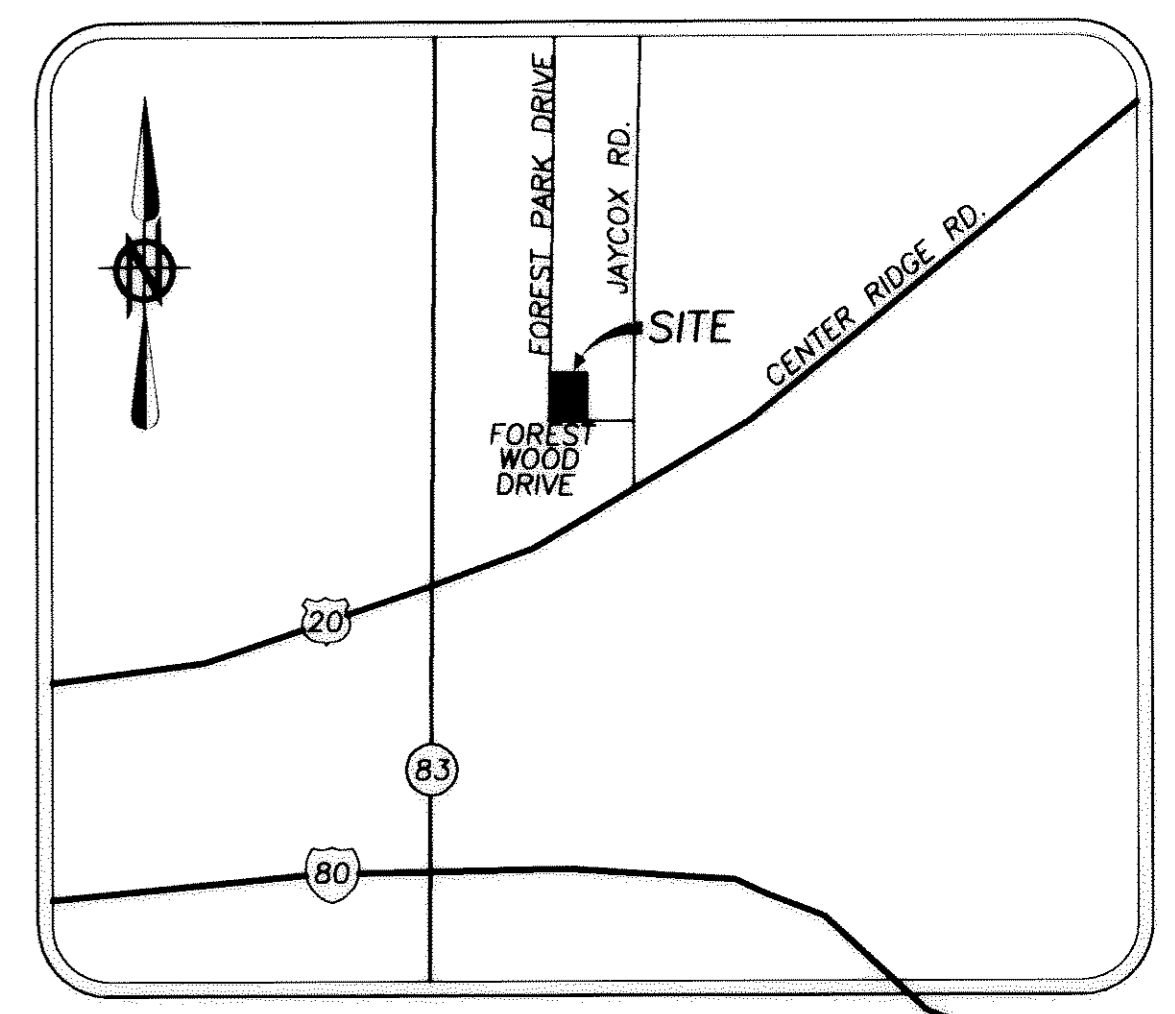


991436

991436 #2065

# FOREST VIEW CROSSINGS CONDOMINIUM - PHASE 4

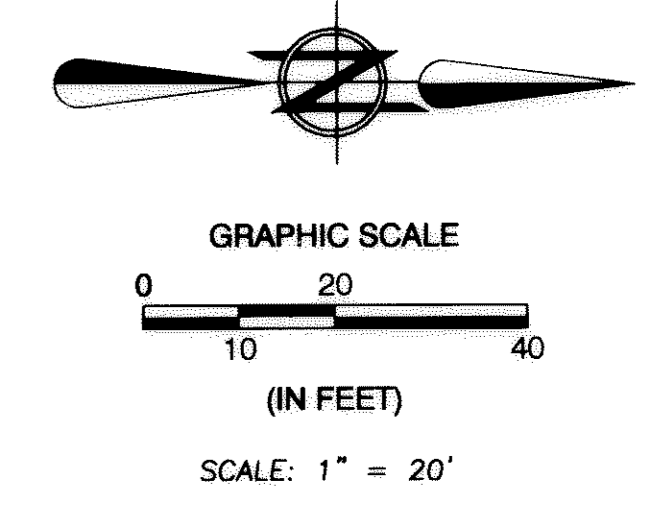
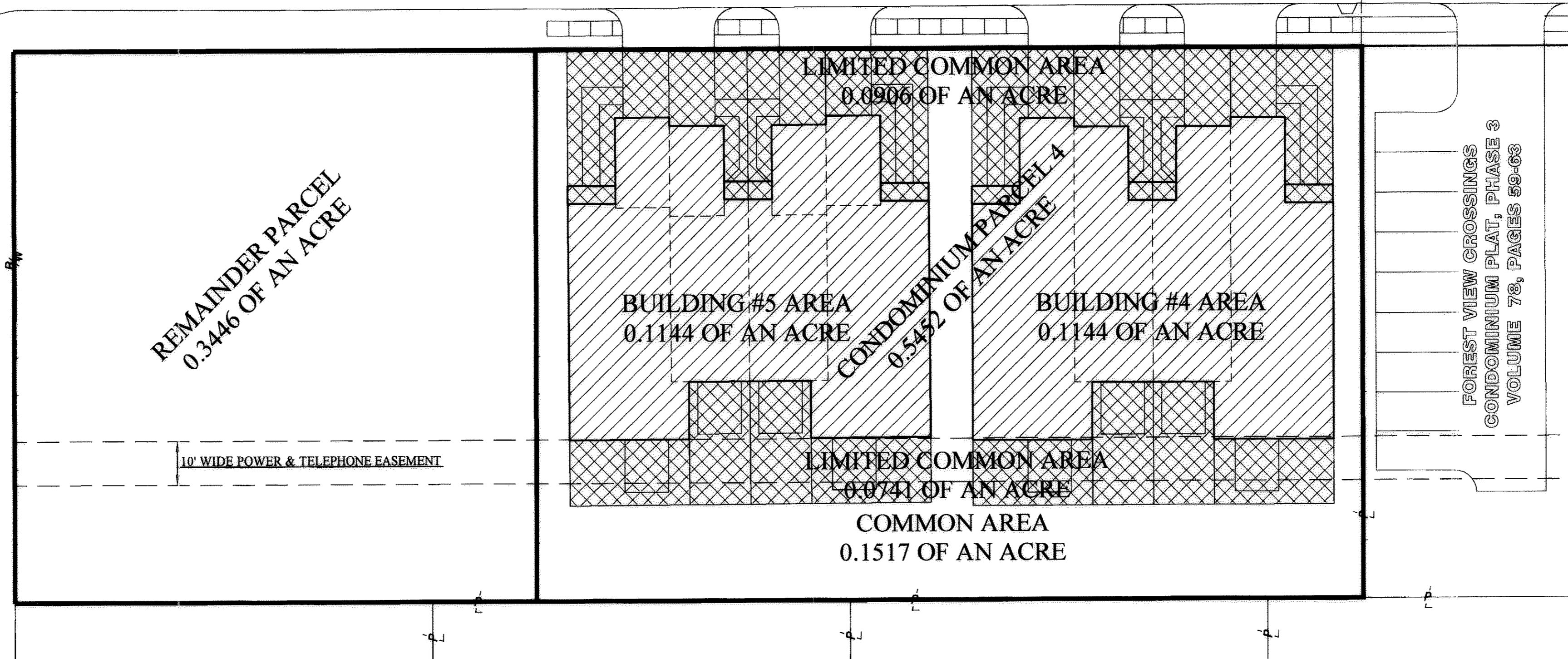
SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND  
KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 21.  
PREPARED: FEBRUARY 2004



LOCATION MAP

FOREST WOOD DRIVE (60')

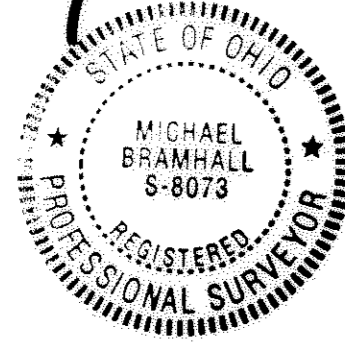
FOREST PARK DRIVE (40' WIDE PUBLIC EASEMENT)(PRIVATE DRIVE)



### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ACCURATELY SHOW THE BUILDINGS AS CONSTRUCTED.

*Michael C. Bramhall* 3/16/04  
MICHAEL C. BRAMHALL  
REGISTERED SURVEYOR NUMBER 8073



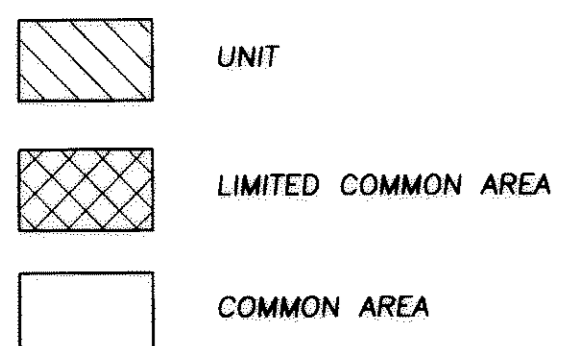
### ARCHITECT'S CERTIFICATE:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ACCURATELY SHOW THE BUILDINGS AS CONSTRUCTED.

*Mark W. Ruby* 3/18/04  
MARK W. RUBY  
REGISTERED ARCHITECT NUMBER 9199

### INDEX OF SHEETS

LOCATION PLAN AND CERTIFICATION	1
LOT SPLIT	2
UNIT LAYOUT - BUILDING NUMBER 4 & 5	3
BUILDING NUMBER 4 & 5 FOUNDATION PLAN	4
BUILDING NUMBER 4 & 5 FLOOR PLAN	5
BUILDING NUMBER 4 & 5 ELEVATION VIEWS	6



BUILDING #4 AREA:	0.1144 OF AN ACRE
+BUILDING #5 AREA:	0.1144 OF AN ACRE
+LIMITED COMMON AREA:	0.1647 OF AN ACRE
+COMMON AREA:	0.1517 OF AN ACRE
TOTAL AREA:	0.5452 OF AN ACRE

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319.202  
LAW REV CODE  
MAR 25 2004  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

MAR 25 2004  
RECEIVED FOR RECORD  
at the Office of the Recorder  
VOL. 88 JUDITH M. NEDWICK  
PAGE 16  
LORAIN COUNTY RECORDER

J:\02-1364-2\DRAWINGS\PHASE 4.DWG

DATE	BY	DESCRIPTION
02/20/04	CLH	ISSUE TO CLIENT

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

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

FOREST VIEW CROSSINGS CONDOMINIUM - PHASE 4  
**TITLE SHEET**  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
1 OF 6  
JOB NO.  
02-1364-2

TAX MAP DEPT. COPY #04-00704

80/16



991436

991436 #2065

# FOREST VIEW CROSSINGS CONDOMINIUM - PHASE 4

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 21.  
PREPARED: FEBRUARY 2004

### LEGEND OF SYMBOLS AND LINETYPES

- CENTERLINE OF RIGHT-OF-WAY
- EXISTING EASEMENT
- IRON PIPE OR PIN FOUND AS INDICATED
- 5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
- 5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- P-K NAIL SET
- POINT OF COMMENCEMENT
- TRUE PLACE OF BEGINNING
- FENCE
- FOUND
- USED
- RECORD
- MEASURED
- CALCULATED
- RIGHT-OF-WAY LINE
- MONUMENT BOX WITH 3/4" REBAR FOUND & USED

**PRE-SPLIT SUMMARY**  
N.T.S.

07-00-021-116-030 0.8898 OF AN ACRE (REC. & CALC.)
---

**POST-SPLIT SUMMARY**  
N.T.S.

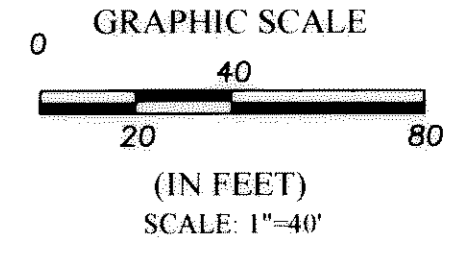
REMAINDER PARCEL 0.3446 OF AN ACRE	CONDOMINIUM PARCEL 0.5452 OF AN ACRE
---------------------------------------	---

BUILDING #4 AREA: 0.1144 OF AN ACRE  
 + BUILDING #5 AREA: 0.1144 OF AN ACRE  
 + LIMITED COMMON AREA: 0.1647 OF AN ACRE  
 + COMMON AREA: 0.1517 OF AN ACRE  
 SPLIT AREA: 0.5452 OF AN ACRE

**BASIS OF BEARINGS:**  
 CENTERLINE OF FOREST PARK DRIVE WHICH WAS ASSUMED TO BE NORTH 00°21'30" EAST

### TABLE OF OWNERSHIP

(A)	STONE RIVER CONDO PROPERTIES, LLC 07-00-021-116-030 DOC. # 20010772455 0.8898 OF AN ACRE (REC.) 0.8898 OF AN ACRE (CALC.)
(B)	STONE RIVER CONDO PROPERTIES, LLC 07-00-021-712-001-002 0.27 OF AN ACRE (REC.)
(C)	STONE RIVER CONDO PROPERTIES, LLC 07-00-021-711-001-002-003-004 0.1175 OF AN ACRE (REC.)
(D)	STONE RIVER CONDO PROPERTIES, LLC 07-00-021-710-001-002-003-004 0.1179 OF AN ACRE (REC.)

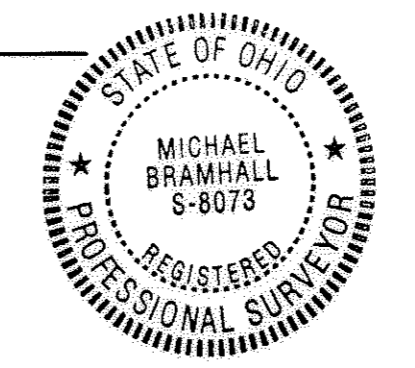


### NOTES:

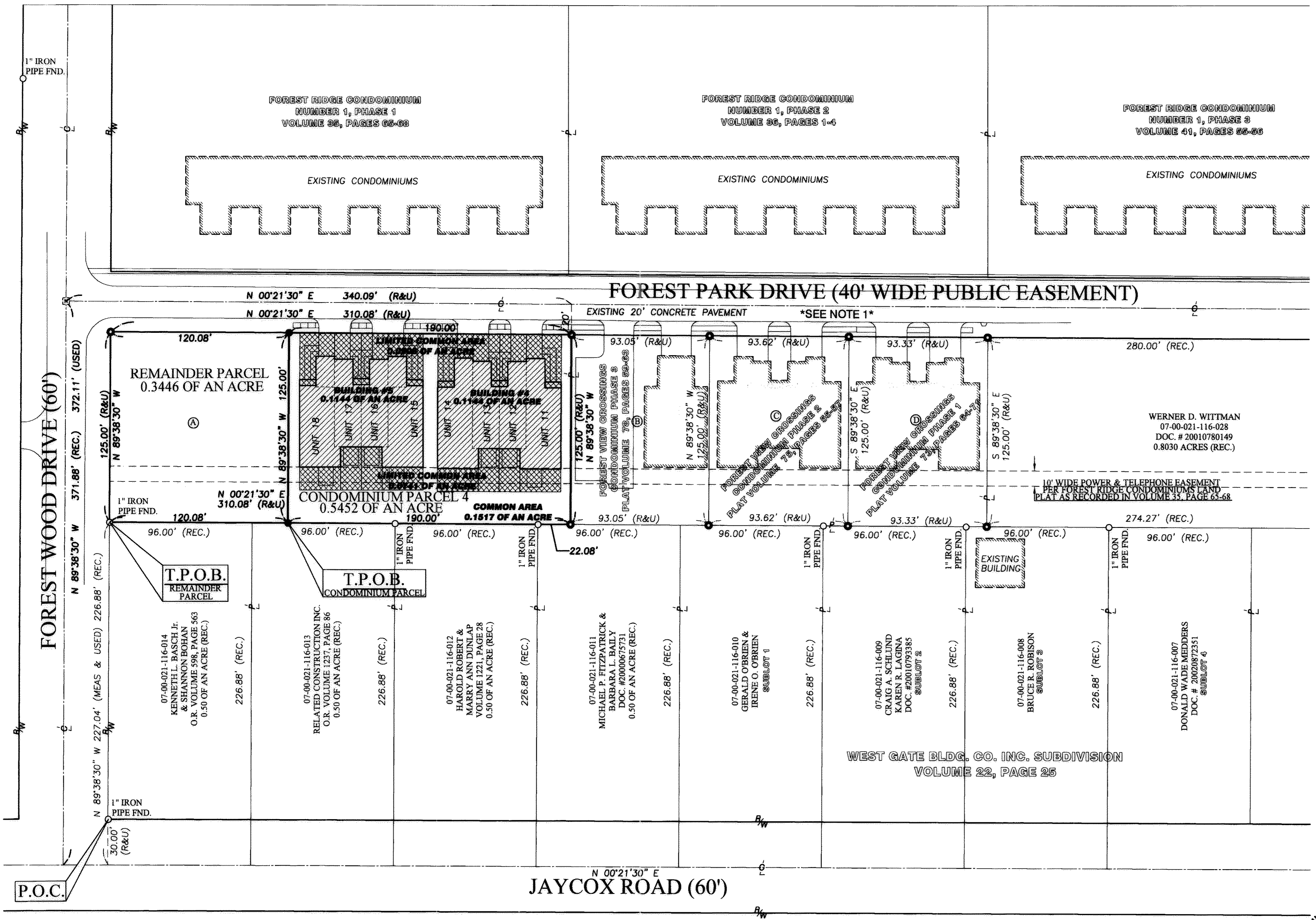
- PER FOREST RIDGE CONDOMINIUMS LANDS PLAT AS RECORDED IN VOLUME 35, PAGES 65-68 OF THE LORAIN COUNTY PLAT RECORDS "FOREST PARK DRIVE IS A 40 FOOT WIDE PUBLIC EASEMENT FOR INGRESS AND EGRESS OF THE RESIDENTS AND GENERAL PUBLIC AND FOR THE CONSTRUCTION, MAINTENANCE, INSTALLATION, REPAIR AND ALTERATION OF ANY PUBLIC OR PRIVATE UTILITY."

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "FOREST VIEW CROSSINGS CONDOMINIUM - PHASE 4" AS SHOWN HEREON. SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING A PARCEL OF LAND DESCRIBED IN A DEED TO STONE RIVER CONDO PROPERTIES, L.L.C. AS RECORDED IN DOCUMENT NUMBER 20010772455 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING 0.8898 OF AN ACRE OF LAND IN ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 21, OF WHICH 0.1517 OF AN ACRE OF LAND LIES WITHIN THE COMMON AREA, 0.1647 OF AN ACRE OF LAND LIES WITHIN THE LIMITED COMMON AREA, AND 0.2288 OF AN ACRE OF LAND LIES WITHIN THE BUILDING AREA, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. AT ALL POINTS THUSLY INDICATED IRON PIN MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH A TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND EACH BLOCK COMPUTED FROM FIELD MEASUREMENTS OF GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.



*Michael C. Bramhall* 3/16/04  
 MICHAEL C. BRAMHALL, P.S.  
 REGISTERED SURVEYOR NO. 8073



J:\02-136+2-DRAWINGS\PHASE 4.DWG

DATE	BY	DESCRIPTION
02-20-04	CLH	ISSUE TO CLIENT

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

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

FOREST VIEW CROSSINGS CONDOMINIUM - PHASE 4  
 LOT SPLIT  
 CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
 STATE OF OHIO

SHEET  
 2 OF 6  
 JOB NO.  
 02-1364-2

TAX MAP DEPT. COPY #04-00704

80/17



991436

991436 #2065

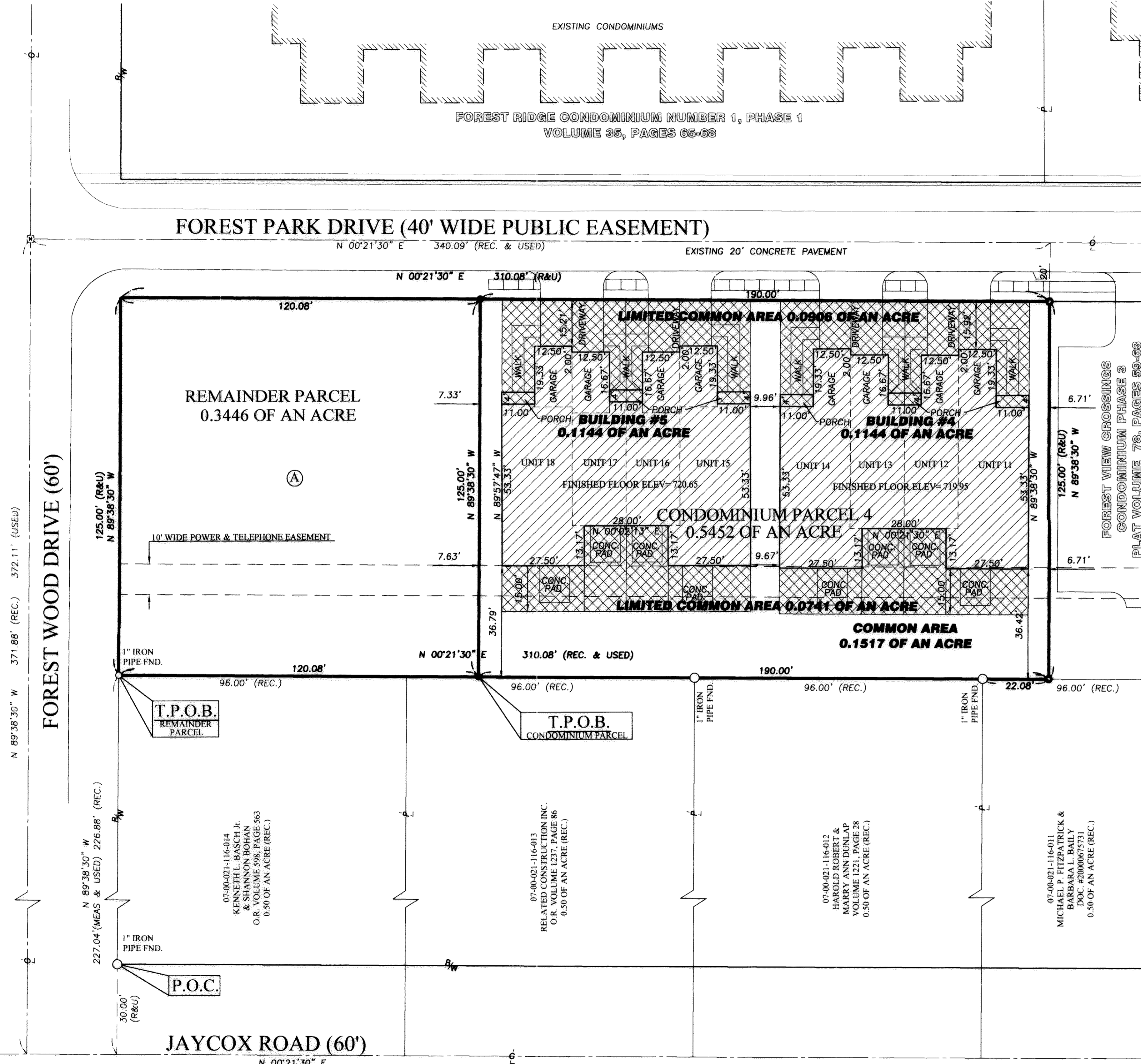
# FOREST VIEW CROSSINGS CONDOMINIUM - PHASE 4

SITUATED IN THE CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NUMBER 21.

PREPARED: FEBRUARY 2004

### LEGEND OF SYMBOLS AND LINETYPES

- CENTERLINE OF RIGHT-OF-WAY
- EXISTING EASEMENT
- IRON PIPE OR PIN FOUND AS INDICATED
- 5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" FOUND
- 5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- P.K.S.
- POINT OF COMMENCEMENT
- TRUE PLACE OF BEGINNING
- FENCE
- FOUND
- USED
- RECORD
- MEASURED
- CALCULATED
- RIGHT-OF-WAY LINE
- MONUMENT BOX WITH 3/4" REBAR FOUND & USED



### SQUARE FOOTAGE SUMMARY

BUILDING NUMBER 4			BUILDING NUMBER 5		
UNIT #	LIVING AREA (S.F.)	LIMITED COMMON AREA (S.F.)	UNIT #	LIVING AREA (S.F.)	LIMITED COMMON AREA (S.F.)
11	1,247	586.45	15	1,247	568.44
12	1,400*	413.96	16	1,400*	402.27
13	1,400*	413.95	17	1,400*	404.09
14	1,247	586.40	18	1,247	572.87
TOTAL	5,294	2000.76	TOTAL	5,294	1947.67

\* NOTE \* UNITS 12, 13, 16, & 17 SQUARE FOOTAGE INCLUDES SECONDS STORY AREA

### TABLE OF OWNERSHIP

Ⓐ	STONE RIVER CONDO PROPERTIES, LLC 07-00-021-116-030 DOC. # 20010773455 0.8898 OF AN ACRE (REC.) 0.8898 OF AN ACRE (CALC.)
Ⓑ	STONE RIVER CONDO PROPERTIES, LLC 07-00-021-712-001-002 0.27 OF AN ACRE (REC.)

- BUILDING
- LIMITED COMMON AREA
- COMMON AREA

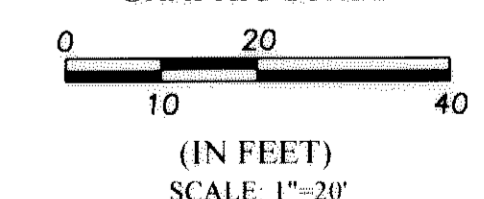
### NOTES:

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BUILDING #4 AREA:	0.1144 OF AN ACRE
+ BUILDING #5 AREA:	0.1144 OF AN ACRE
+ LIMITED COMMON AREA:	0.1647 OF AN ACRE
+ COMMON AREA:	0.1517 OF AN ACRE
SPILT AREA:	0.5452 OF AN ACRE



GRAPHIC SCALE



### BASIS OF BEARINGS:

CENTERLINE OF FOREST PARK DRIVE WHICH WAS ASSUMED TO BE NORTH 00°21'30" EAST

J:\02-1364-2 DRAWINGS PHASE 4.DWG

DATE	BY	DESCRIPTION
02-20-04	CLH	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:  
STONE RIVER CONSTRUCTION  
P.O. BOX 39668  
NORTH RIDGEVILLE, OHIO 44039

FOREST VIEW CROSSINGS CONDOMINIUM - PHASE 4  
UNIT LAYOUT - BUILDING NUMBER 4 & 5  
CITY OF NORTH RIDGEVILLE, COUNTY OF LORAIN,  
STATE OF OHIO

SHEET  
3 OF 6  
JOB NO.  
02-1364-2

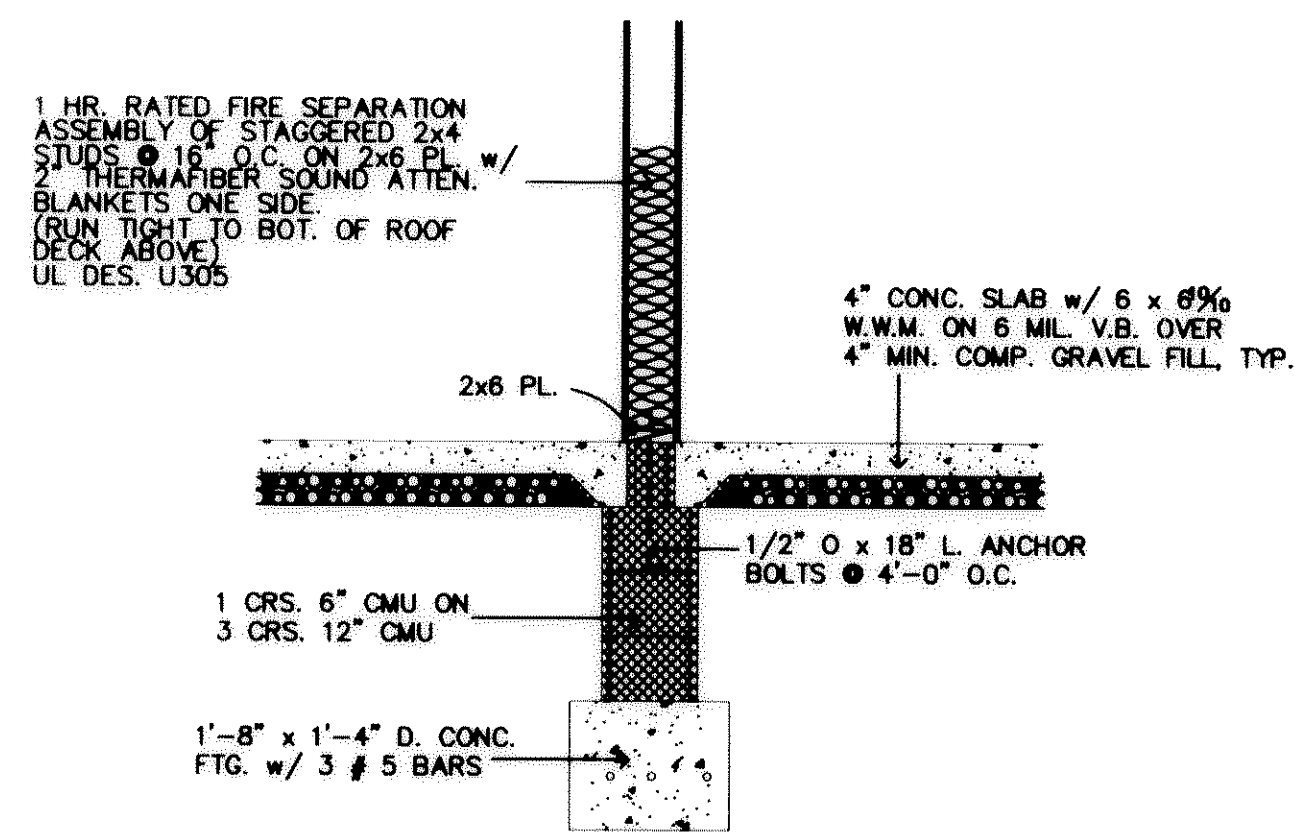
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80/18

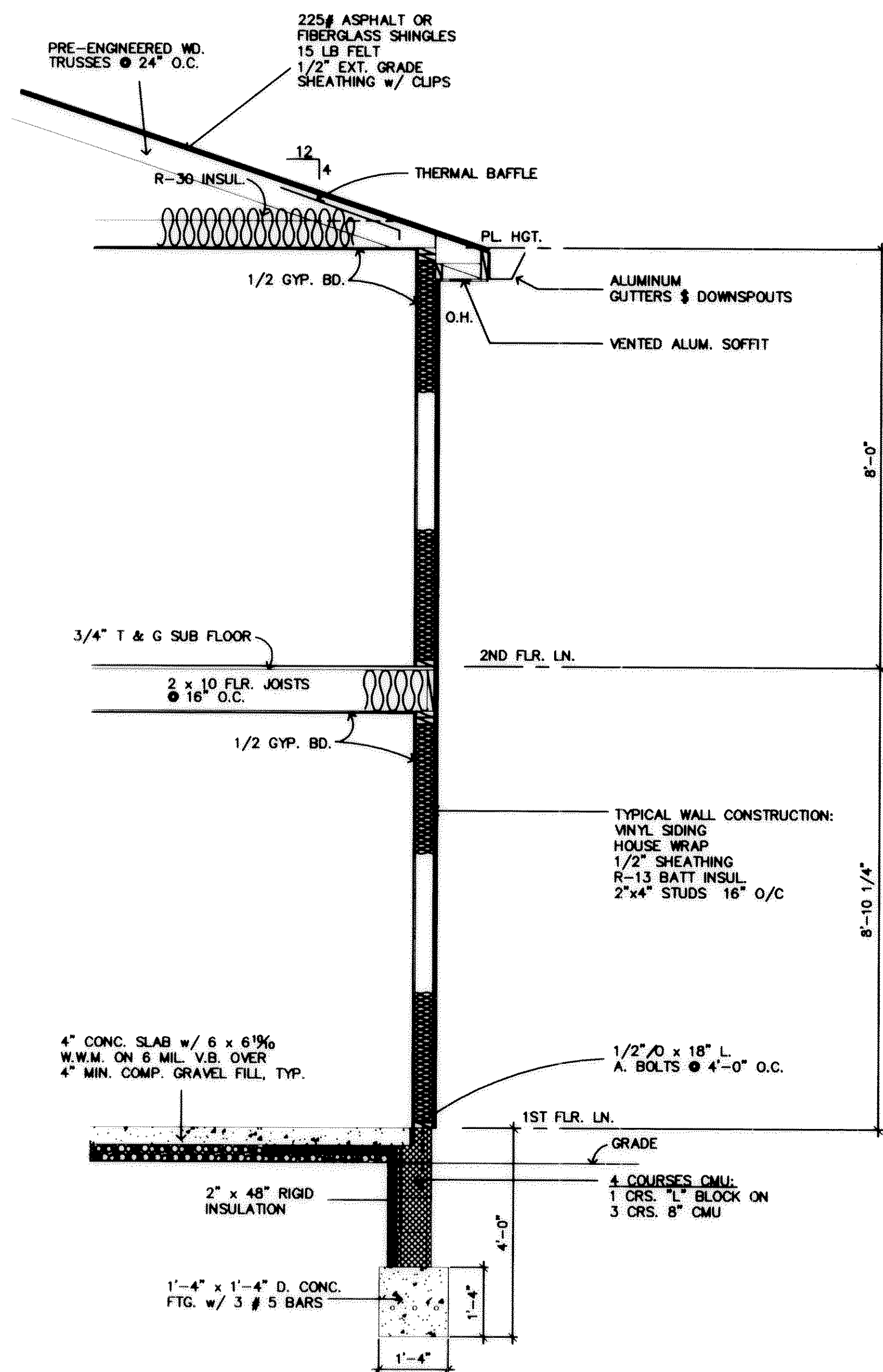


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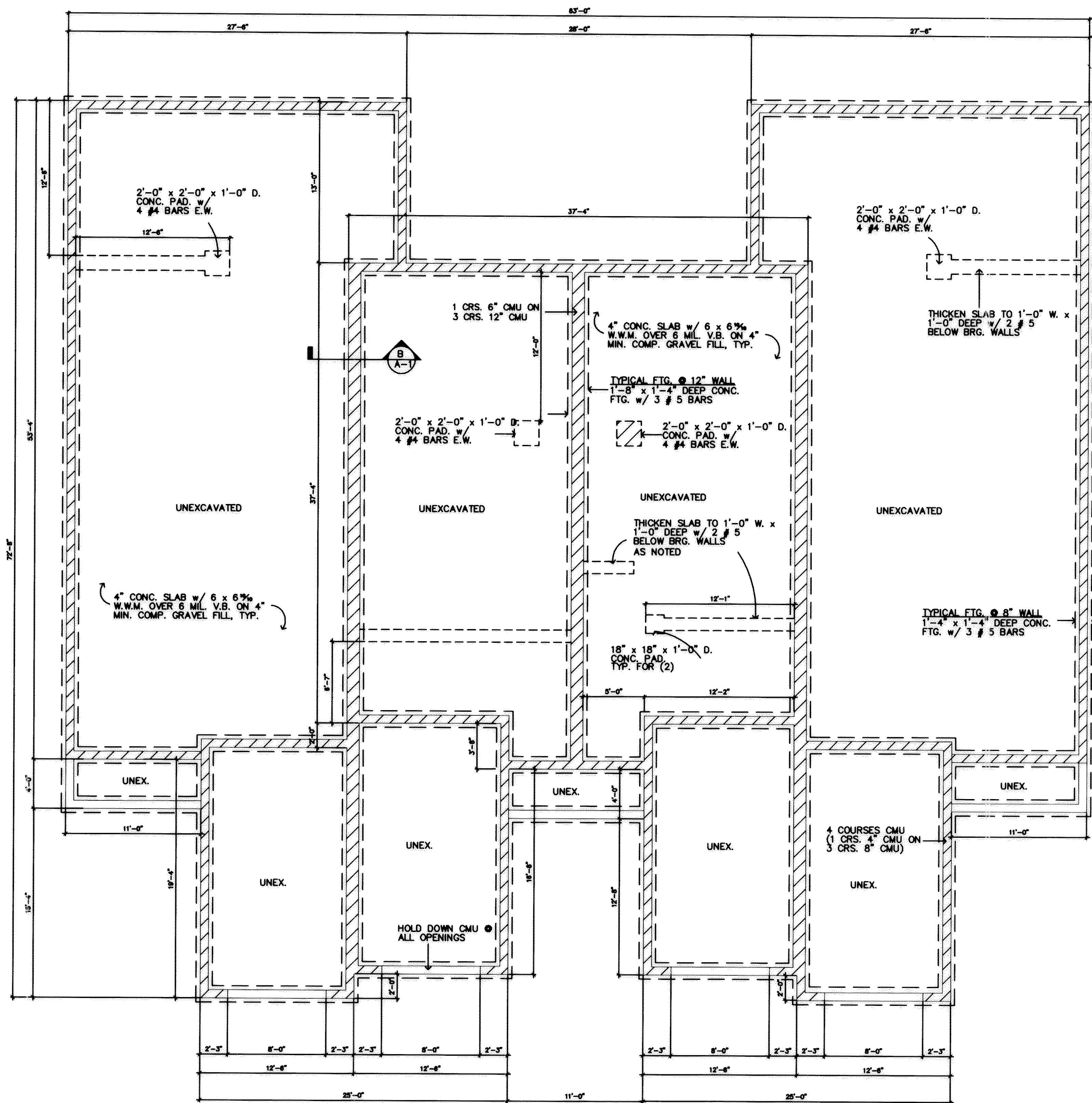
991436 H2065



SECTION VIEW B  
SCALE: 1/2" = 1'-0"



SECTION VIEW A  
SCALE: 1/2" = 1'-0"



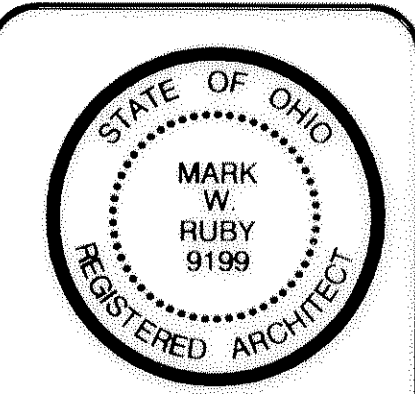
FOUNDATION PLAN  
SCALE: 3/16" = 1'-0"



REVISIONS	BY

MARK W. RUBY  
 ARCHITECT  
 1110 COOPER FOSTER PARK ROAD  
 AMHERST, OH 44001  
 (440) 966-2091

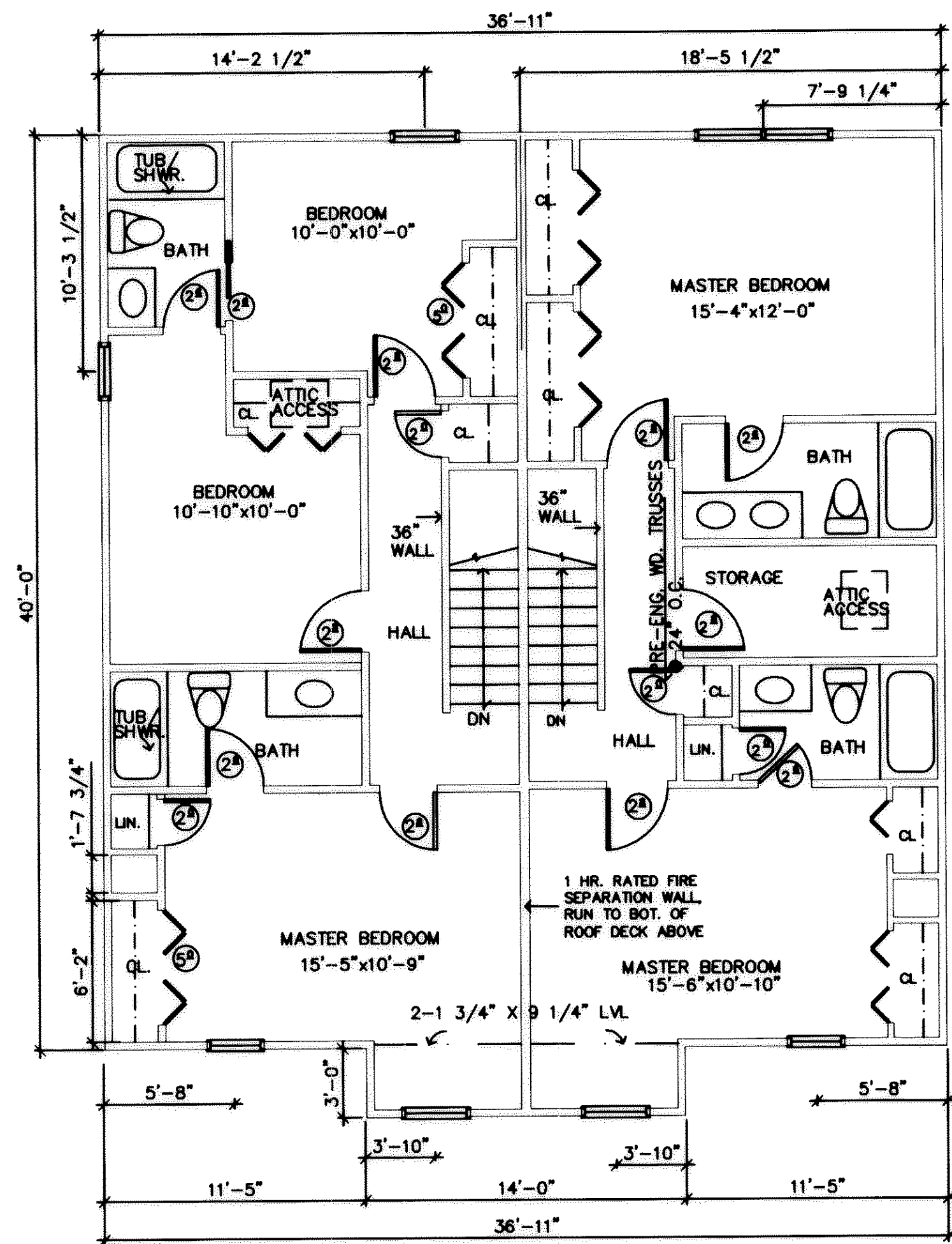
BUILDING #5  
 FOREST VIEW CROSSINGS CONDOS  
 NORTH RIDGEVILLE, OHIO  
 BY STONE RIVER HOMES



DATE	8/25/03
PROJ.	0340
SHEET	A-1
SHEET	4 of 6
REV. NO.	03-10045

TAX MAP DEPT. COPY #04-00704

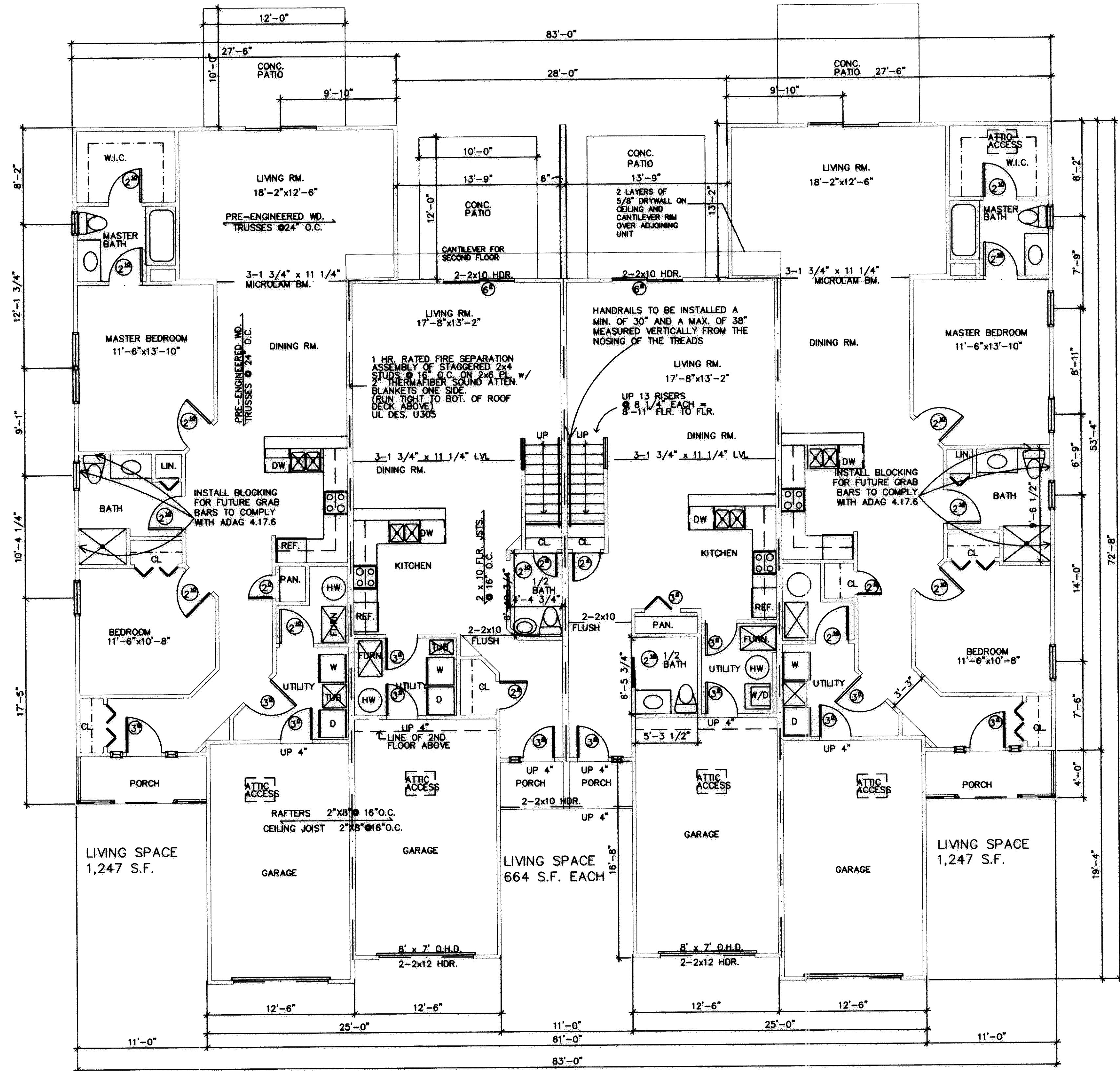
80/19



LIVING SPACE 736 S.F.      LIVING SPACE 736 S.F.

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



LIVING SPACE 1,247 S.F.      LIVING SPACE 664 S.F. EACH      LIVING SPACE 1,247 S.F.

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



REVISIONS	BY

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

TITLE  
BUILDING #5  
FOREST VIEW CROSSINGS CONDOS  
NORTH RIDGEVILLE, OHIO  
BY STONE RIVER HOMES



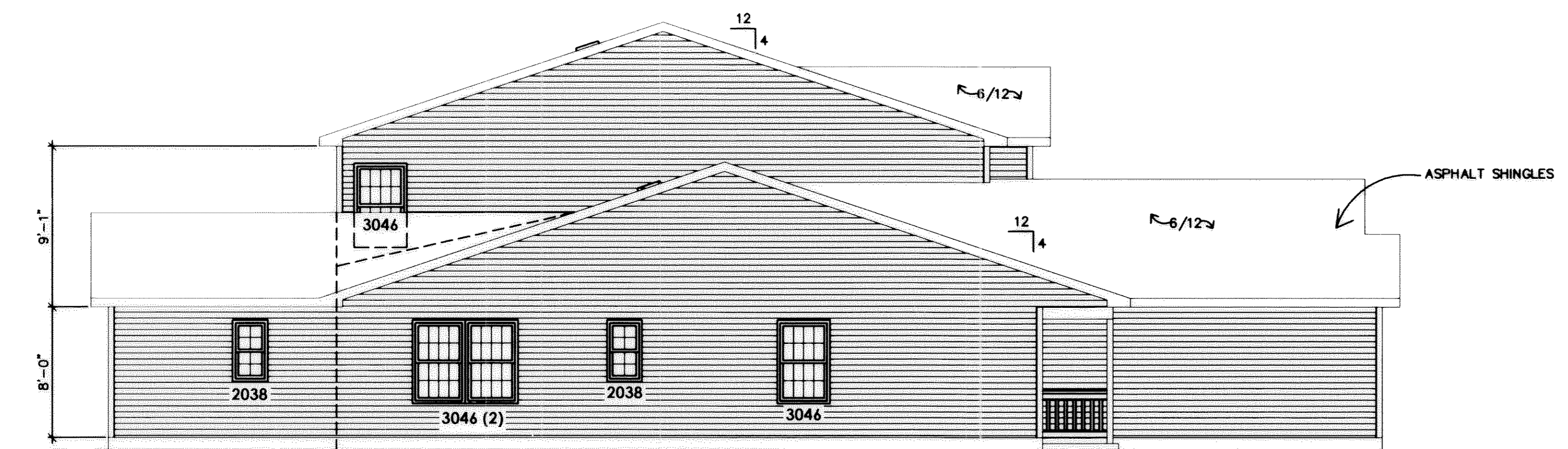
DATE 8/25/03  
PROJ. 0340  
SHEET

A-2  
SHEET 5 OF 6  
RUBEN 02.13.62

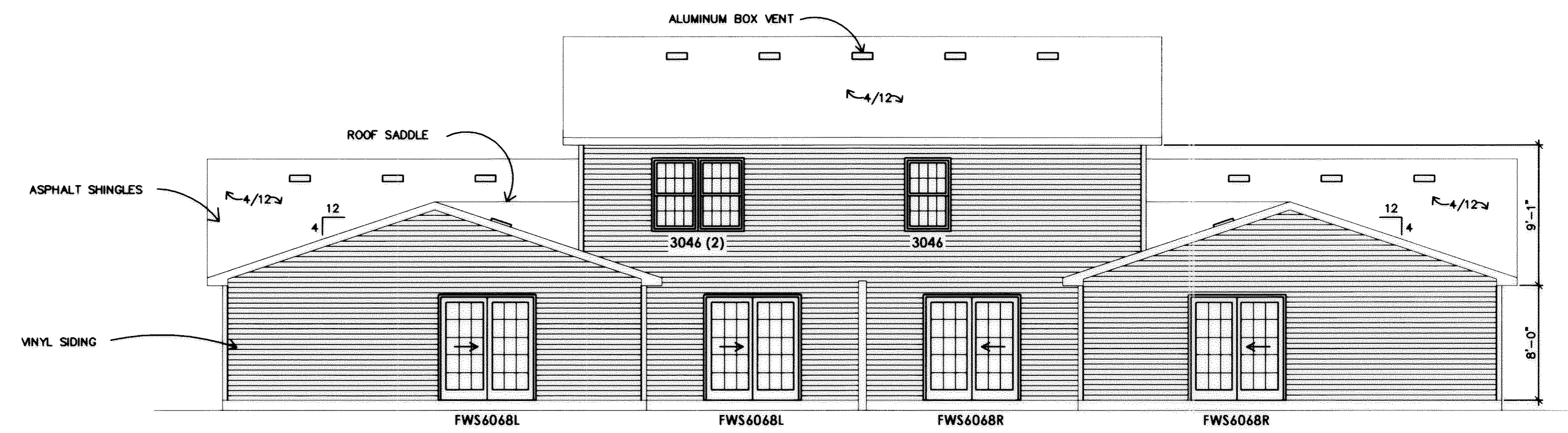


89/434

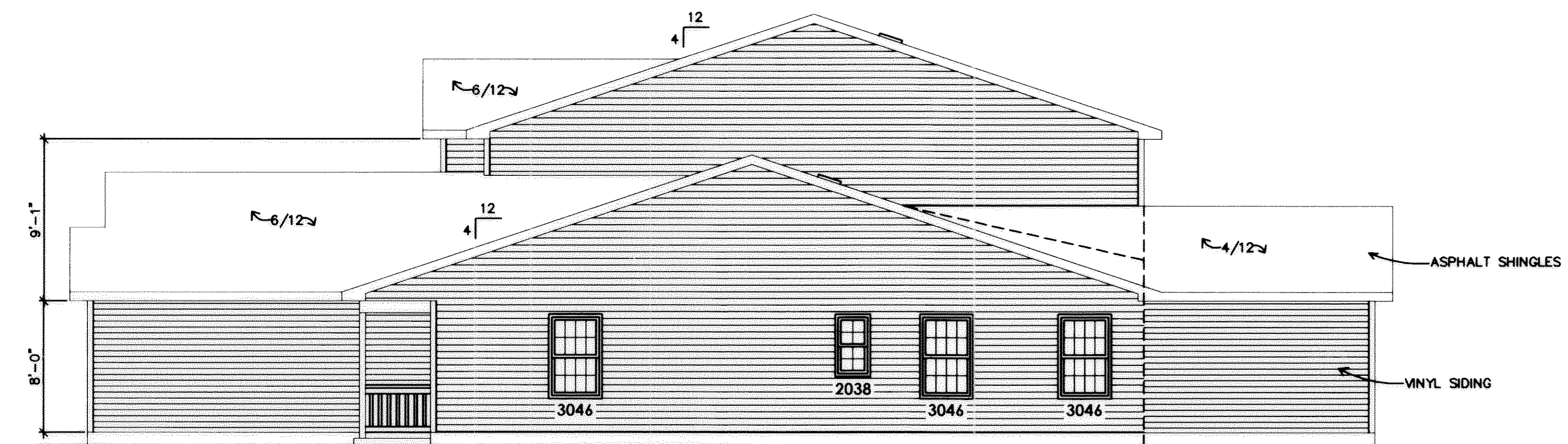
89/436 #2065



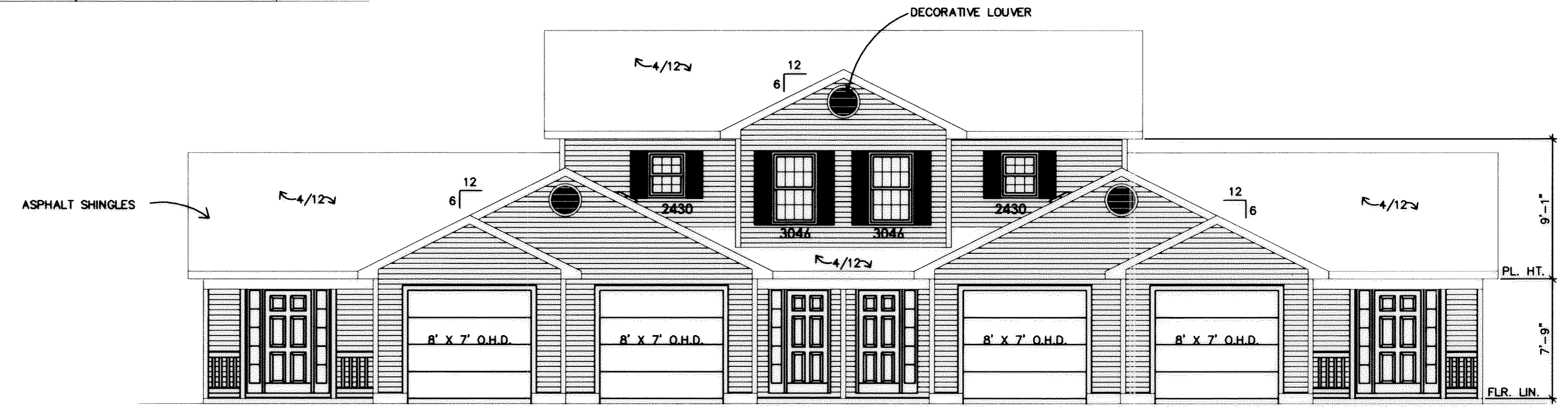
**NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"

REVISIONS	BY

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

TITLE BUILDING #5  
**FOREST VIEW CROSSINGS CONDOS**  
NORTH RIDGEVILLE, OHIO  
BY STONE RIVER HOMES

STATE OF OHIO  
MARK W. RUBY  
9199  
REGISTERED ARCHITECT

DATE 8/25/03  
PROJ. 0340  
SHEET  
A-4  
SHEET 6 OF 6  
JOB NO. 02-18642