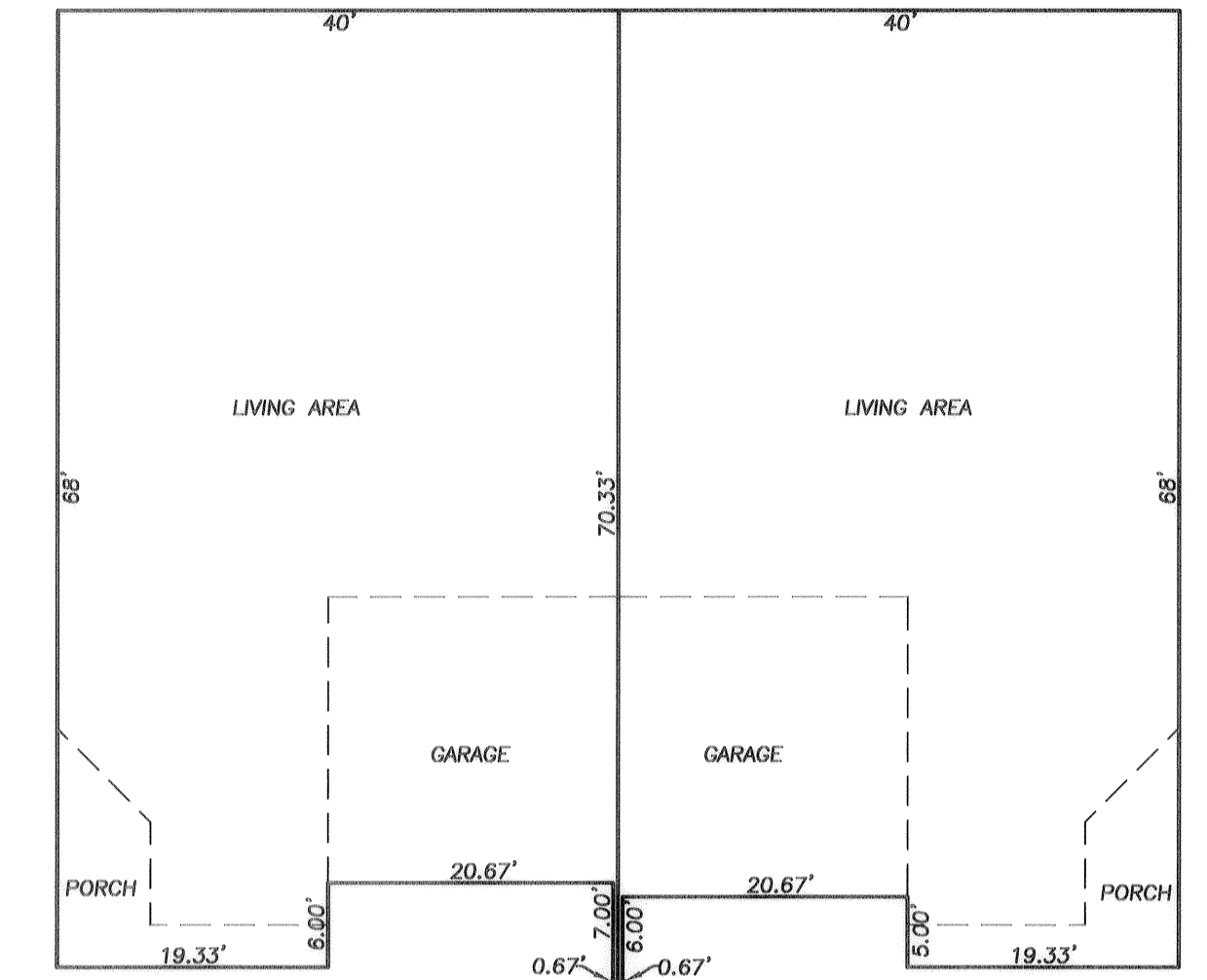
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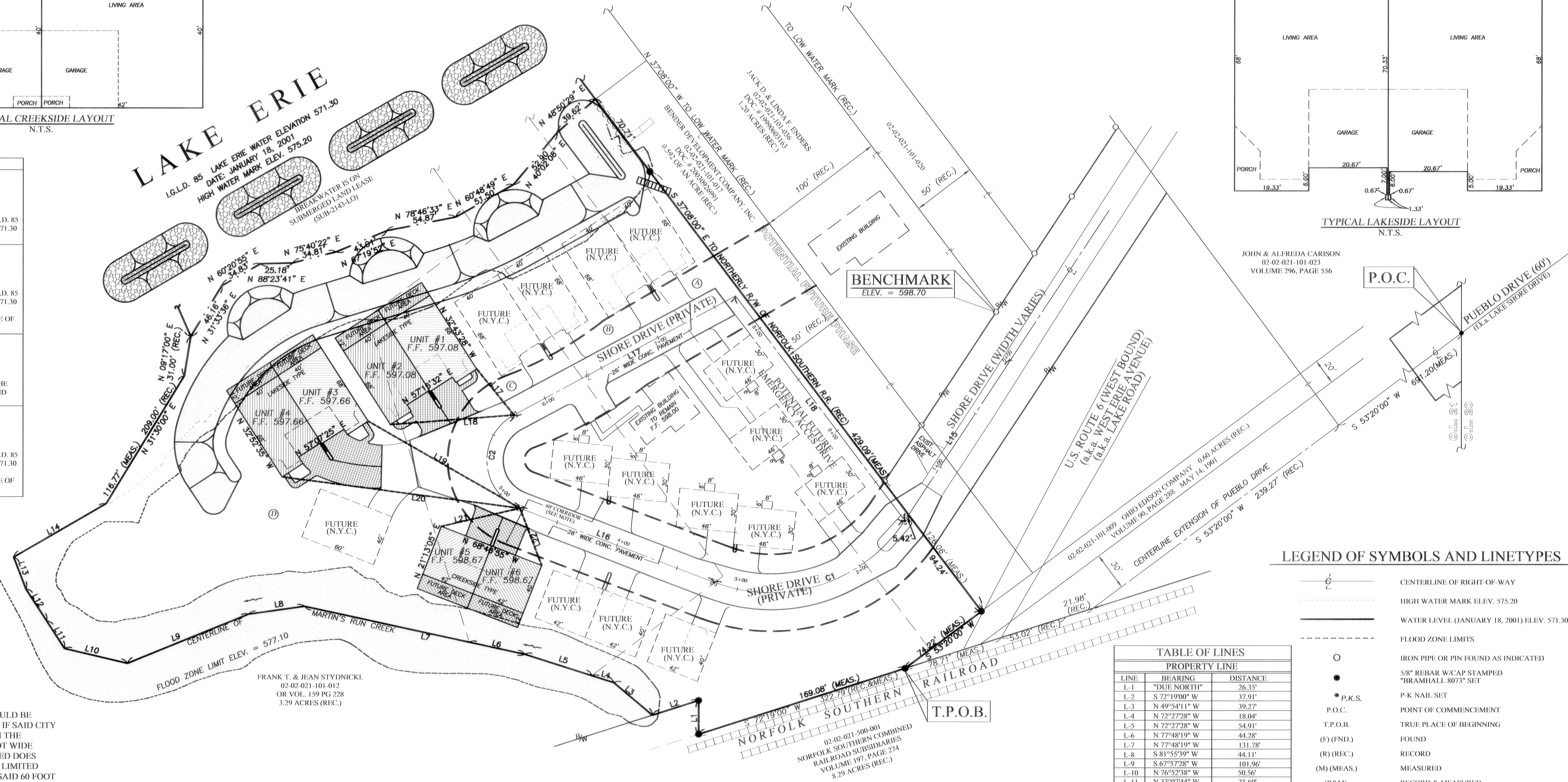


TYPICAL CREEKSIDE LAYOUT  
N.T.S.



TYPICAL LAKESIDE LAYOUT  
N.T.S.

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(B)	BENDER DEVELOPMENT COMPANY, INC. 02-02-021-101-015 DOC. # 20030926991 1.3 ACRES (REC.) 1.2384 ACRES (CALC.) USING I.G.L.D. 85 LAKE ERIE WATER ELEVATION 571.30 AS OF JANUARY 18, 2001 AND THE EXISTING CENTERLINE OF SAID MARTIN'S RUN CREEK
(C)	BENDER DEVELOPMENT COMPANY, INC. 02-02-021-101-014 DOC. # 20020845606 1.278 ACRES (REC.) 1.1441 ACRES (CALC.) USING THE EXISTING CENTERLINE OF SAID MARTIN'S RUN CREEK
(D)	BENDER DEVELOPMENT COMPANY, INC. 02-02-021-101-013 DOC. # 20020845607 1.643 ACRES (REC.) 1.5360 ACRES (CALC.) USING I.G.L.D. 85 LAKE ERIE WATER ELEVATION 571.30 AS OF JANUARY 18, 2001 AND THE EXISTING CENTERLINE OF SAID MARTIN'S RUN CREEK



**BENCHMARK**  
ELEV. = 598.70

**P.O.C.**

**T.P.O.B.**

### LEGEND OF SYMBOLS AND LINETYPES

- CENTERLINE OF RIGHT-OF-WAY
- HIGH WATER MARK ELEV. 575.20
- WATER LEVEL (JANUARY 18, 2001) ELEV. 571.30
- FLOOD ZONE LIMITS
- IRON PIPE OR PIN FOUND AS INDICATED
- 5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- P-K NAIL SET
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE PLACE OF BEGINNING
- (F) (FND.) FOUND
- (R) (REC.) RECORD
- (M) (MEAS.) MEASURED
- (R&M) RECORD & MEASURED
- (C) (CALC.) CALCULATED
- (N.Y.C.) NOT YET COMPLETED
- R/W RIGHT-OF-WAY LINE
- MONUMENT BOX WITH 3/4" IRON PIPE FOUND
- COMMON AREA
- LIMITED COMMON AREA
- UNIT

TABLE OF LINES		
PROPERTY LINE		
LINE	BEARING	DISTANCE
L-1	"DUE NORTH"	26.35'
L-2	S 72°19'00" W	37.91'
L-3	N 49°54'11" W	39.27'
L-4	N 72°27'28" W	18.04'
L-5	N 72°27'28" W	54.91'
L-6	N 77°48'19" W	44.28'
L-7	N 77°48'19" W	131.78'
L-8	S 81°55'59" W	44.11'
L-9	S 67°57'28" W	101.96'
L-10	N 76°52'38" W	50.56'
L-11	N 33°07'44" W	25.60'
L-12	N 33°07'44" W	29.64'
L-13	N 20°58'27" W	26.69'
L-14	N 60°01'54" E	83.35'
SHORE DRIVE CENTERLINE		
LINE	BEARING	DISTANCE
L-15	S 33°23'50" W	150.00'
L-16	N 69°12'35" W	162.22'
L-17	N 61°48'44" E	196.00'
L-18	S 37°08'01" E	219.21'
UNIT TIEDOWN LINES		
LINE	BEARING	DISTANCE
L-17	N 39°14'49" W	46.07'
L-18	N 85°30'37" E	96.74'
L-19	N 60°16'10" W	136.47'
L-20	N 82°33'34" W	187.27'
L-21	S 77°05'06" W	62.94'
L-22	S 20°52'25" E	47.59'

CURVE TABLE						
SHORE DRIVE CENTERLINE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	168.85	125.00'	77°23'35"	100.13'	156.30'	S 72°03'37" W
C2	91.47'	40.00'	131°01'20"	87.82'	72.80'	N 03°41'56" W

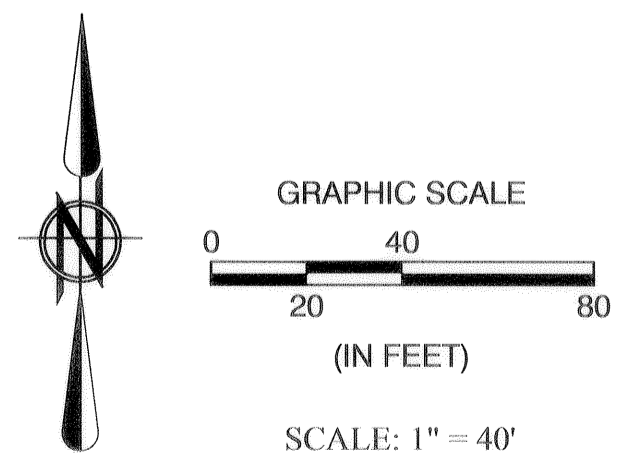
**NOTES:**  
60 FOOT WIDE CORRIDOR WHICH COULD BE DEDICATED TO THE CITY OF LORAIN IF SAID CITY EXERCISES ITS OPTION TO MAINTAIN THE IMPROVEMENTS WITHIN SAID 60 FOOT WIDE CORRIDOR. IF THE ABOVE MENTIONED DOES HAPPEN, THEN THOSE PARTS OF THE LIMITED COMMON AREA, WHICH LIE WITHIN SAID 60 FOOT WIDE CORRIDOR, MAY BE DIVESTED.

THE COMMON AREA EXTENDS TO THE LOW-WATER-MARK OF SAID LAKE ERIE

**DATUM:**  
INTERNATIONAL GREAT LAKES DATUM 85

**BENCHMARK:**  
1" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF PARCEL 02-02-021-101-036 ELEV. = 598.70

**BASIS FOR BEARINGS:**  
NORTHERLY LINE OF NORFOLK SOUTHERN RAILROAD: ASSUMED TO BE S 72°19'00" W



DATE	BY	DESCRIPTION
12/08/03	CMH	ISSUE TO CLIENT

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

PREPARED FOR:  
**BENDER DEVELOPMENT COMPANY, INC.,**  
AN OHIO CORPORATION

**LA CÔTE DE LAC CONDOMINIUM**  
**BUILDING LOCATION PLAN**  
CITY OF LORAIN, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
4 OF 18  
JOB NO.  
00-762

J:\00762\DRAWINGS\DWG\LOT CONSOLIDATION.DWG



2" x 10" P.T.L. ALUM. WRAPPED FUTURE DECK RIM JOIST.  
 (2) 1/2" CARRIAGE BOLT, NUT & WASHERS THROUGH RIM JOIST @ 4'0" O.C.

NOTE: FINAL LOCATION OF H.V.A.C. & H.W.H. TO BE DETERMINED BY BLDG.

REV. C  
 020823-1 2/1

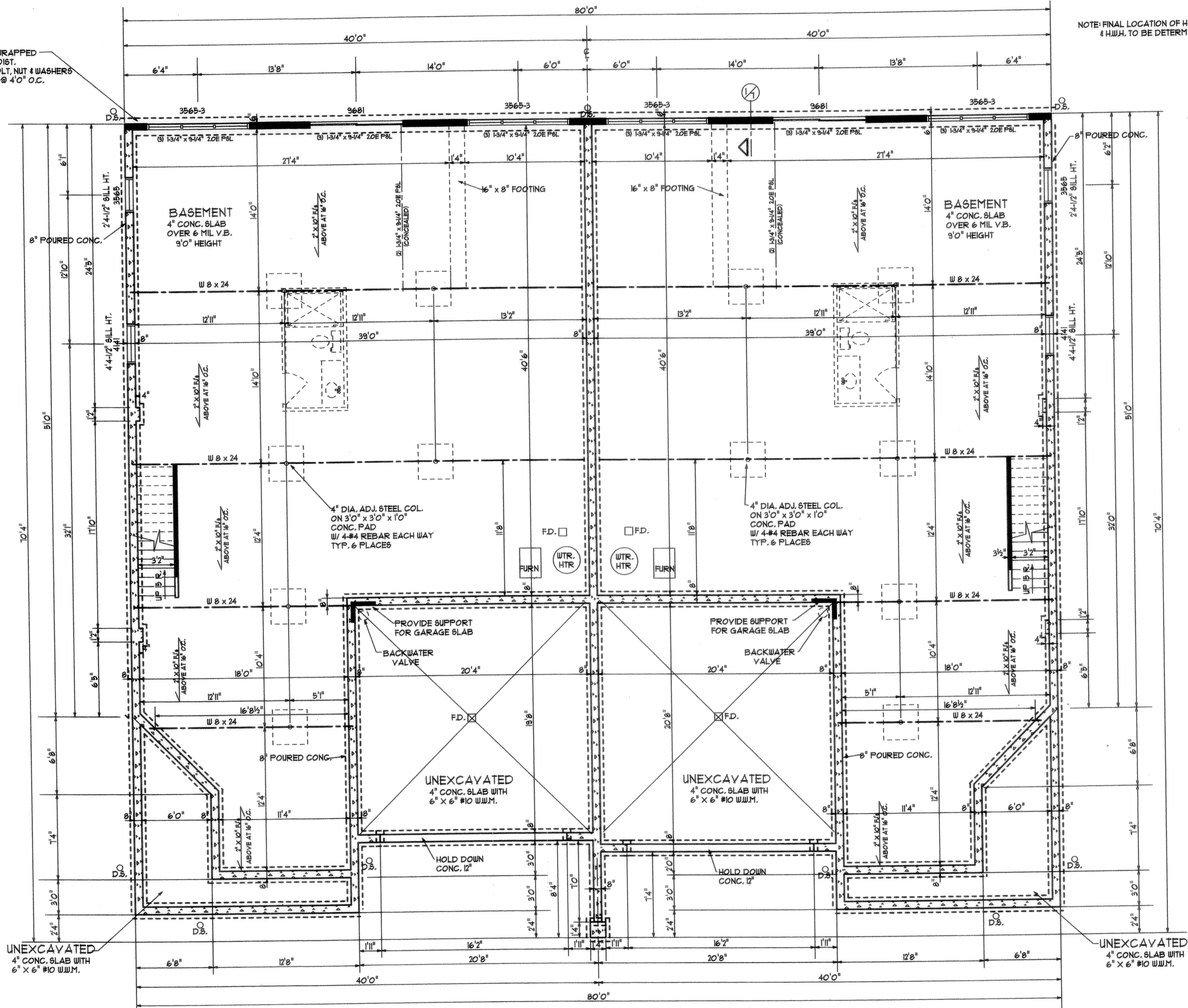


IMAGE LINE DESIGN INC.  
 (440) 572-3786  
 5700 STATE ROUTE 163  
 STRAINVILLE, OHIO 44149  
 MAKE THE EXISTING SLAB AN PART OF AN EXISTING. ALL STRUCTURAL & FINISH WORK ARE SUBJECT TO THE EXISTING PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING WORK AND SHALL REPORT TO THE ARCHITECT IMMEDIATELY IN WRITING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

J:\00762\DRAWINGS\DWG\ARCHITECTURAL DRAWINGS\LAKE SIDE.DWG

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

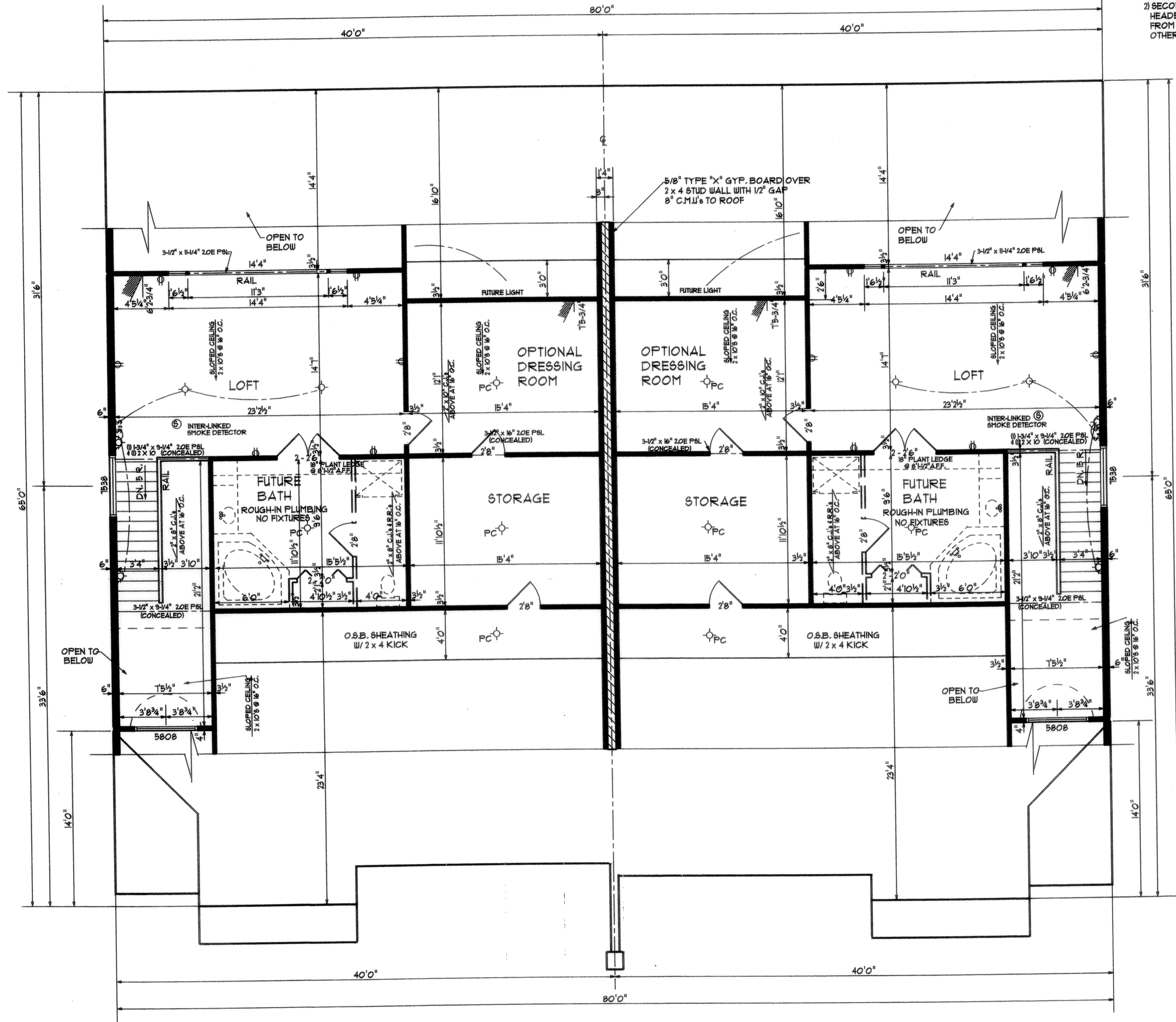






NOTE: ALL WINDOW AND DOOR HEADERS TO BE (2) DFL 2" x 12" WITH 1/2" PLYWOOD PLATE UNLESS OTHERWISE SPECIFIED

NOTE: 1) SECOND FLOOR HAS 9' CEILING  
2) SECOND FLOOR WINDOW HEADER TO BE T4" FROM FLOOR UNLESS OTHERWISE NOTED



**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
410 SQ.FT. LIVING PER UNIT  
810 SQ.FT. LIVING TOTAL  
1012 SQ.FT. LIVING POSSIBLE PER UNIT

REV. C

1522 LORRAINE DR. STONINGTON, IL 62424 (414) 572-3788  
IMAGE LINE DESIGN INC. 070825-1

SHEET 9 OF 18  
JOB NO. 00-762

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REV. C

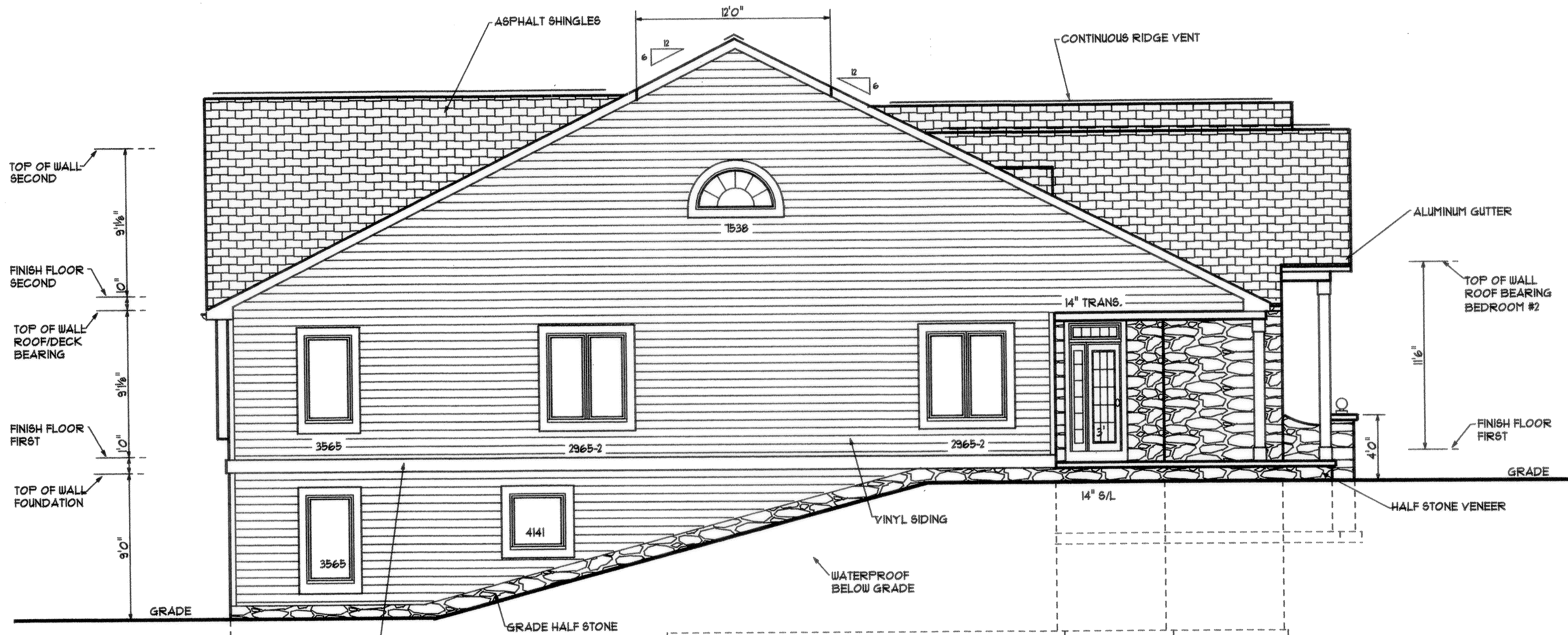
070823-1  
8382 LORRAINE DR.  
STRONGSVILLE, OHIO 44148  
(440) 572-5786

IMAGE LINE DESIGN, INC.



ALL  
BID

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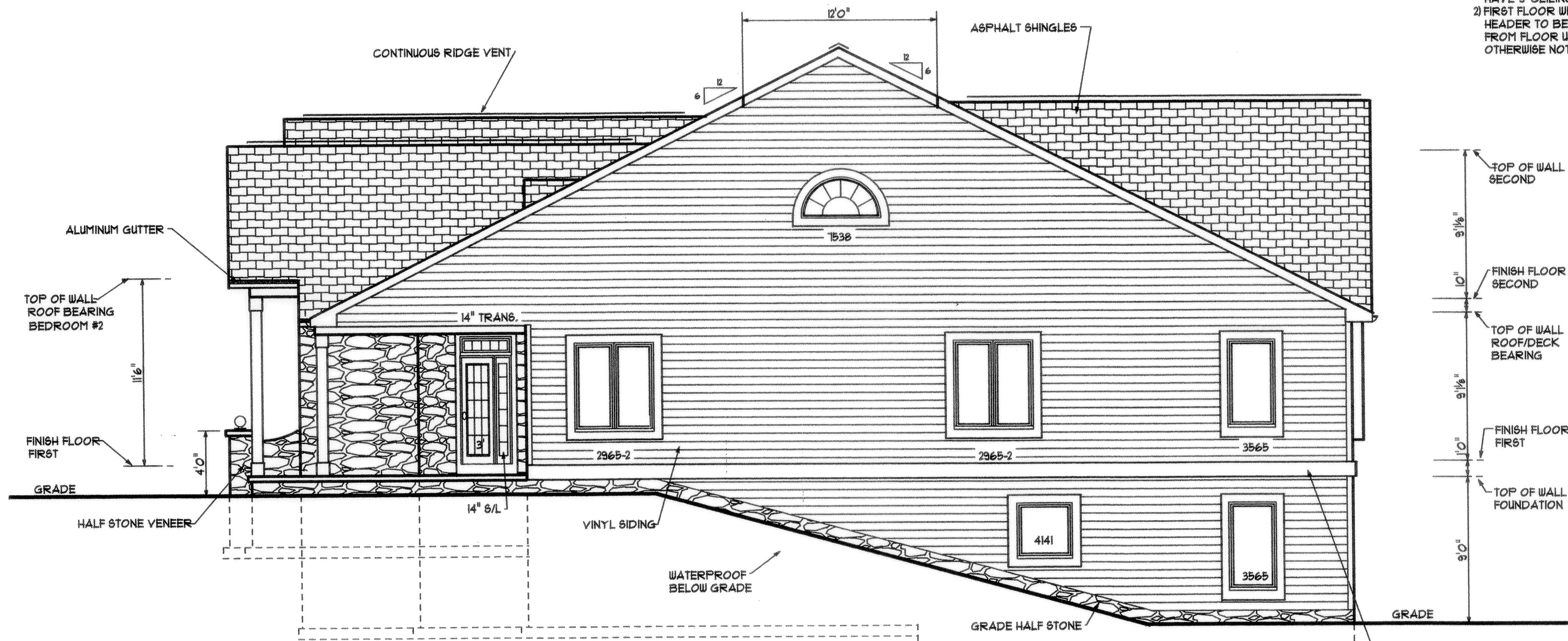
LEFT ELEVATION

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

NOTE: ADJUST FOOTER DEPTH PER GRADE

2" x 10" ALUM. WRAPPED BAND BOARD ON WALL

NOTE: 1) FIRST & SECOND FLOORS HAVE 9' CEILINGS  
2) FIRST FLOOR WINDOWS HEADER TO BE 1'4" FROM FLOOR UNLESS OTHERWISE NOTED



RIGHT ELEVATION

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

NOTE: ADJUST FOOTER DEPTH PER GRADE

J:\0076\DRAWINGS\DWG\ARCHITECTURAL  
DRAWINGS\LAKESIDE.DWG

SHEET  
10 OF 18

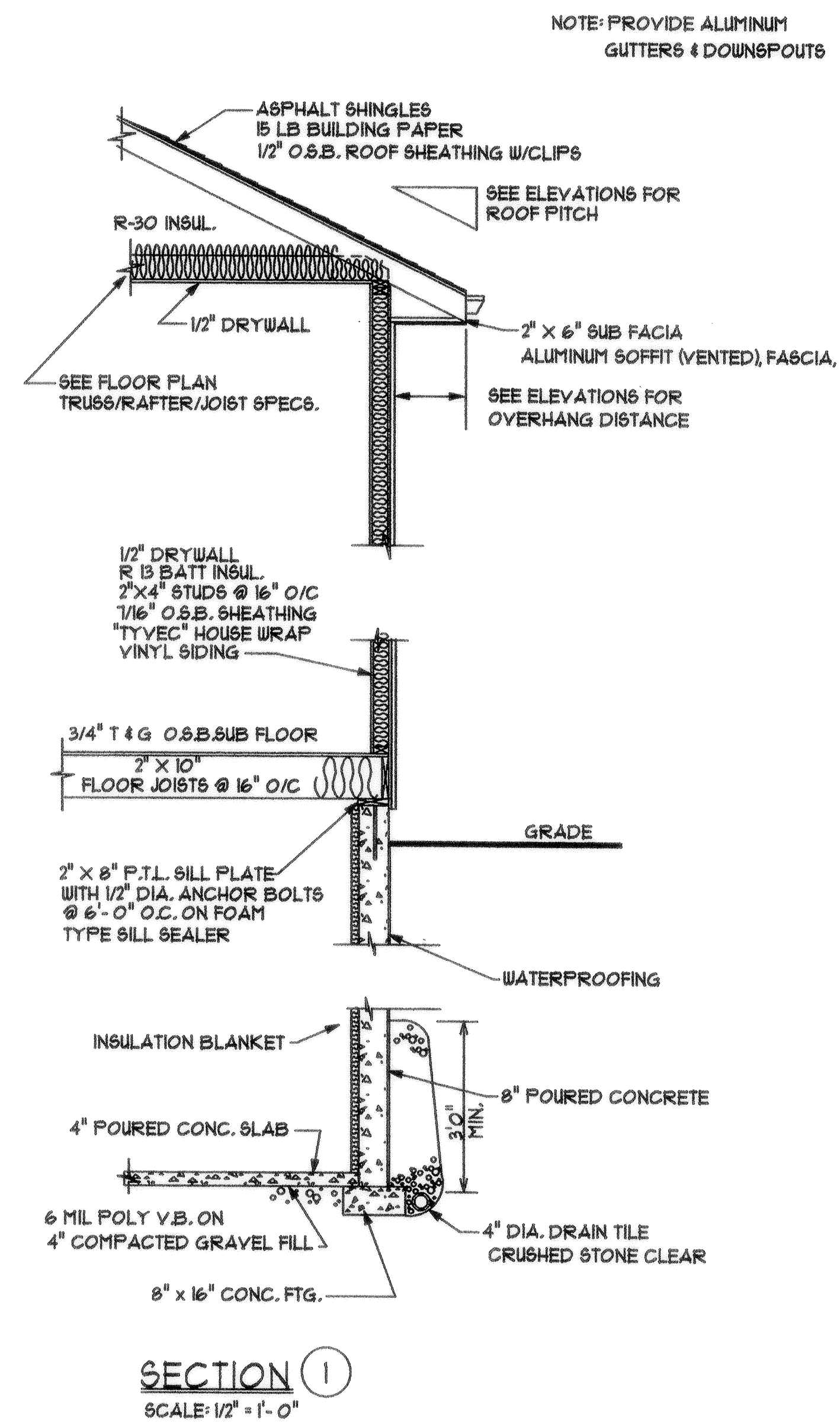
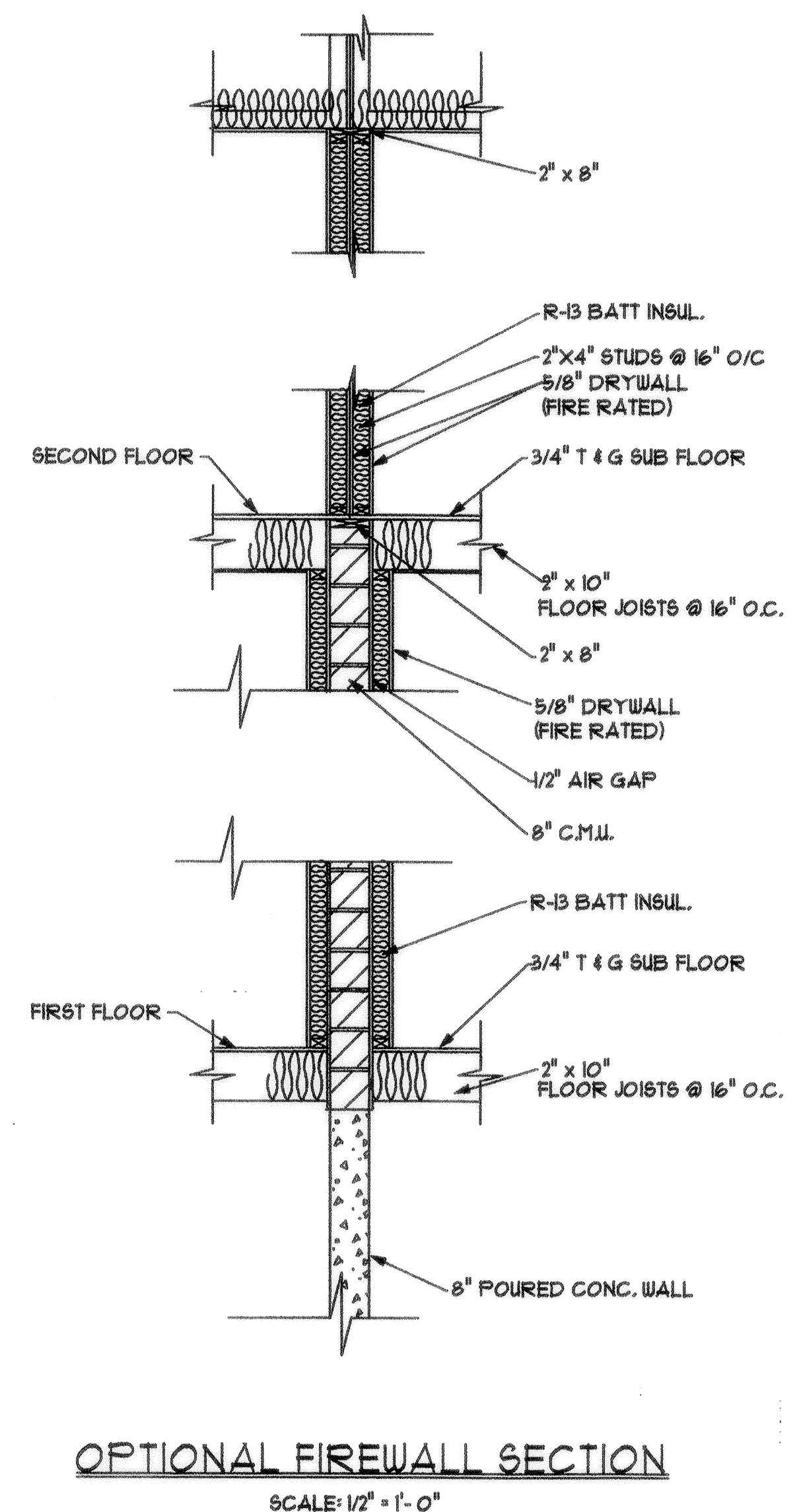
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00-762



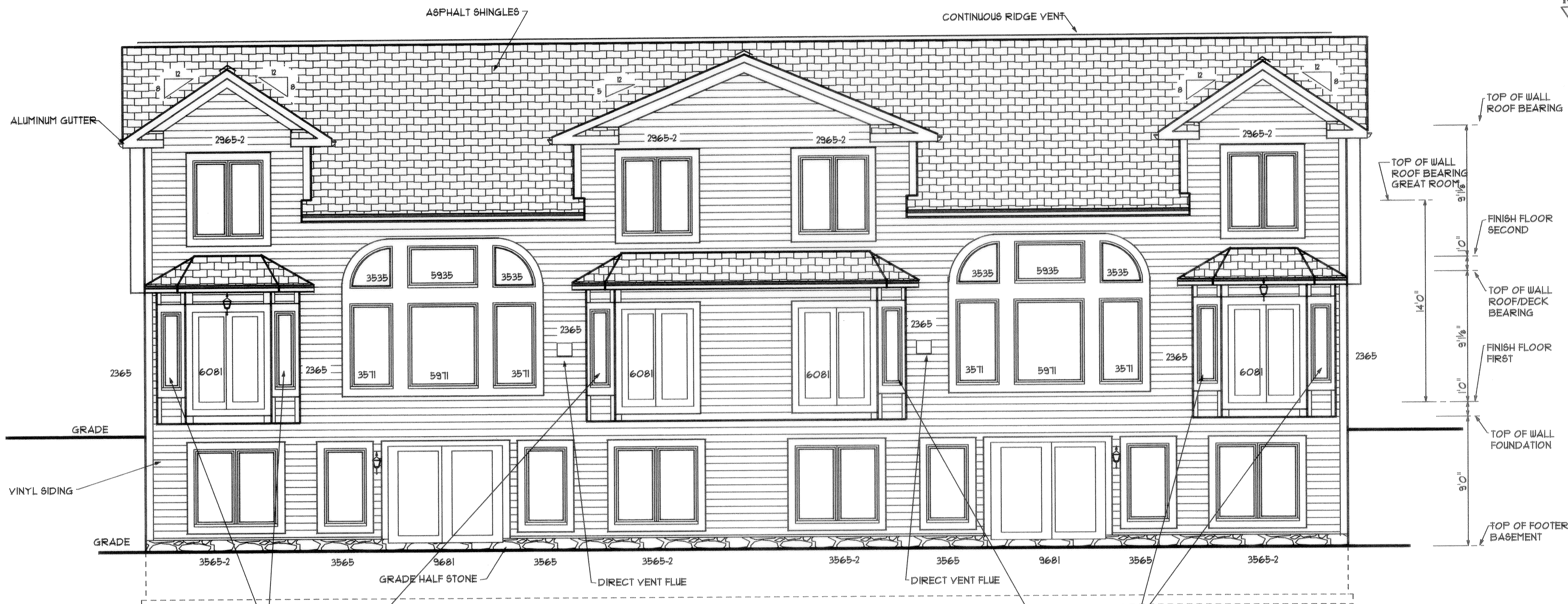
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 1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.  
 2) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.  
 3) PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.  
 The purchaser and/or builder of this plan shall be solely responsible for any and all violations or infringements regarding copyrighted, patented, or trademarked materials that are integrated or utilized on this plan. Furthermore the purchaser and/or builder of this plan releases Image Line Design Inc., its shareholders, directors, officers and employees from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

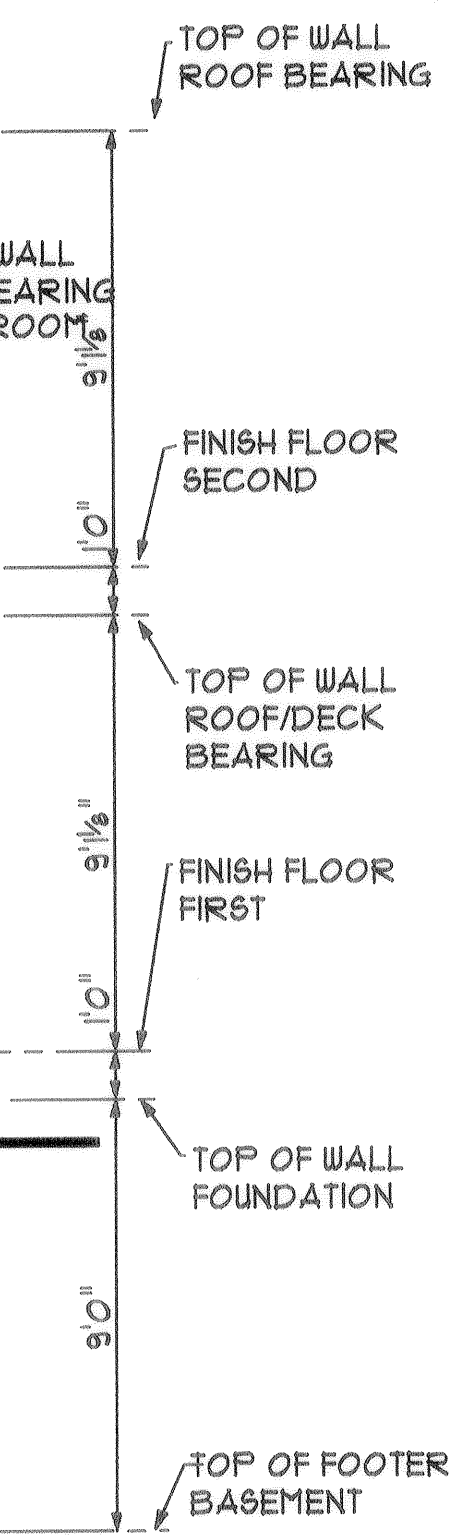
N.C.B.D.C. NATIONAL COUNCIL OF BUILDERS  
 JOHN BAKER CERTIFICATION NO. 36311  
 MAKE SURE YOU ARE BUYING AN ORIGINAL OR A COPY OF AN ORIGINAL. ALL STRUCTURAL, FINISH AND MATERIALS ARE SUGGESTED ONLY, AND SHOULD BE USED AS A GUIDE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. THESE PLANS ARE SPECIALLY DESIGNED AND ADAPTED TO YOUR MARKET.  
 BRENDA LORRAINE DR. STONYSVILLE, OHIO 44448  
 (440) 972-3786  
 IMAGE LINE DESIGN INC.  
 AIBD  
 © 2002 IMAGE LINE DESIGN INC.



NOTE: PROVIDE ALUMINUM GUTTERS & DOWNSPOUTS



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

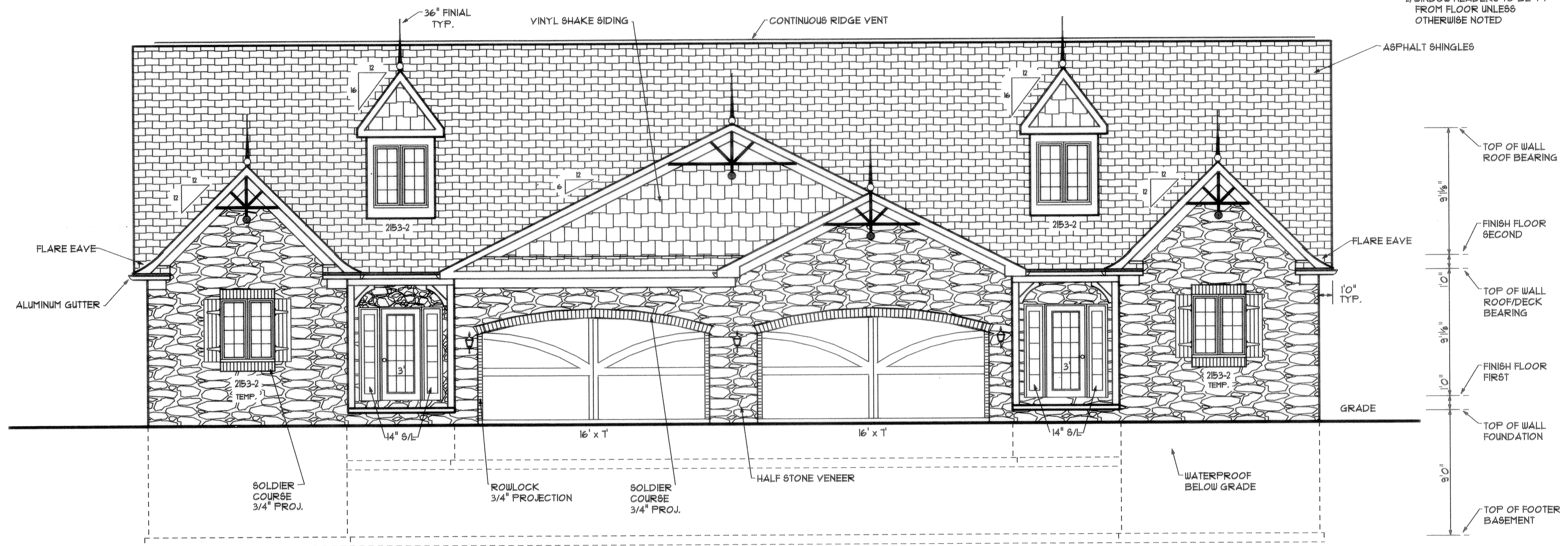


NOTE: 1) FIRST & SECOND FLOORS HAVE 9' CEILING  
2) WINDOW HEADERS TO BE 1"4" FROM FLOOR UNLESS OTHERWISE NOTED

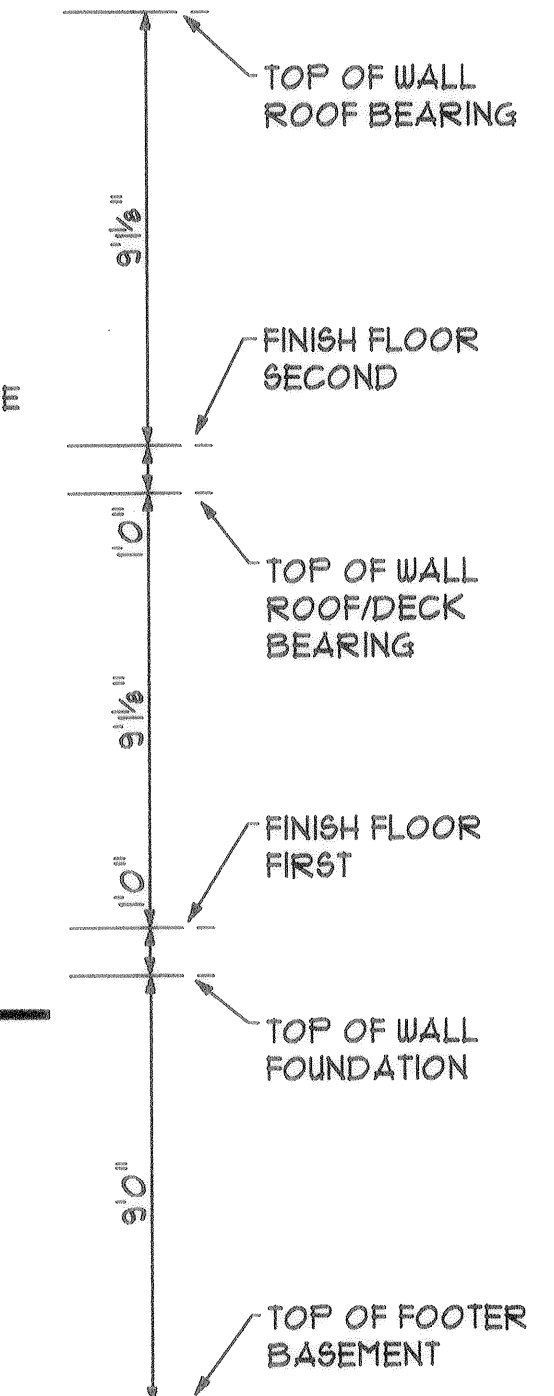
NOTE: ADJUST FOOTER DEPTH PER GRADE

ALIGN WINDOW TOP WITH TOP OF PATIO DOOR

ALIGN WINDOW TOP WITH TOP OF PATIO DOOR



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

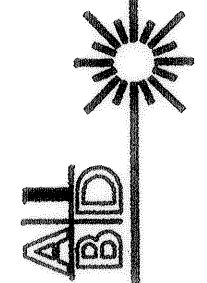


2931 SQ.FT. LIVING PER UNIT  
5662 SQ.FT. LIVING TOTAL  
3182 SQ.FT. LIVING POSSIBLE PER UNIT

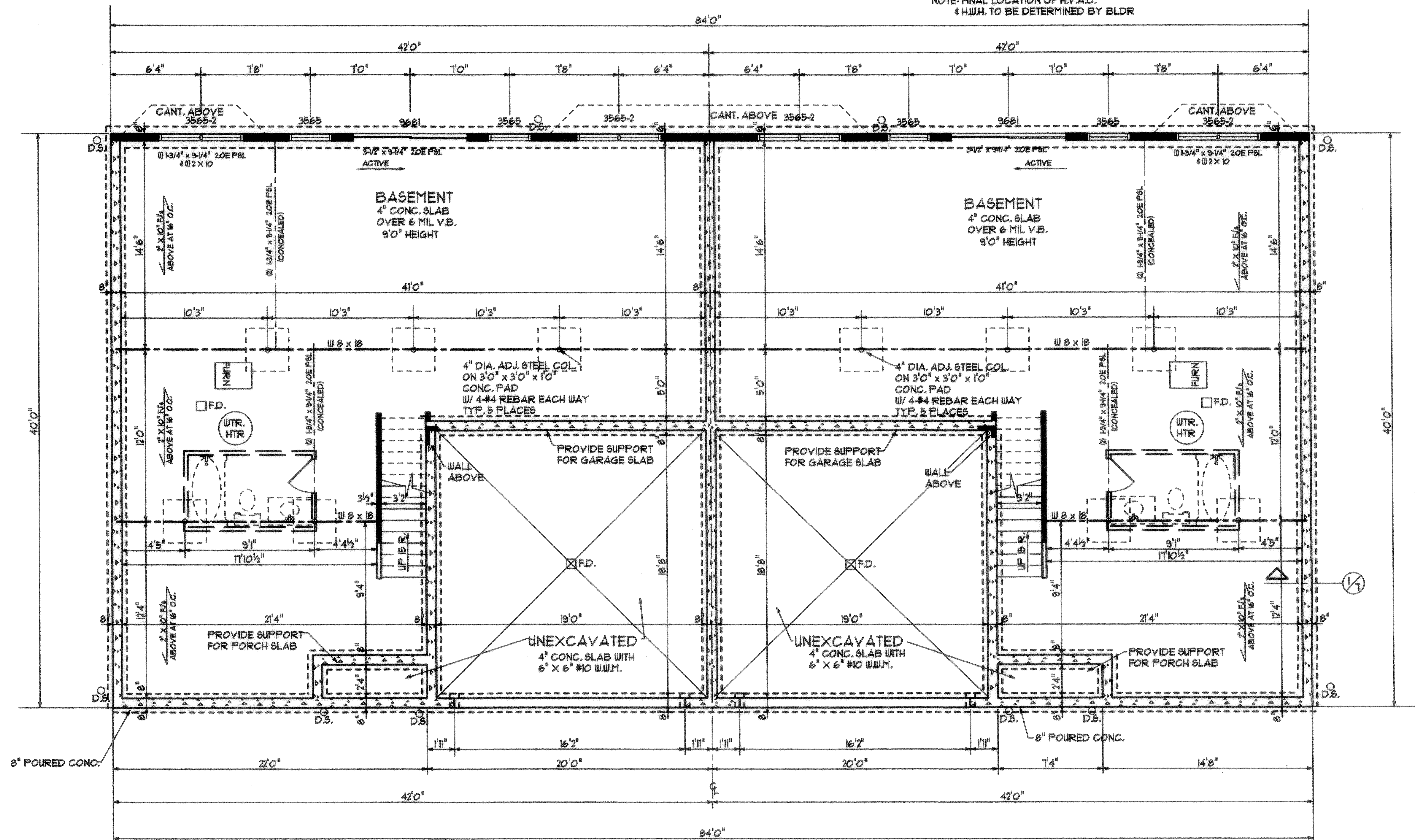
**BENDER DEVELOPMENT INC.**  
**LA CÔTE DE LAC, LORAIN**

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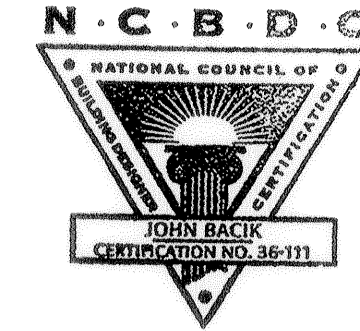
1332 LORRAINE DR. STONYSVILLE, OHIO 44148  
 (440) 572-3786  
 IMAGE LINE DESIGN, INC.  
 © 2003 IMAGE LINE DESIGN, INC.



NOTE: FINAL LOCATION OF H.V.A.C.  
 & H.W.H. TO BE DETERMINED BY BLDR



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

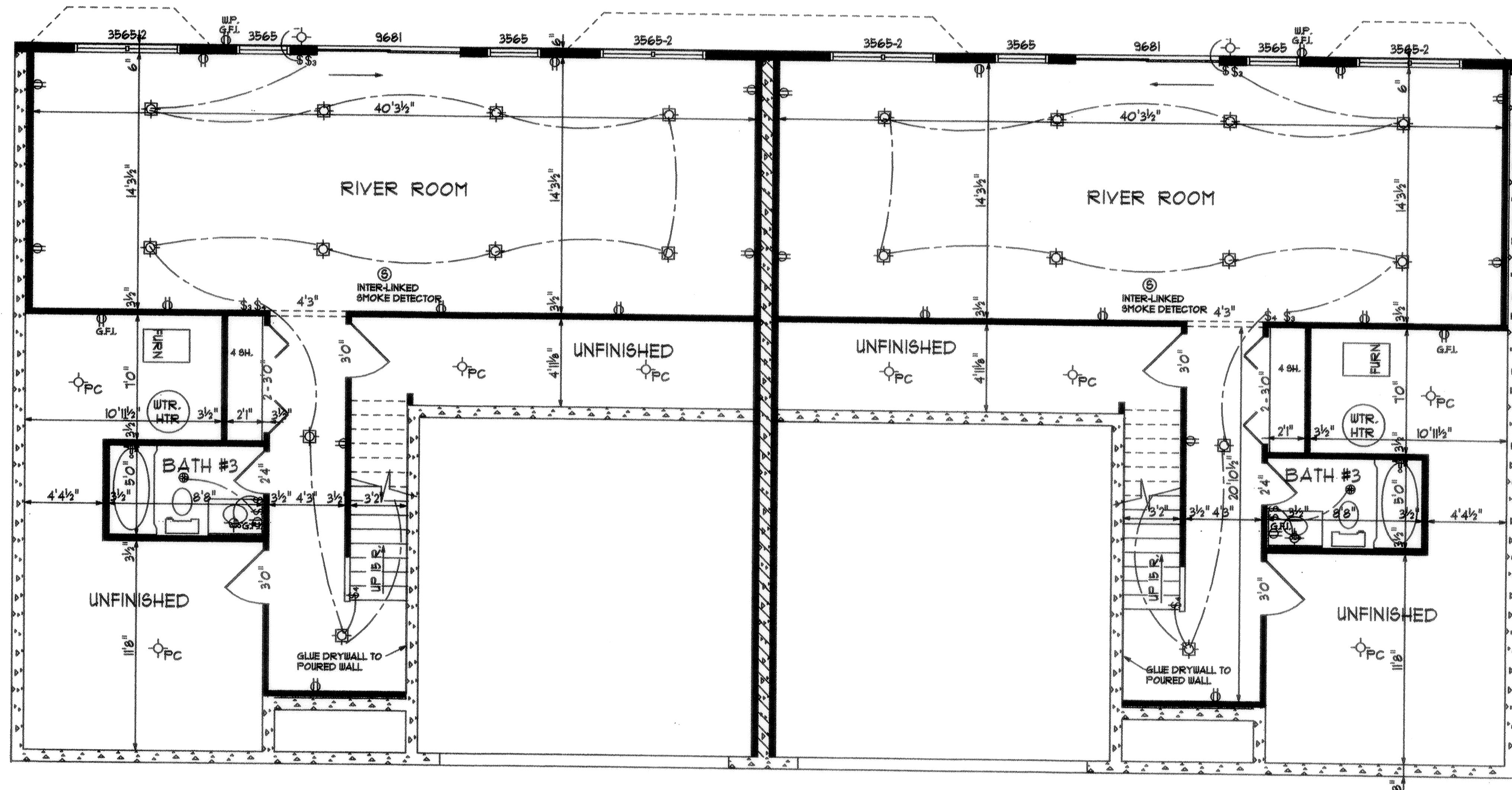


0211B-1

IMAGE LINE DESIGN INC. 13822 LORRAINE DR. ESTONSVILLE, OHIO 44149 (440) 572-3786

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**FINISHED BASEMENT PLAN**

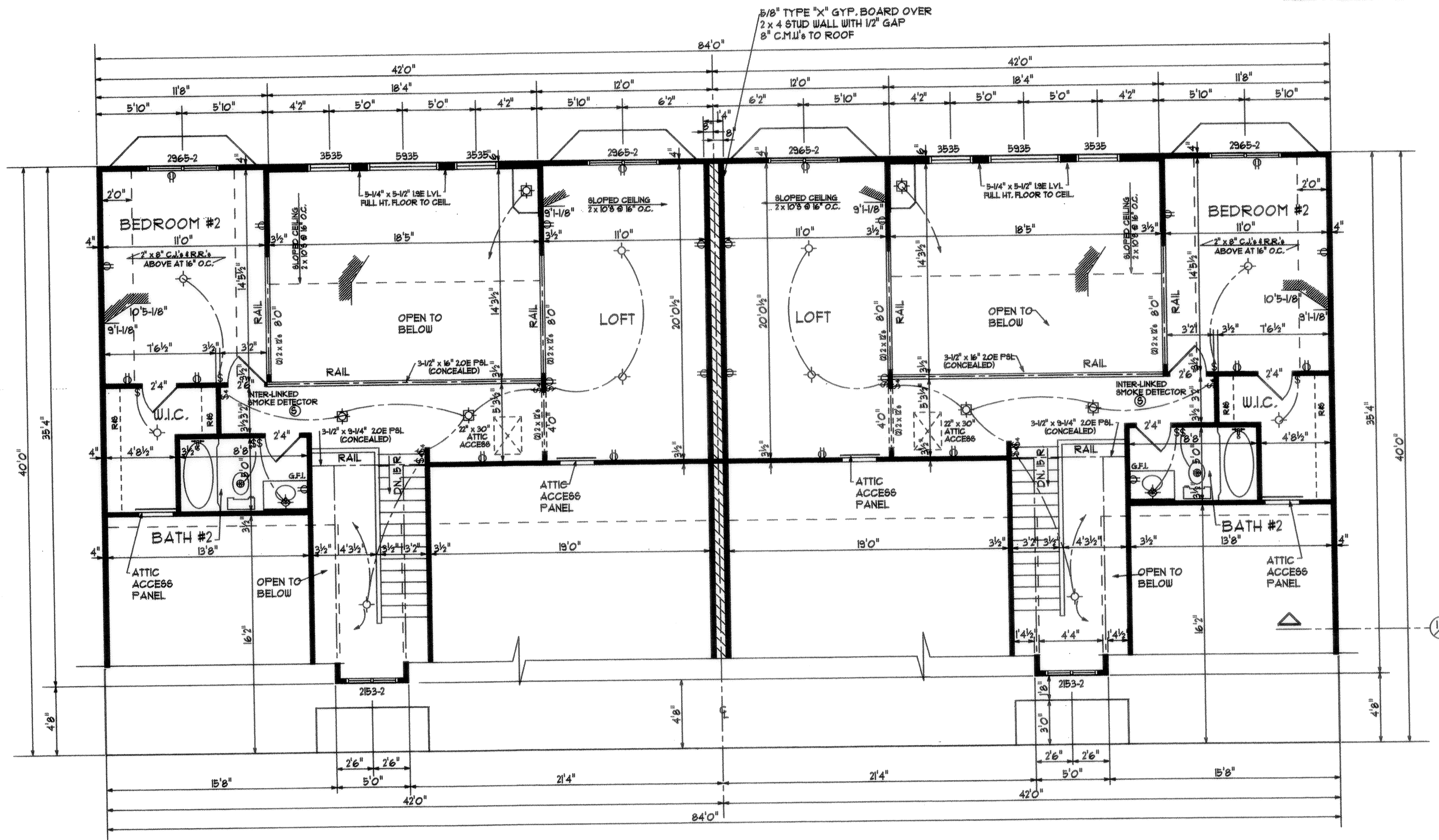
SCALE: 1/4" = 1'-0"  
854 SQ.FT. LIVING PER UNIT  
1708 SQ.FT. LIVING TOTAL  
1205 SQ.FT. LIVING POSSIBLE PER UNIT

SHEET  
14 OF 18  
JOB NO.  
00-762



NOTE: 1) SECOND FLOOR HAS  
 9' CEILINGS  
 2) SECOND FLOOR WINDOWS  
 HEADER TO BE 1"4"  
 FROM FLOOR UNLESS  
 OTHERWISE NOTED

NOTE: ALL WINDOW AND DOOR HEADERS  
 TO BE (2) DFL 2" x 12" WITH 1/2" PLYWOOD PLATE  
 UNLESS OTHERWISE SPECIFIED



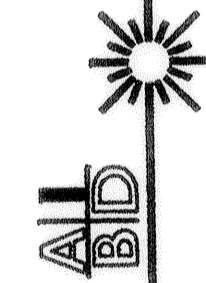
**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
 668 SQ.FT. LIVING PER UNIT  
 1336 SQ.FT. LIVING TOTAL

02115-1

8362 LORRAINE DR.  
 STROVINSVILLE, OHIO 44119  
 (440) 572-3786

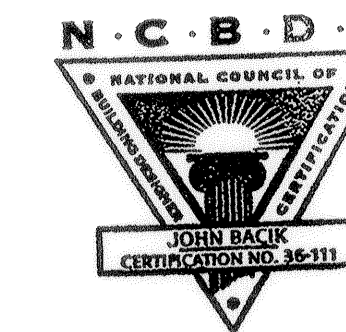
IMAGE LINE DESIGN INC.



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02118-1

MAKE THE FOLLOWING ELEMENT AN ADVICE OR AN ORDER. ALL STRUCTURAL & FINISH ELEMENTS ARE SUGGESTED ONLY AND SHOULD BE CHECKED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. CONSULT WITH THE ARCHITECT FOR ANY CHANGES TO THE DRAWING. THE ARCHITECT'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK SHOWN ON THIS DRAWING.

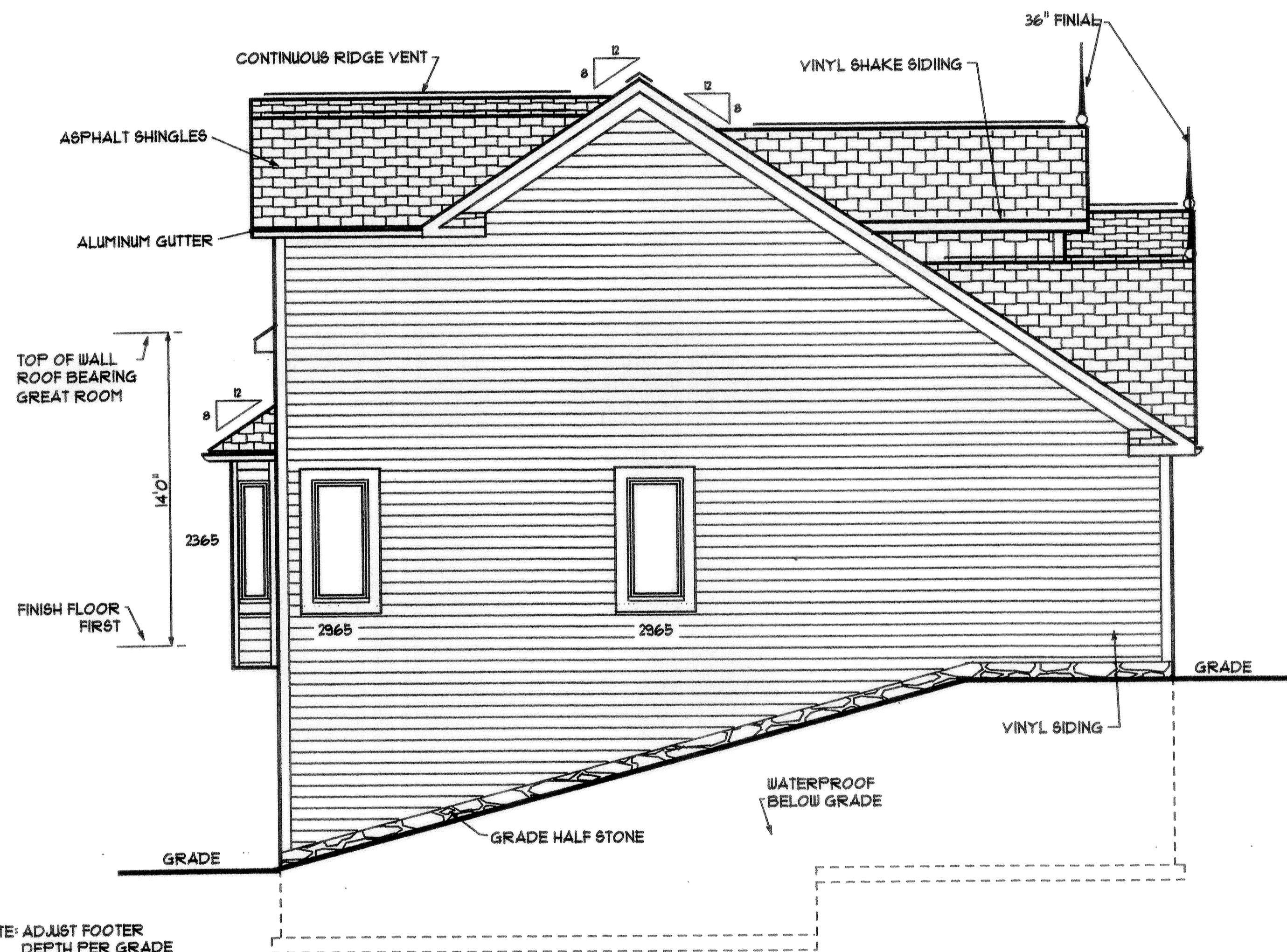
3820 CORPANE DR  
STRONGSVILLE, OHIO 44149  
(440) 572-3786



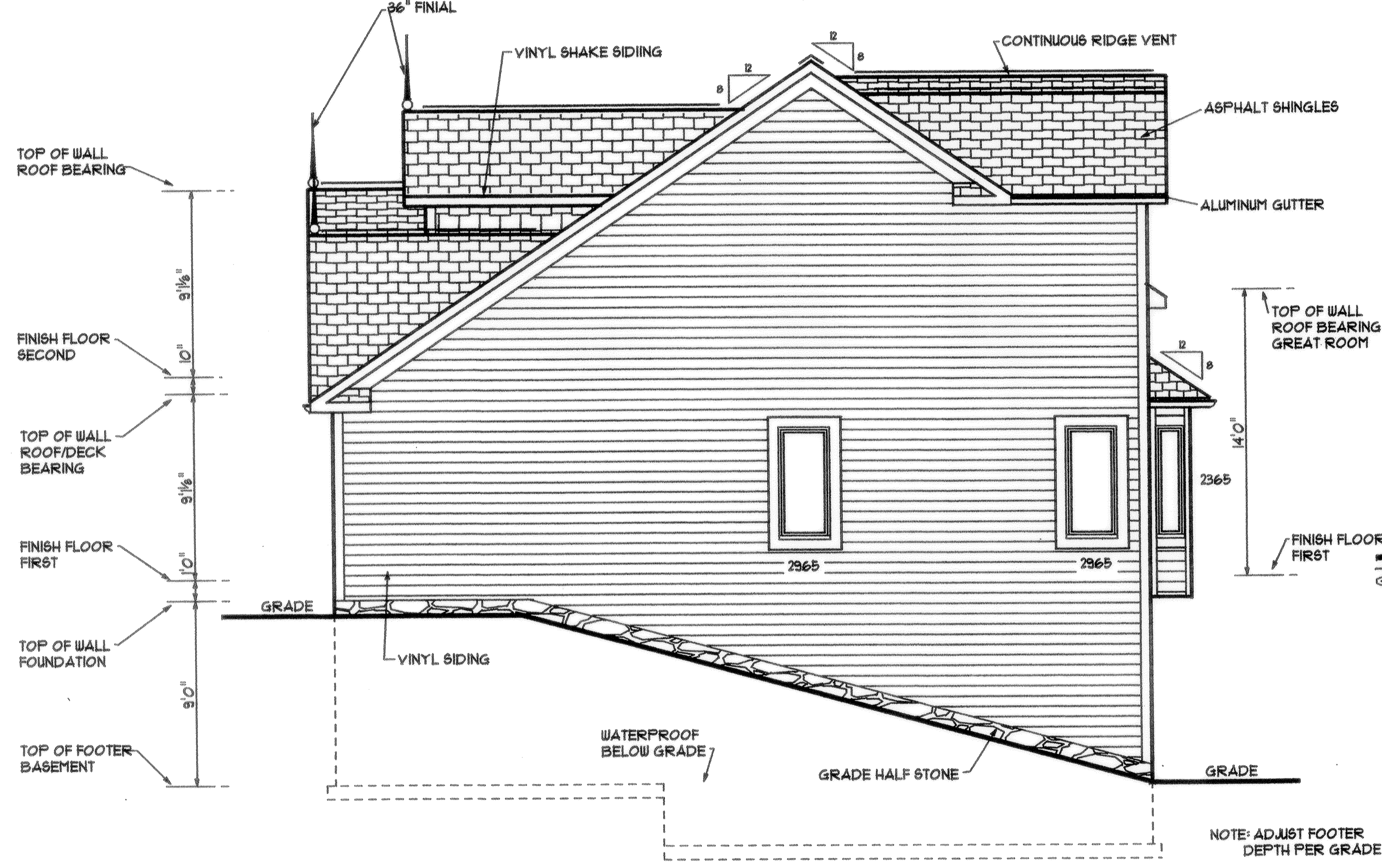
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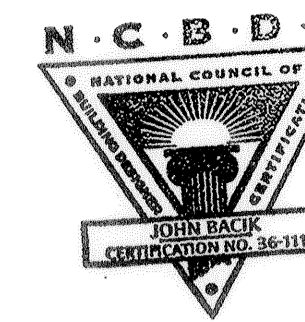
NOTE: 1) FIRST & SECOND FLOORS HAVE 9' CEILING  
2) WINDOW HEADER TO BE T4" FROM FLOOR UNLESS OTHERWISE NOTED



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

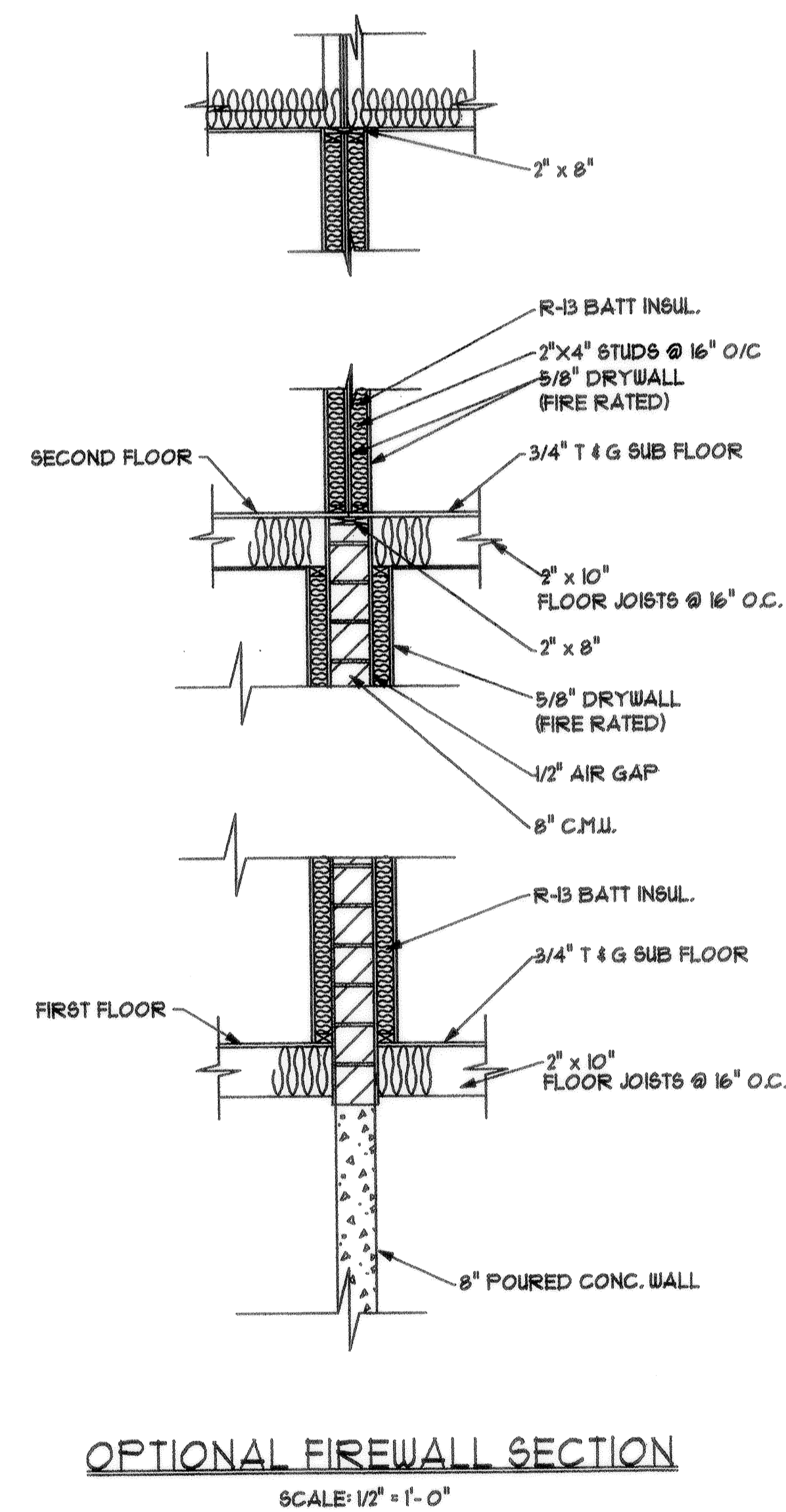


**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



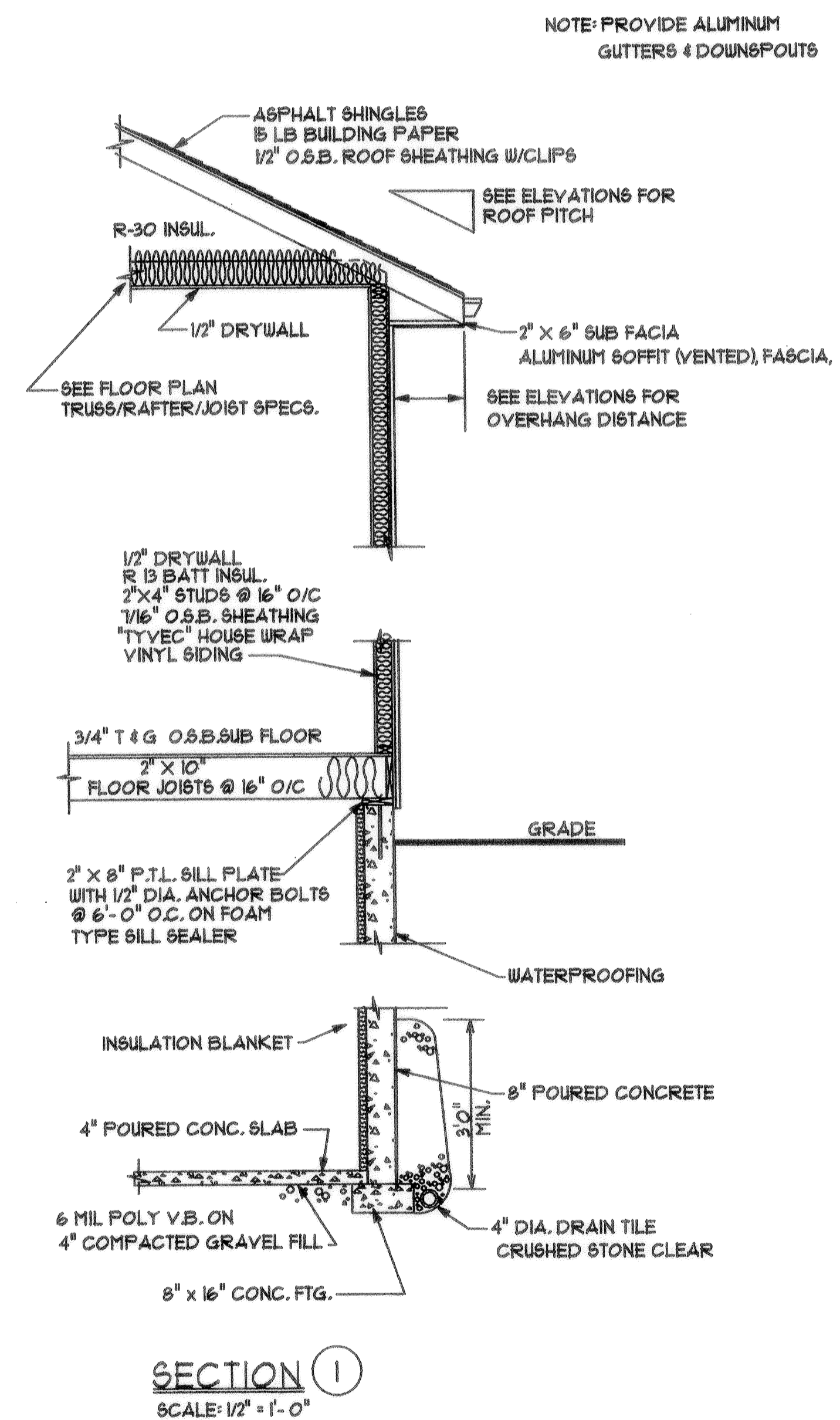
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**OPTIONAL FIREWALL SECTION**

SCALE: 1/2" = 1'-0"



**SECTION 1**

SCALE: 1/2" = 1'-0"

NOTE: PROVIDE ALUMINUM GUTTERS & DOWNSPOUTS

0211B-1

8892 LORRAINE DR. STONINGVILLE, OHIO 44138 (440) 572-3788

IMAGE LINE DESIGN INC.



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