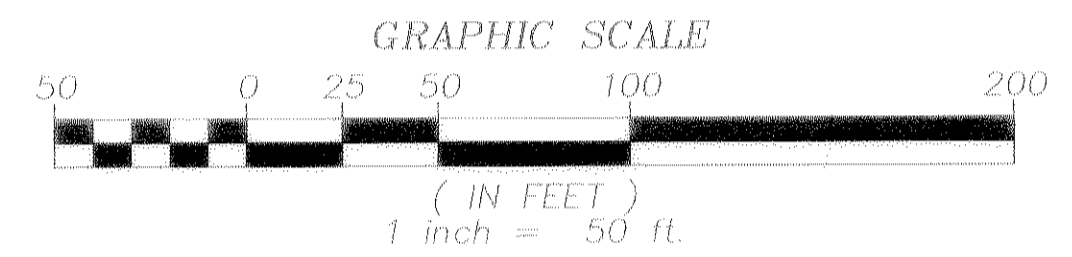
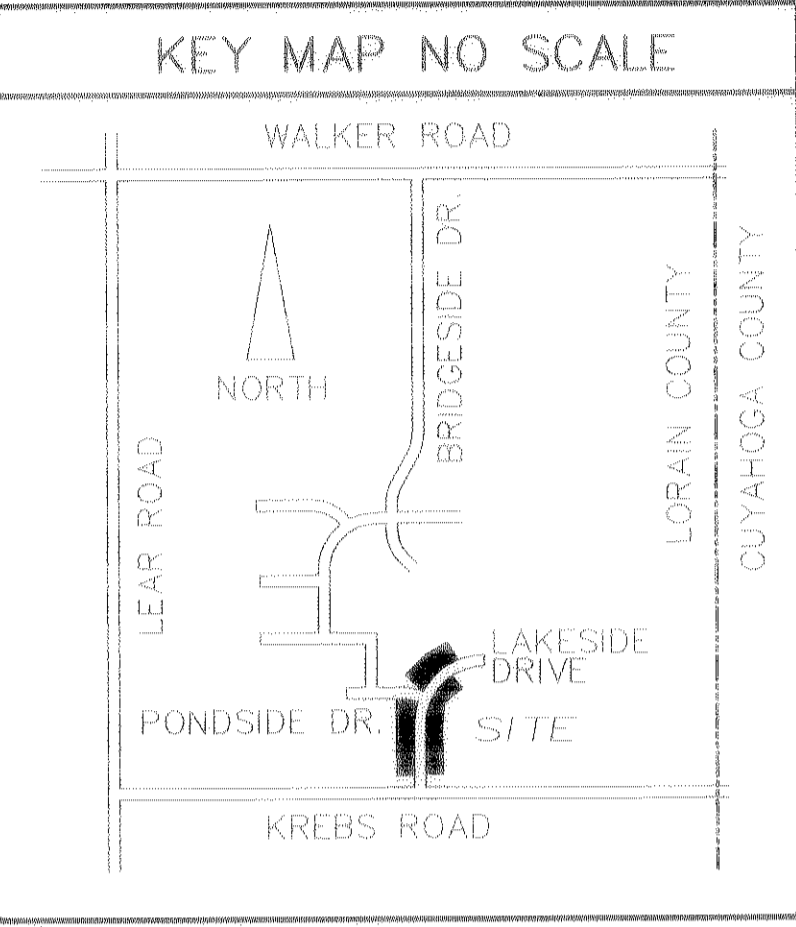


# LAKESIDE CONDOMINIUMS - PHASE 3

BLOCK A, B & C OF LAKESIDE CONDOMINIUM - PHASE 2 (FKA. "BLOCK I, L & J OF BRIDGESIDE SUBDIVISION NO. 6") OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 29, AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

CURVE SCHEDULE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	180.00'	50.54'	25.44'	50.37'	N82°32'03"W	16°05'12"
C2	150.00'	61.98'	31.44'	61.54'	S78°44'28"E	23°40'22"
C3	120.00'	16.07'	8.04'	16.05'	N86°44'32"W	07°40'15"
C4	25.00'	42.10'	28.00'	37.30'	S34°39'47"E	96°29'14"
C5	330.00'	81.54'	40.98'	81.34'	S06°30'05"W	14°09'29"
C6	300.00'	471.24'	300.00'	424.26'	N44°25'21"E	90°00'00"
C7	300.00'	123.95'	62.87'	123.07'	N11°15'32"E	23°40'22"
C8	300.00'	347.29'	196.04'	328.22'	N56°15'32"E	66°19'38"
C9	25.00'	39.27'	25.00'	35.36'	N45°34'39"W	90°00'00"
C10	270.00'	328.35'	187.93'	308.49'	S34°15'43"W	69°40'43"
C11	270.00'	95.76'	48.39'	95.26'	N79°15'43"E	20°19'17"
C12	25.00'	25.74'	14.14'	24.62'	S76°00'47"W	58°59'33"
C13	25.00'	6.46'	3.25'	6.44'	S39°06'57"W	14°48'07"
C14	330.00'	311.18'	168.25'	299.78'	N58°43'43"E	54°01'41"
C15	330.00'	21.19'	10.60'	21.19'	N87°34'57"E	03°40'47"
C16	25.00'	39.27'	25.00'	35.36'	N44°25'21"E	90°00'00"



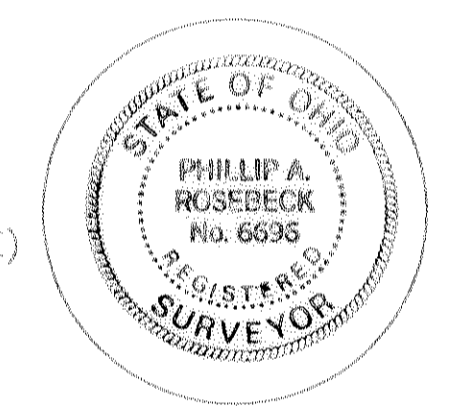
- LEGEND**
- 5/8" REBAR FD "R.E. WARNER CAP"
  - CENTERLINE MONUMENT FD. 5/8" REBAR FD "R.E. WARNER CAP"
  - ▨ LIMITED COMMON AREA

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT OF "LAKESIDE CONDOMINIUMS - PHASE 3" ACCURATELY SHOWS THE BUILDING AS CONSTRUCTED, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE INFORMATION SHOWN HEREON WAS PREPARED FROM A SURVEY PERFORMED BY ME IN JUNE OF 2004 IN ACCORDANCE WITH CHAPTER 4733-37 OAC. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE PURPOSES OF DESCRIBING ANGLES ONLY.

*Philip A. Rosebeck* 8-25-04  
 PHILIP A. ROSEBECK, REGISTERED SURVEYOR NO. 6696  
 P. A. ROSEBECK & ASSOCIATES  
 705 WILLOW CREEK DRIVE, AMHERST, OH 44001

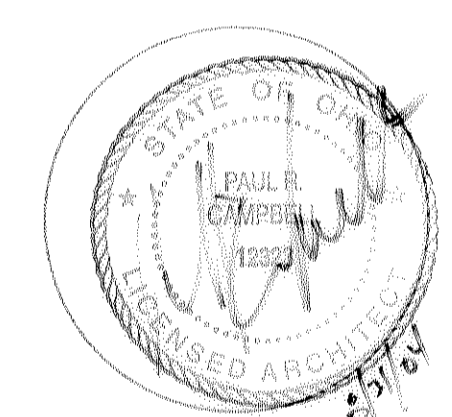
0.1466 ACRES IN PHASE 1 BUILDINGS  
 0.1472 ACRES IN PHASE 2 BUILDINGS  
 0.1469 ACRES IN BUILDINGS (THIS PHASE)  
 3.4861 ACRES IN COMMON AREA  
 3.9268 ACRES IN TOTAL



### ARCHITECT'S CERTIFICATE

THIS IS TO CERTIFY THAT THESE DRAWING OF "LAKESIDE CONDOMINIUMS - PHASE 3" ACCURATELY SHOW THE BUILDING AS CONSTRUCTED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Paul R. Campbell* 8/3/04  
 PAUL R. CAMPBELL LICENSED ARCHITECT NO. #2323  
 KEPHART ARCHITECTS, 770 SHERMAN ST., DENVER, COLORADO, 80203



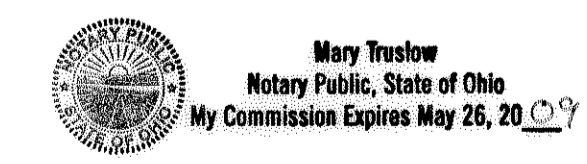
### OWNER'S ACCEPTANCE

THIS IS TO CERTIFY THAT THE OWNER, PERCO DEVELOPMENT LIMITED, LLC, WHO CLAIMS TITLE THROUGH INSTRUMENT NUMBER 20030900817, DATED MARCH 25, 2003, HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME TO ACKNOWLEDGE ITS ACCEPTANCE OF THIS PLAT OF LAKESIDE CONDOMINIUM - PHASE 3.

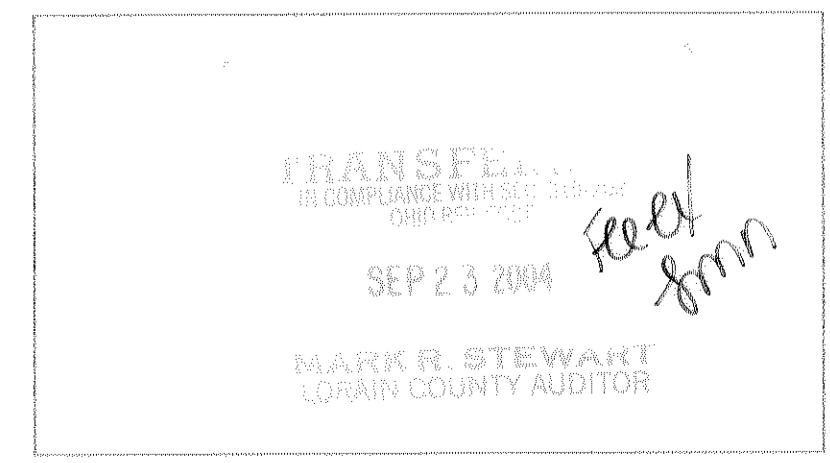
*William D. Perritt*, president  
 WILLIAM D. PERRITT, PRESIDENT, PERCO DEVELOPMENT LIMITED, LLC.

### NOTARY PUBLIC

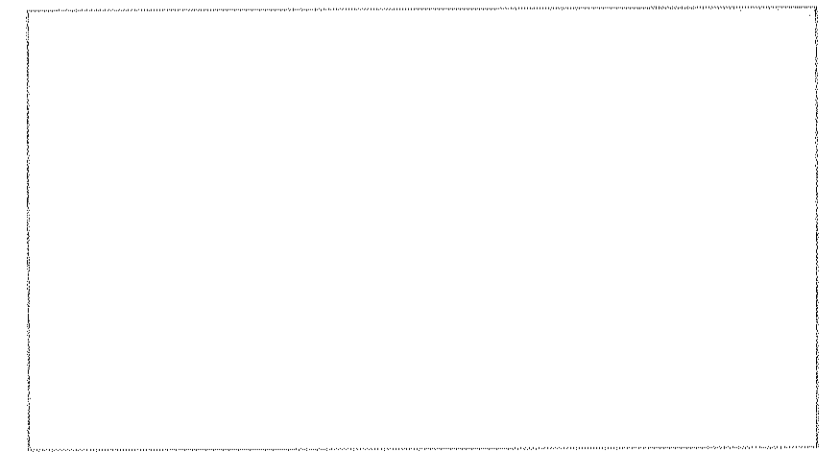
STATE OF OHIO SS  
 COUNTY OF LORAIN  
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM D. PERRITT, PRESIDENT, DEVELOPMENT LIMITED, LLC., WHO ACKNOWLEDGED TO ME TO BE SAID PERSON AND WHO SIGNED THIS PLAT AS HIS OWN FREE ACT DEED, PERSONALLY AND AS SUCH OFFICER OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT *Avon Lake*, OHIO, THIS *26* DAY OF *August*, 2004.



*Mary Trustlow*  
 NOTARY PUBLIC

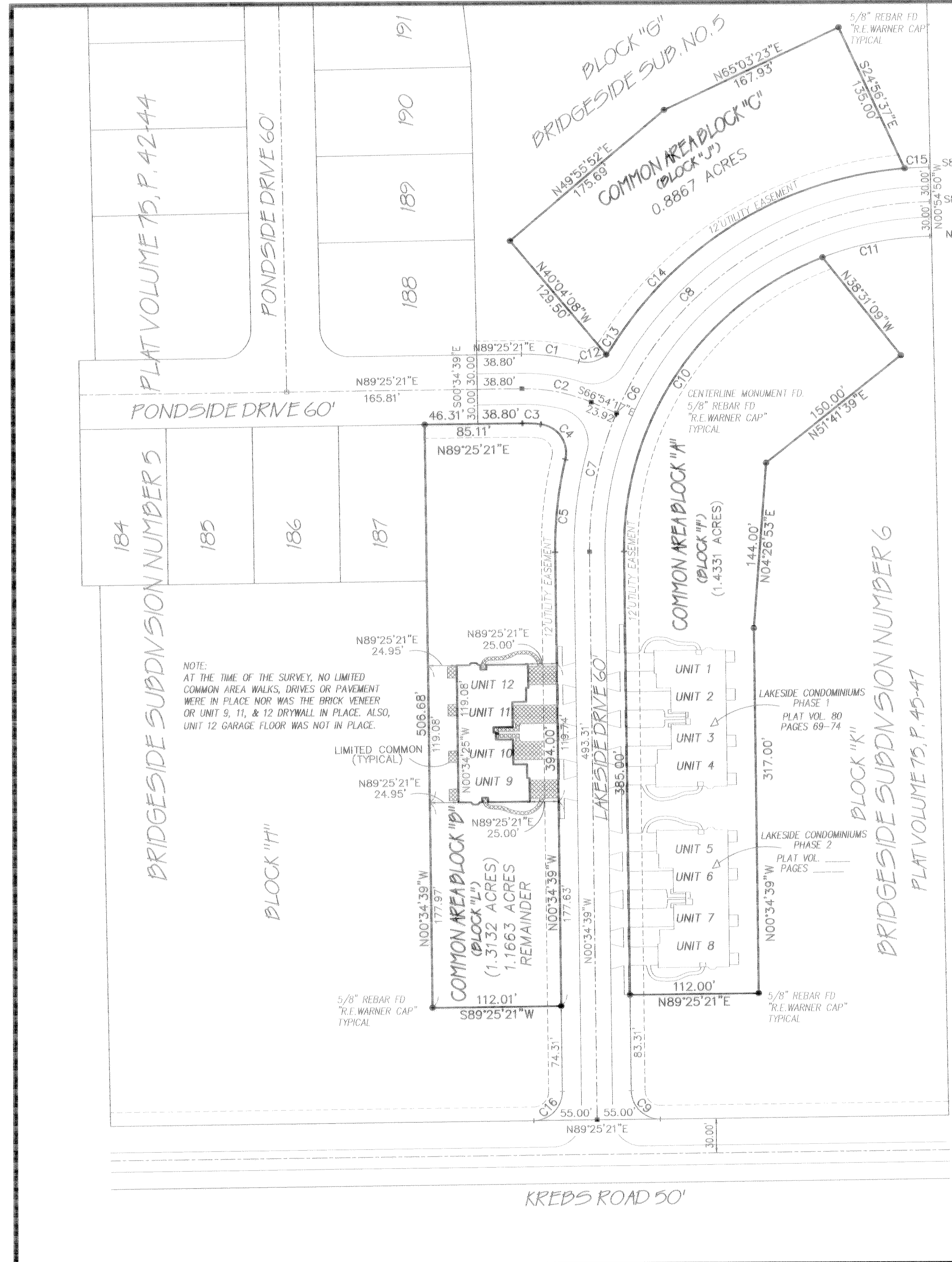


LORAIN COUNTY AUDITOR



LORAIN COUNTY RECORDER

NOTE:  
 AT THE TIME OF THE SURVEY, NO LIMITED COMMON AREA WALKS, DRIVES OR PAVEMENT WERE IN PLACE NOR WAS THE BRICK VENEER OR UNIT 9, 11, & 12 DRYWALL IN PLACE. ALSO, UNIT 12 GARAGE FLOOR WAS NOT IN PLACE.

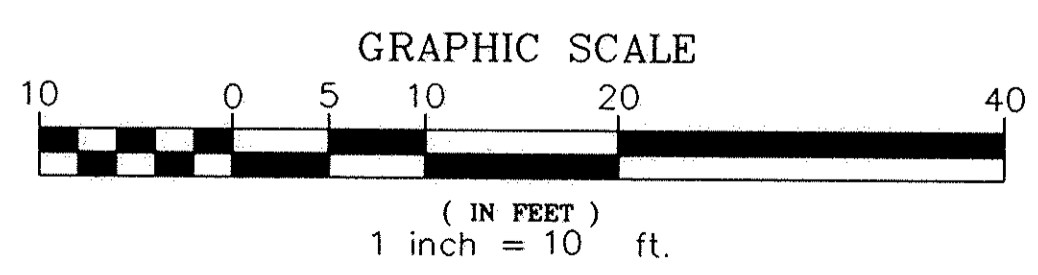
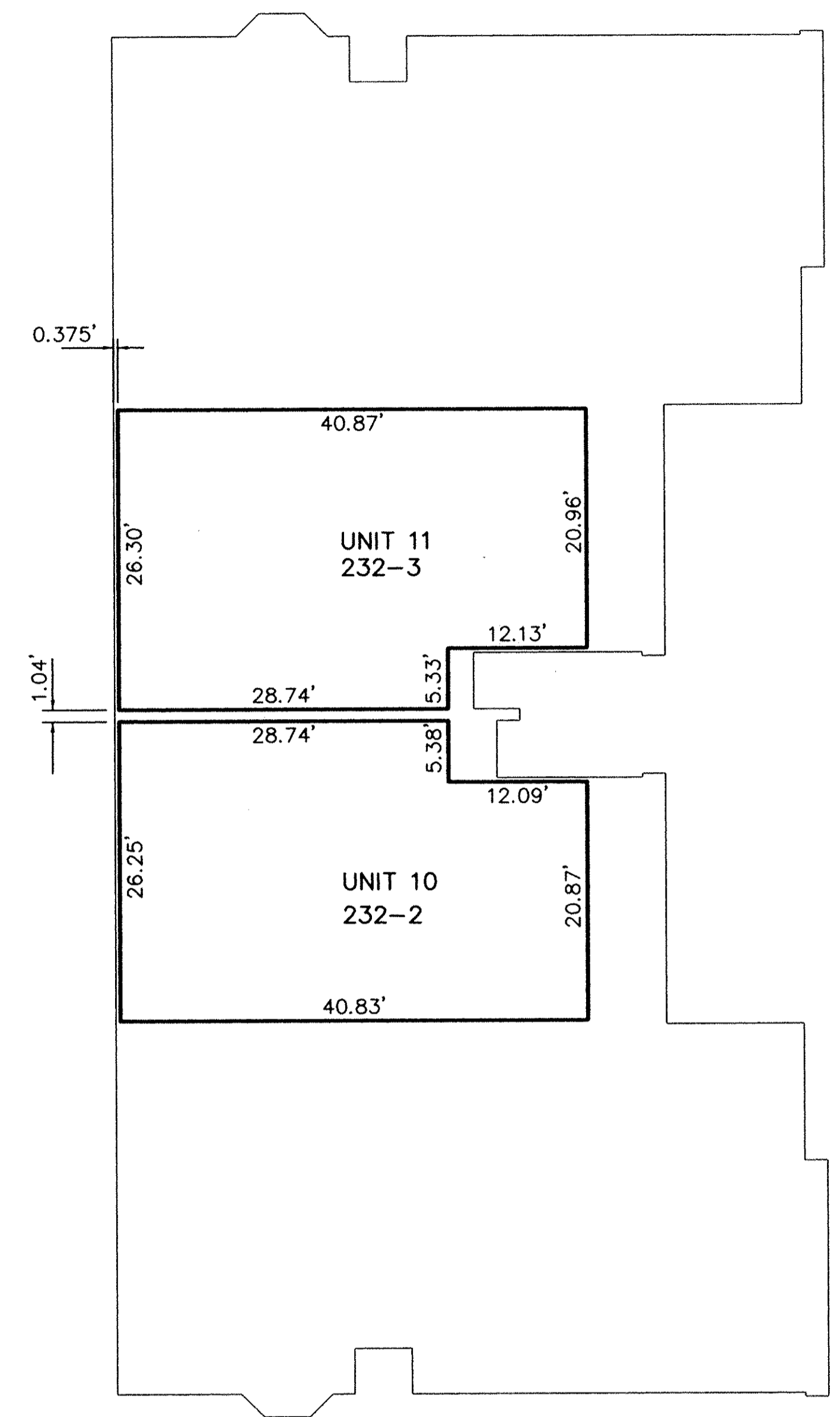
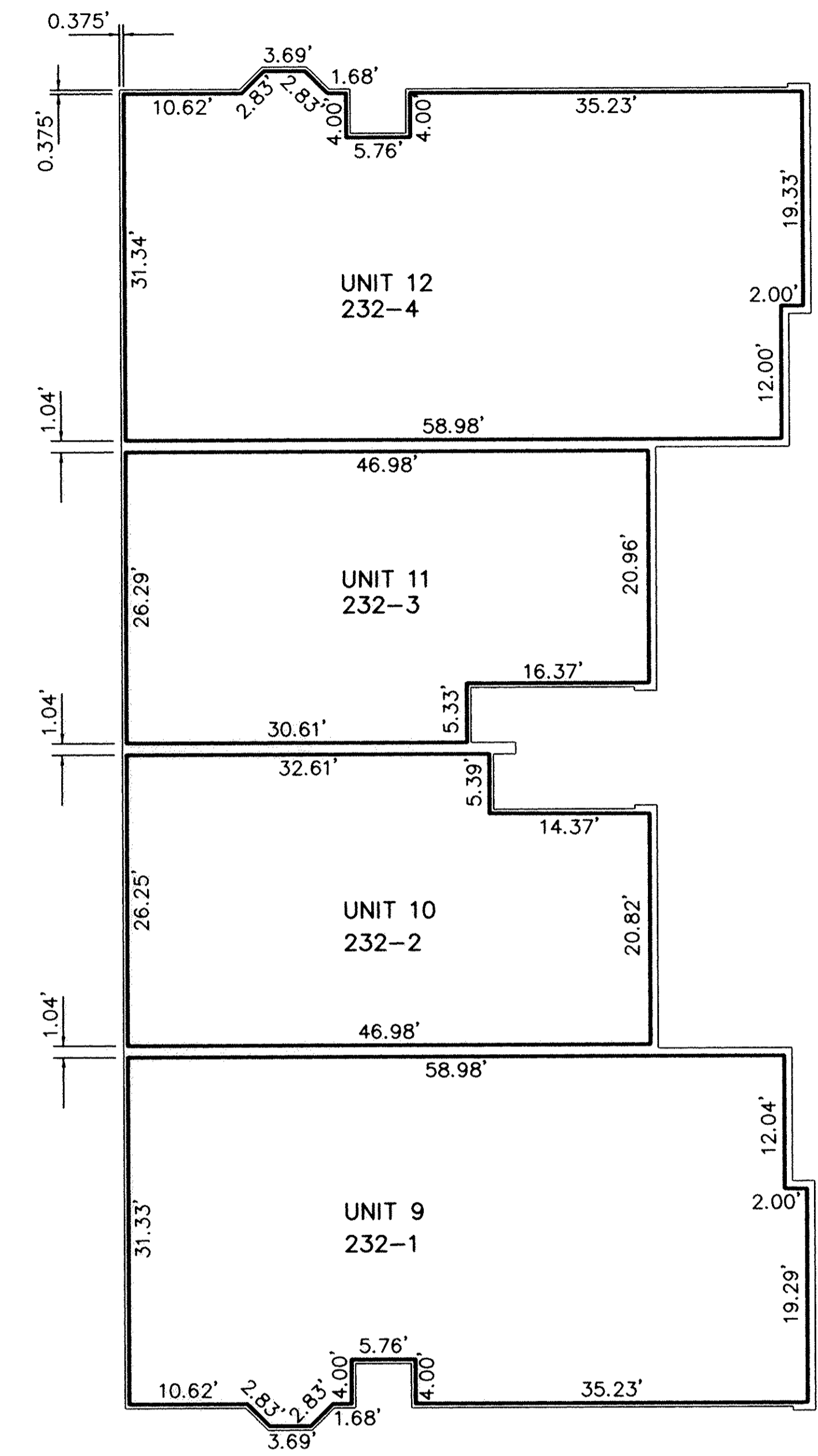
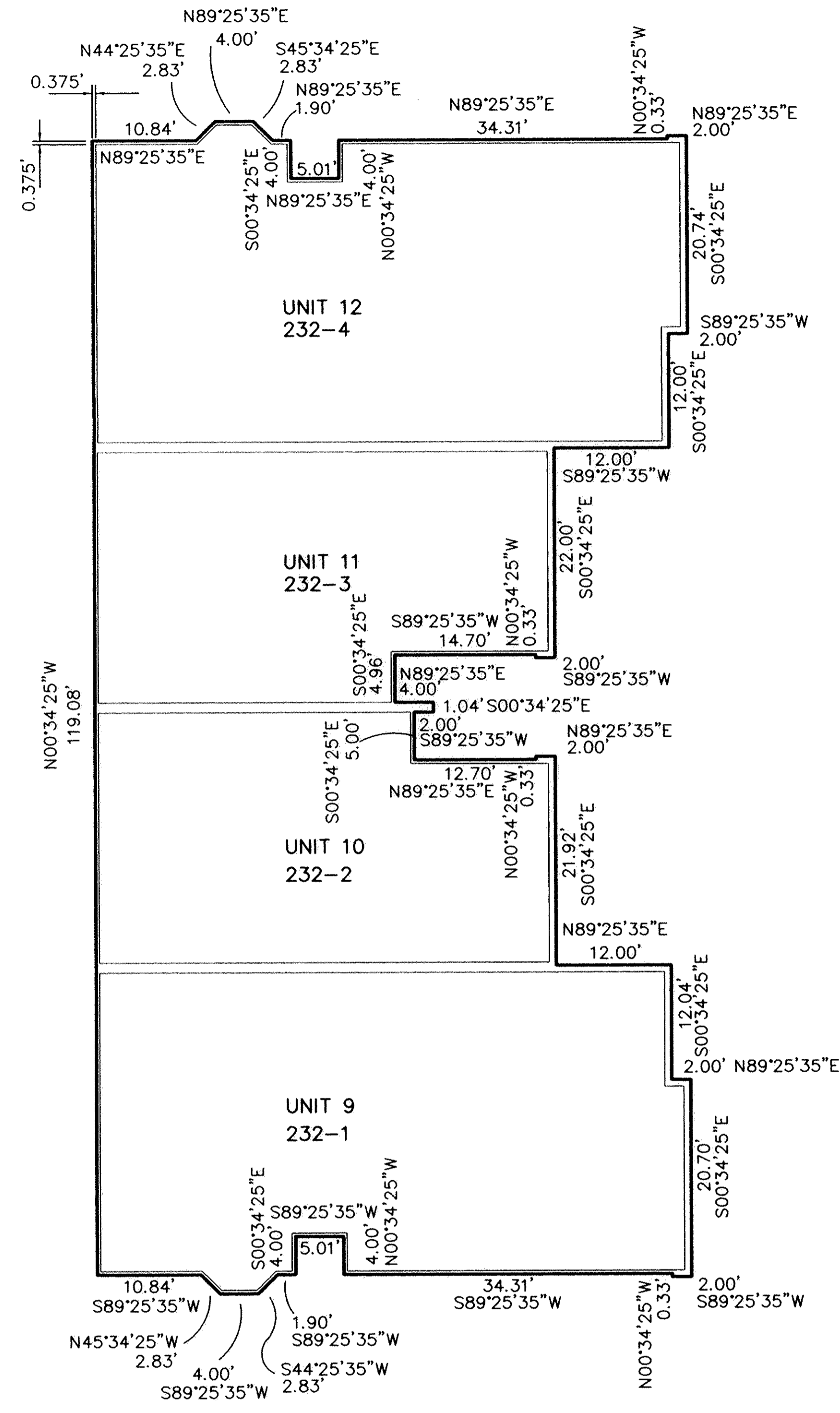


P. A. ROSEBECK & ASSOCIATES  
 REGISTERED SURVEYOR  
 705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001  
 PHONE: (440) 988-4657

NO.	DATE	DESCRIPTION	BY
0108/25/04		ORIGINAL ISSUE	PAR

RECORD PLAT  
 LAKESIDE CONDOMINIUMS PHASE 3  
 PART OF BRIDGESIDE SUBDIVISION NUMBER 6 OF  
 PART OF ORIGINAL AVON TOWNSHIP SECTION 29,  
 CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO  
 AUGUST 25, 2004





UNIT NO.	H.O.A. UNIT NO.	GARAGE FLOOR ELEVATION	FIRST FLOOR ELEVATION	SECOND FLOOR ELEVATION	FIRST FLOOR AREA	SECOND FLOOR AREA	TOTAL FLOOR AREA	% OF INTEREST
1	235-1	635.42 (Front) 635.55 (Back)	636.06	-	1884 sq. ft.	-	1884 sq. ft.	7.8%
2	235-2	635.42 (Front) 635.54 (Back)	636.05	646.05	1140 sq. ft.	997 sq. ft.	2137 sq. ft.	8.8%
3	235-3	635.44 (Front) 635.55 (Back)	636.05	646.05	1130 sq. ft.	997 sq. ft.	2127 sq. ft.	8.8%
4	235-4	635.48 (Front) 635.56 (Back)	636.09	-	1878 sq. ft.	-	1878 sq. ft.	7.8%
5	234-1	635.24 (Front) 635.38 (Back)	635.78	-	1899 sq. ft.	-	1899 sq. ft.	7.8%
6	234-2	635.23 (Front) 635.38 (Back)	635.78	645.67	1144 sq. ft.	991 sq. ft.	2135 sq. ft.	8.8%
7	234-3	635.26 (Front) 635.38 (Back)	635.78	645.67	1131 sq. ft.	996 sq. ft.	2127 sq. ft.	8.8%
8	234-4	635.34 (Front) 635.34 (Back)	635.75	-	1904 sq. ft.	-	1904 sq. ft.	7.8%
9	232-1	635.30 (Front) 635.58 (Back)	635.90	-	1875 sq. ft.	-	1875 sq. ft.	7.8%
10	232-2	635.31 (Front) 635.59 (Back)	635.90	645.86	1156 sq. ft.	1007 sq. ft.	2163 sq. ft.	9%
11	232-3	635.32 (Front) 635.55 (Back)	635.90	645.86	1148 sq. ft.	1010 sq. ft.	2158 sq. ft.	9%
12	232-4	635.32 (Front) 635.55 (Back)	635.84	-	1875 sq. ft.	-	1875 sq. ft.	7.8%
							24162 sq. ft.	100%

PHILLIP A. ROSEBECK  
No. 6696  
REGISTERED SURVEYOR

PHILLIP A. ROSEBECK  
8.25.04

NOTE:  
AT THE TIME OF THE SURVEY, NO LIMITED COMMON AREA WALKS, DRIVES OR PAVEMENT WERE IN PLACE NOR WAS THE BRICK VENEER OR UNIT 9, 11, & 12 DRYWALL IN PLACE. ALSO, UNIT 12 GARAGE FLOOR WAS NOT IN PLACE.

P. ROSEBECK & ASSOCIATES

REGISTERED SURVEYOR  
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001  
PHONE: (440) 988-4657

NO.	DATE	DESCRIPTION	BY
0	08/25/04	ORIGINAL ISSUE	PAR

RECORD PLAT  
LAKESIDE CONDOMINIUMS PHASE 2  
PART OF BRIGESIDE SUBDIVISION NUMBER 6 OF  
PART OF ORIGINAL AVON TOWNSHIP SECTION 29,  
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO  
AUGUST 25, 2004

029455

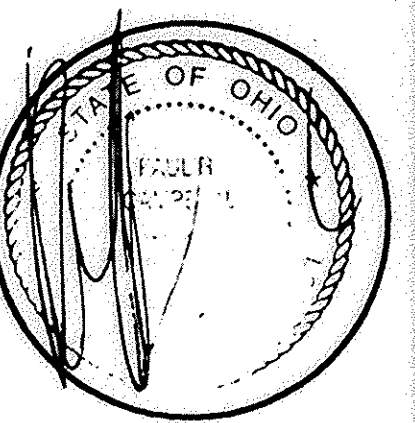
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KEPHART ARCHITECTS

770 SHERMAN STREET DENVER, COLORADO 80203

# Bridgeside III South

Avon Lake, Ohio



Number	Date	Issue
1	05.12.03	FOR PERMIT
2	09.03.03	CITY COMM #1

Project Architect PRC

Project Designer PRC

Date 09.03.03

Job Number 99062

Drawn By JMS

Checked By PRC

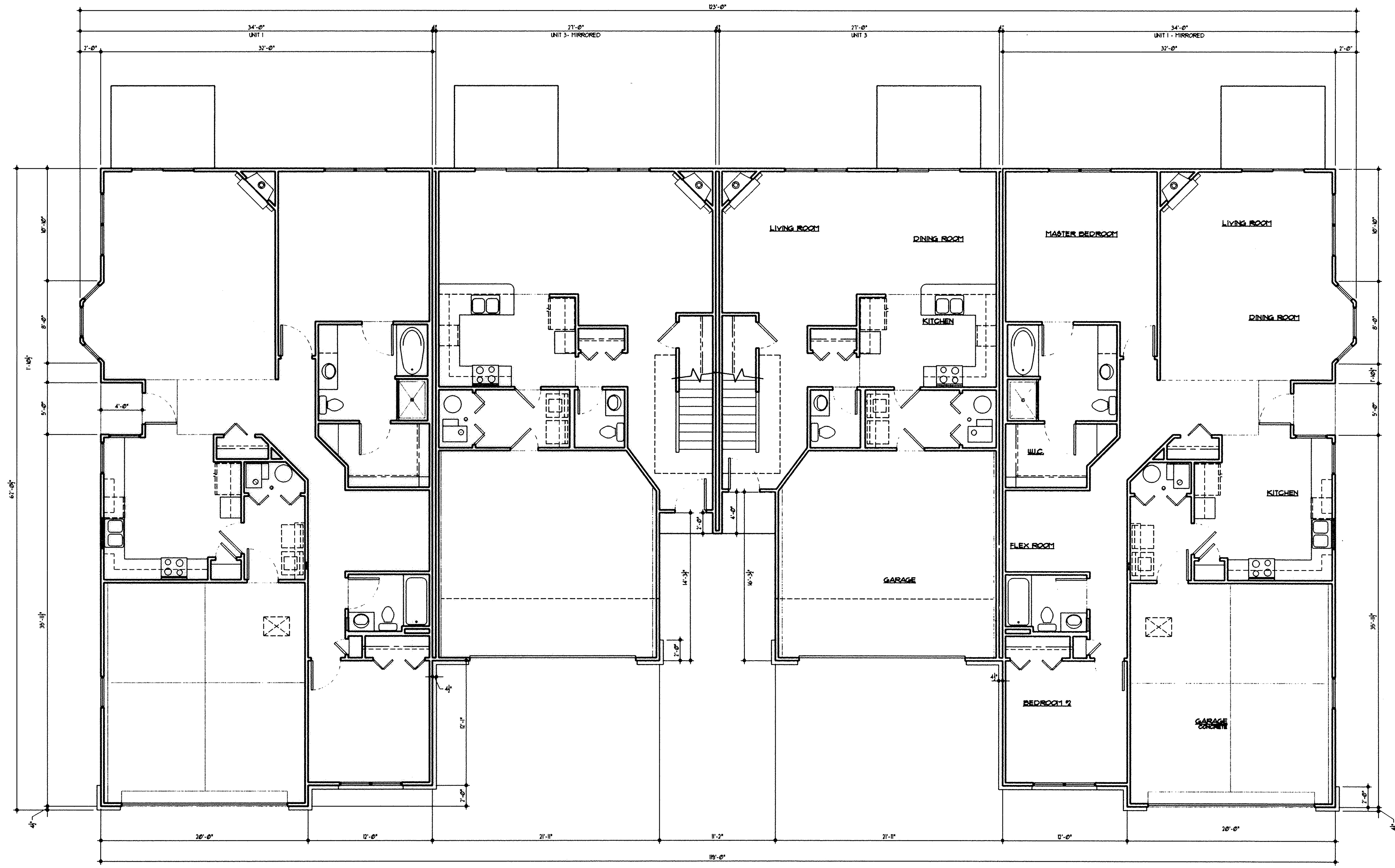
Title FIRST FLOOR PLAN

Sheet Number

BLDG. B

**A2-1**

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## FIRST FLOOR PLAN

3/16" = 1'-0"

SHEET 3 OF 6

81/54

Tax Map Dept. Copy #04-00767

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029451

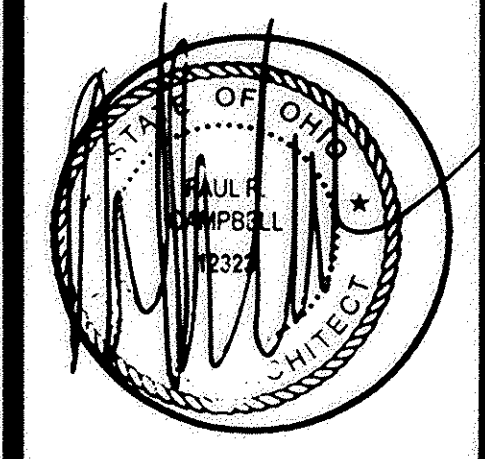
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KEPHART ARCHITECTS

770 SHERMAN STREET  
DENVER, COLORADO 80203

# Bridgeside III South

Avon Lake, Ohio

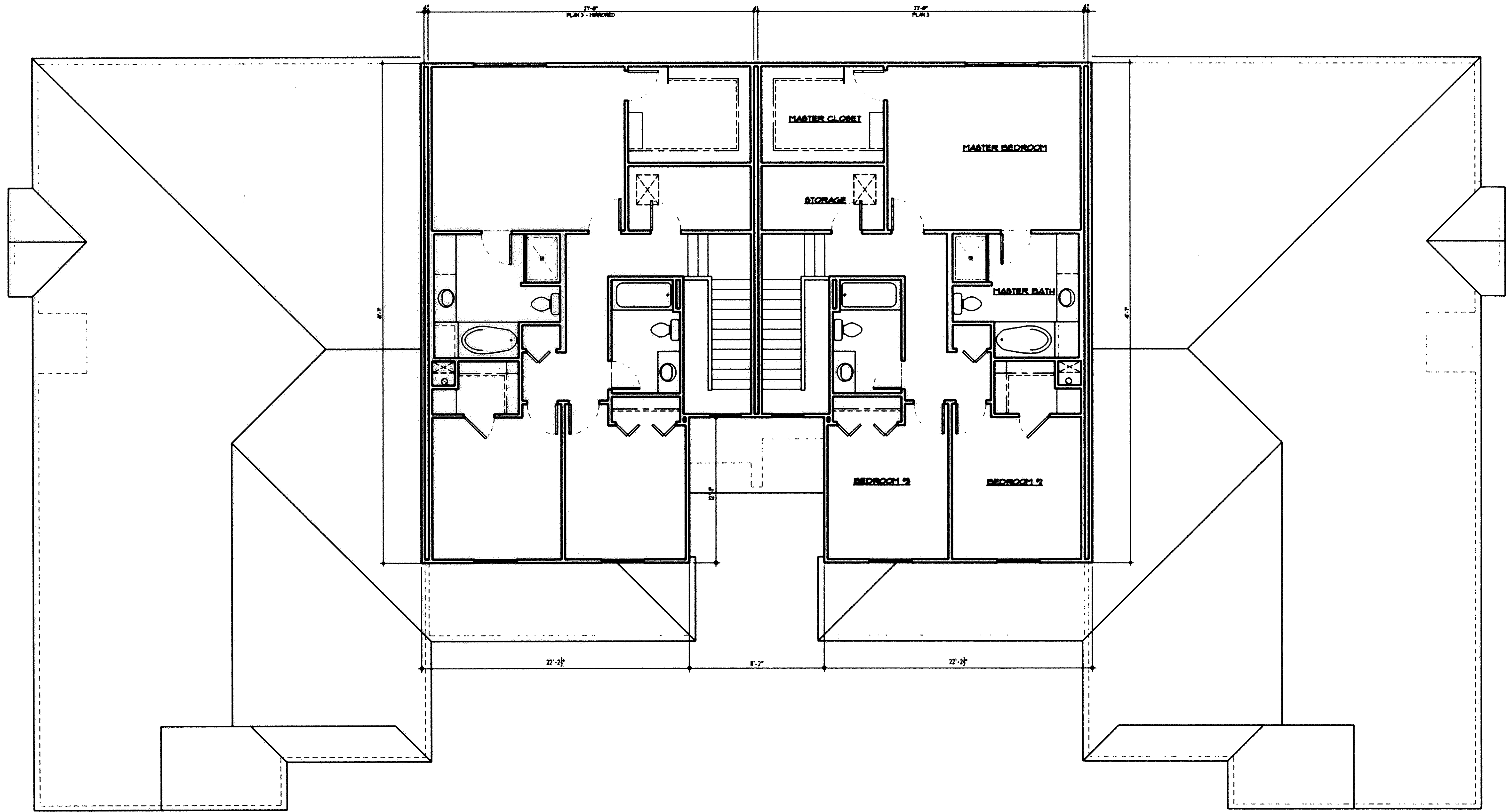


Number	Date	Issue
1	05.12.03	FOR PERMIT
2	09.03.03	CITY COMM #1

Project Architect	PRC
Project Designer	PRC
Date	09.03.03
Job Number	99062
Drawn By	JMS
Checked By	PRC

TITLE  
**SECOND FLOOR PLAN**

Sheet Number  
BLDG. B  
**A2-2**



**SECOND FLOOR PLAN**  
3/16" = 1'-0"

SHEET 4 OF 6

81/55

TAX MAP DEPT. COPY #04-00767

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023452

02 8783 2/25/08

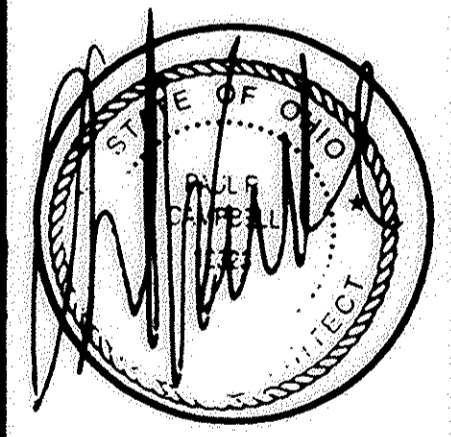
### FLAG NOTES ○

- 1 245 MIN. ARCH. SHINGLE
- 2 ROOF VENTS, MIN 15 SQ IN PER VENT, NUMBER AS INDICATED ON ELEVATIONS
- 3 PREFINISHED ALUMINUM GUTTER
- 4 PREFINISHED ALUMINUM DOWNSPOUTS
- 5 4"x16" (NOM.) SOFFIT VENTS AT 48" O.C. MAX.
- 6 6" ALUMINUM FASCIA
- 7 1x3 SHINGLE STRIP
- 8 1x4 FRIEZE
- 9 1x6 FRIEZE
- 10 PROVIDE FLASHING AND DRIP CAP OVER ALL DOORS, WINDOWS AND AT ALL TRIM TRANSITIONS
- 11 1x6 CORNER TRIM TYPICAL
- 12 1x4 CORNER TRIM TYPICAL
- 13 FACING BRICK
- 14 FACING BRICK (ROULOCK COURSE)
- 15 DECORATIVE SHUTTERS
- 16 DECORATIVE GABLE VENT
- 17 PRIVACY WALL
- 18 VINYL SIDING
- 19 VINYL SIDING (SHAKE PROFILE)
- 20 2 1/2" U CHANNEL TRIM AT WINDOWS ON VINYL SIDING TYP.
- 21 WALL FLASHING
- 22 COLUMN ASSEMBLY
- 23 GALV. METAL CHIMNEY CAP PAINTED
- 24 SURFACE MOUNTED LIGHT
- 25 FIREPLACE CHIMNEY CHASE
- 26 16'x1' OVERHEAD GARAGE DOOR - SEE ELEVATION FOR STYLE REQUIRED
- 27 ENTRY DOOR W/ OR W/ OUT VISION PANELS AND SIDELIGHT W/ PEEP HOLES
- 28 MAINTAIN ACCESSIBLE ROUTE AT THIS LOCATION

KEPHART ARCHITECTS

770 SHERMAN STREET  
DENVER, COLORADO 80203

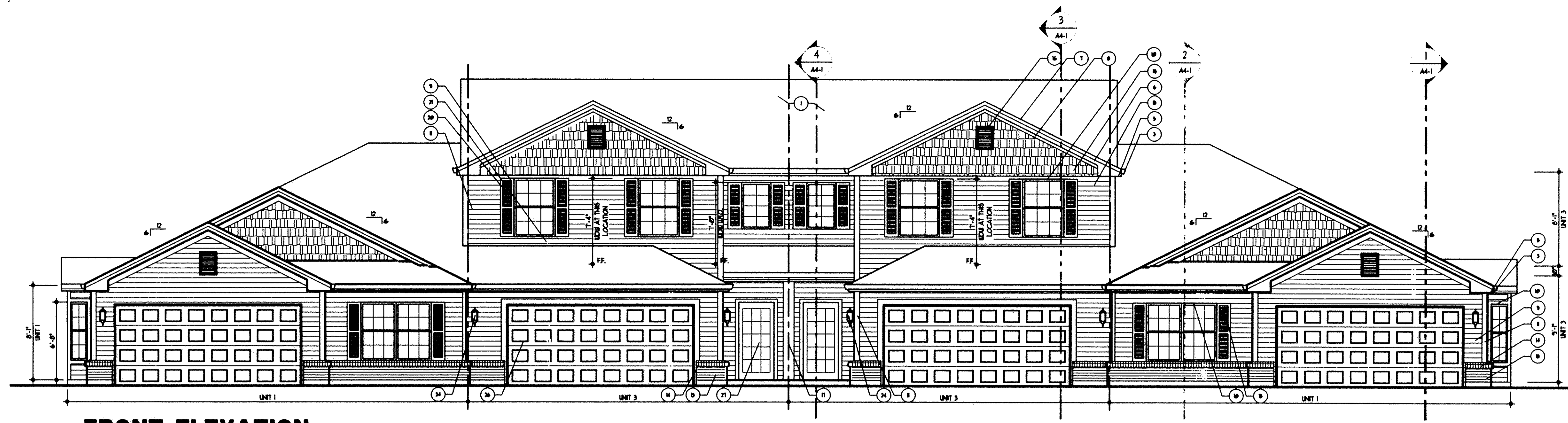
# Bridgeside III South Avon Lake, Ohio



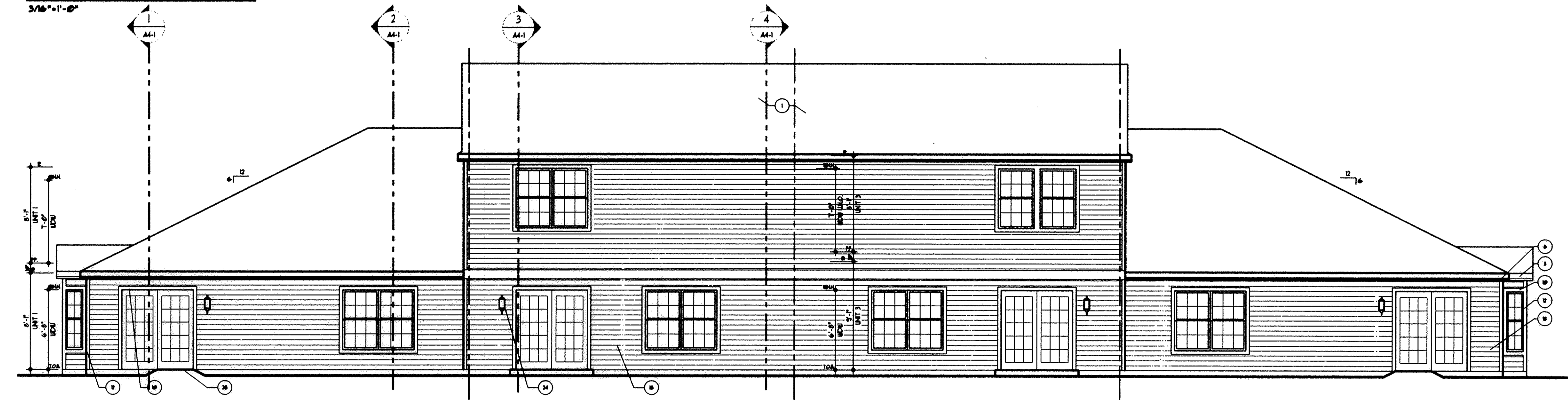
Number	Date	Issue
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2	09.03.03	CITY COMM #1

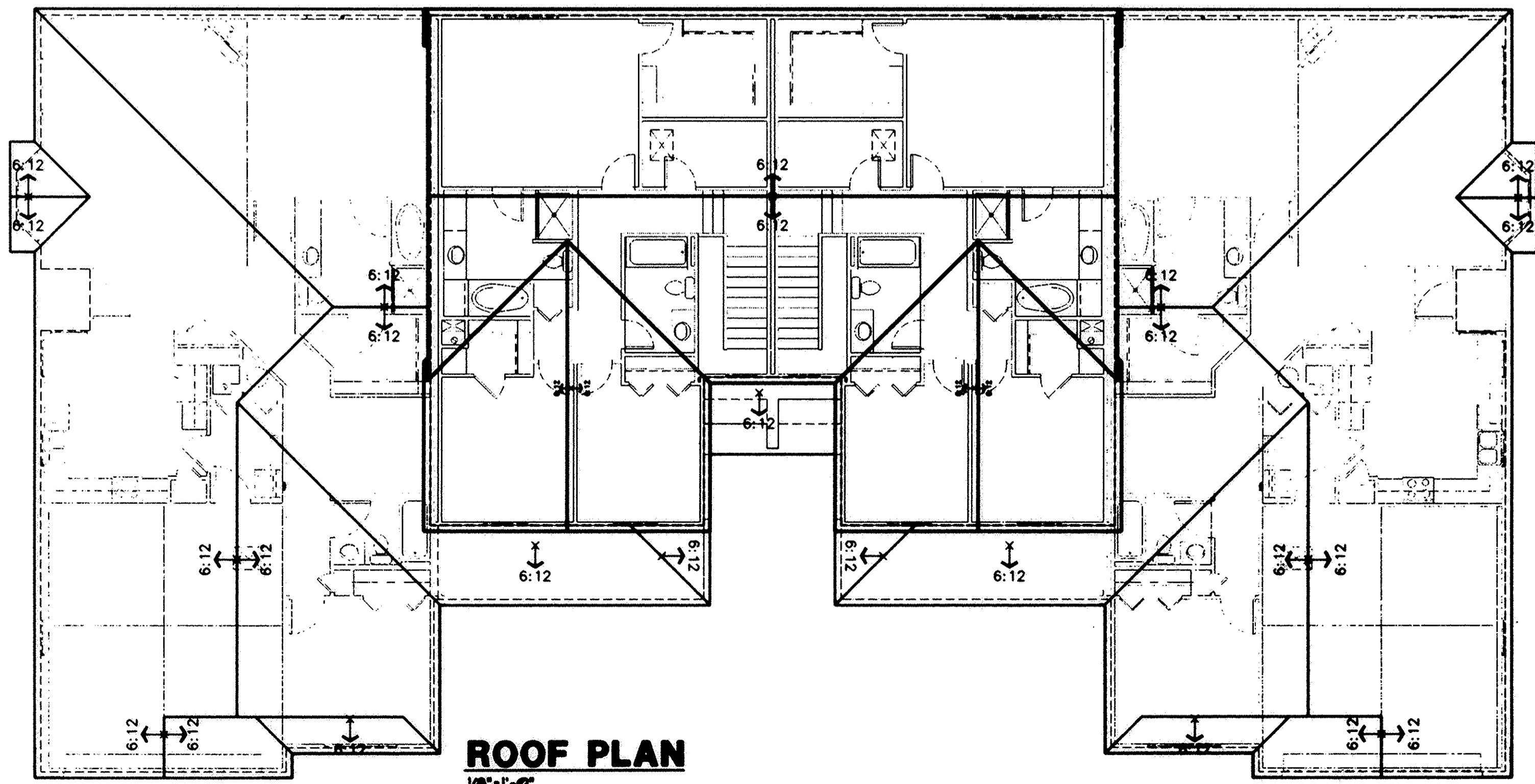
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Project Designer	PRC
Date	09.03.03
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Drawn By	JMS
Checked By	PRC
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Sheet Number	BLDG. B <b>A3-1</b>



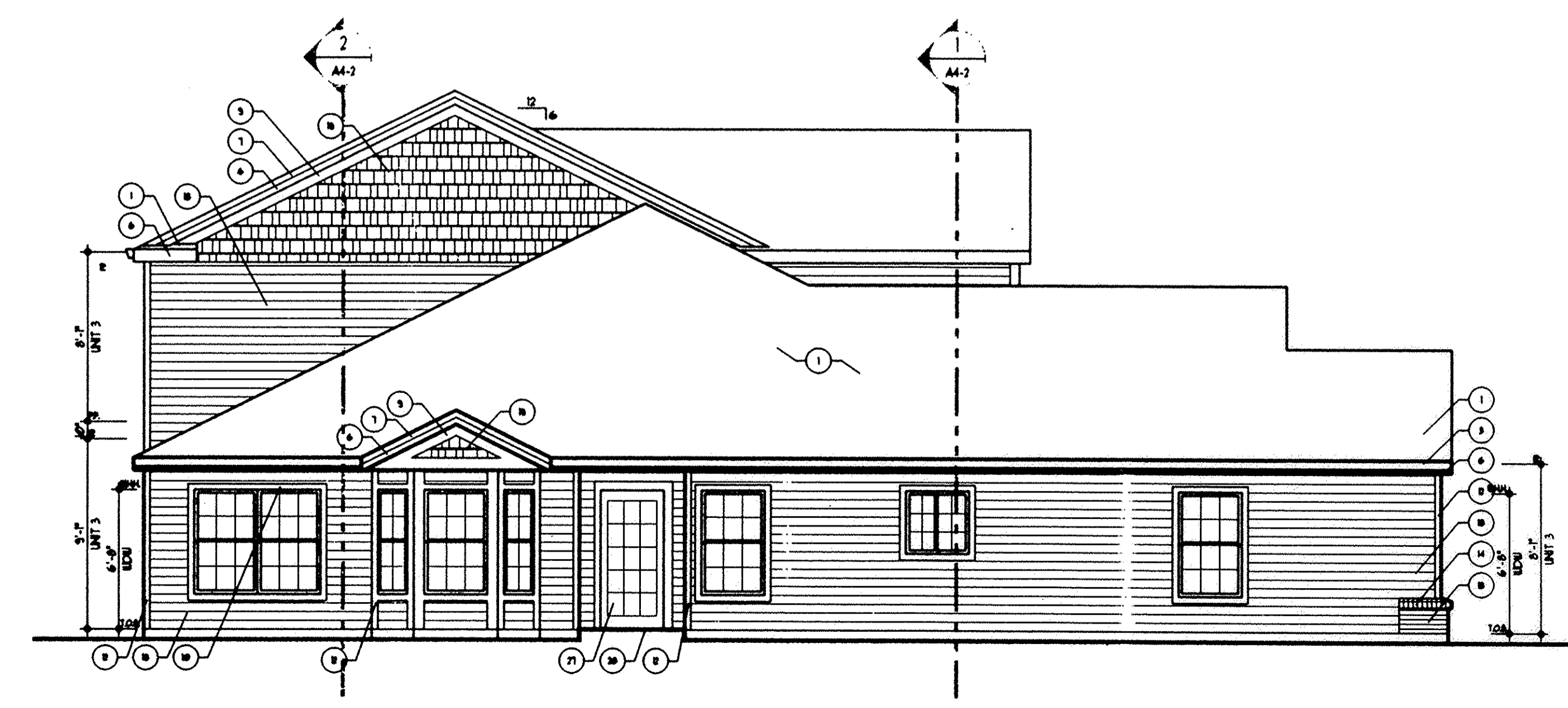
**FRONT ELEVATION**  
3/16"=1'-0"



**REAR ELEVATION**  
3/16"=1'-0"



**ROOF PLAN**  
1/8"=1'-0"



**SIDE ELEVATION**  
3/16"=1'-0"

SHEET 5 OF 6

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81/56

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