

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

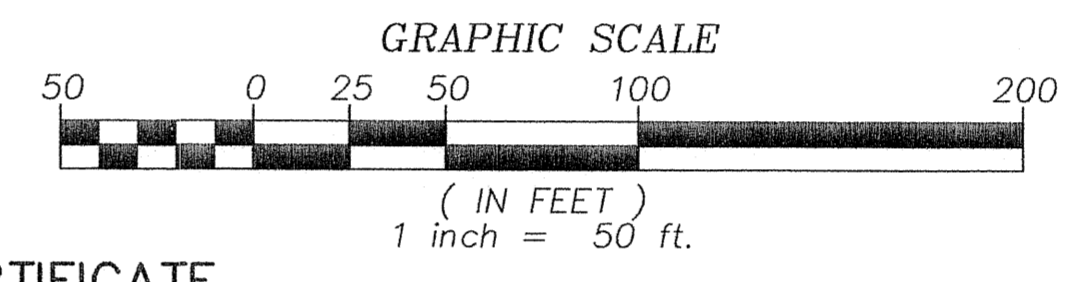
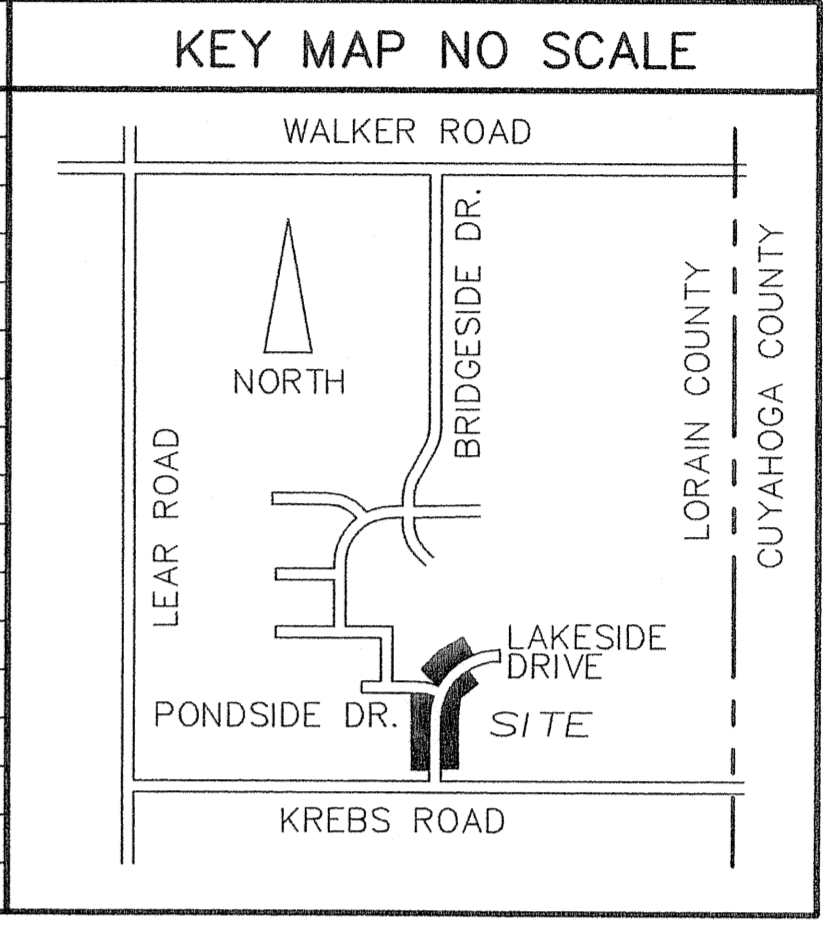
NO.	DATE	DESCRIPTION
0	09/14/04	ORIGINAL ISSUE

RECORD PLAT
LAKESIDE CONDOMINIUMS PHASE 5
 PART OF BRIDGESIDE SUBDIVISION NUMBER 6 OF
 PART OF ORIGINAL AVON TOWNSHIP SECTION 29,
 CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO
 SEPTEMBER 14, 2004

LAKESIDE CONDOMINIUMS - PHASE 5

PART OF BLOCK A, B, C OF LAKESIDE CONDOMINIUM PH. 4 (P.V. , P.
 (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 5" 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.

Phillip A. Rosebeck
 PHILLIP A. ROSEBECK, REGISTERED SURVEYOR NO. 6696
 P. A. ROSEBECK & ASSOCIATES
 705 WILLOW CREEK DRIVE, AMHERST, OH 44001

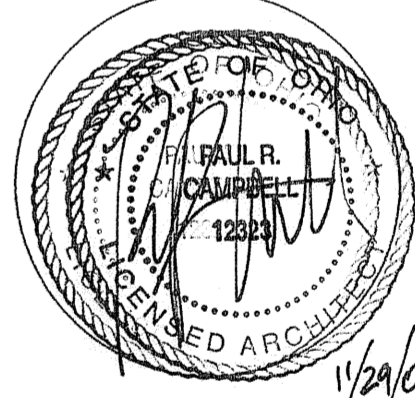
0.1466 ACRES IN PHASE 1 BUILDINGS
 0.1472 ACRES IN PHASE 2 BUILDINGS
 0.1469 ACRES IN PHASE 3 BUILDINGS
 0.2951 ACRES IN PHASE 4 BUILDINGS
 0.2940 ACRES IN BUILDINGS (THIS PHASE)
 2.8970 ACRES IN COMMON AREA
 3.9268 ACRES IN TOTAL



ARCHITECT'S CERTIFICATE

THIS IS TO CERTIFY THAT THESE DRAWING OF "LAKESIDE CONDOMINIUMS - PHASE 5" ACCURATELY SHOW THE BUILDING AS CONSTRUCTED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Paul R. Campbell
 PAUL R. CAMPBELL - LICENSED ARCHITECT NO. 12323
 KEMHART ARCHITECTS, 770 SHERMAN ST., DENVER, COLORADO, 80203



OWNER'S ACCEPTANCE

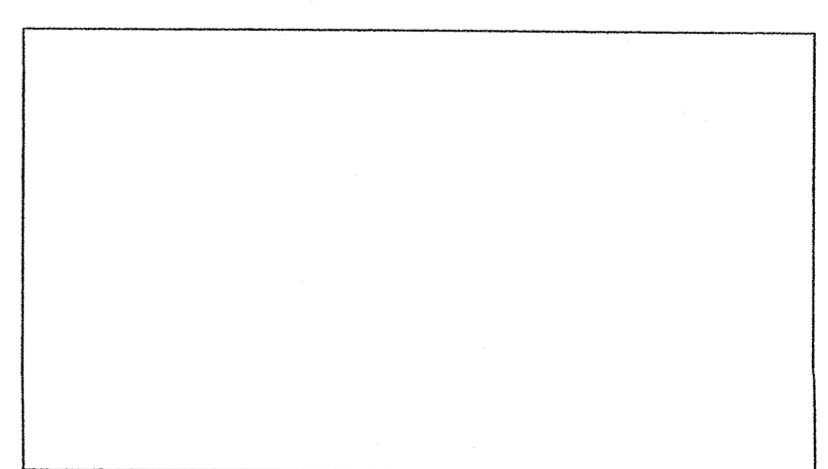
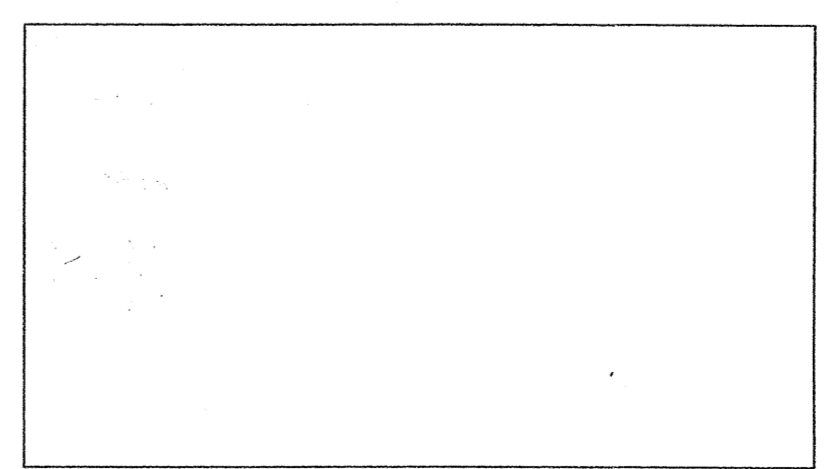
THIS IS TO CERTIFY THAT THE OWNER, PERCO DEVELOPMENT LIMITED, LLC, WHO CLAIMS TITLE THROUGH INSTRUMENT NUMBER 20030900817, DATED MARCH 25, 2003, HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME TO ACKNOWLEDGE ITS ACCEPTANCE OF THIS PLAT OF LAKESIDE CONDOMINIUM - PHASE 5.

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

NOTARY PUBLIC

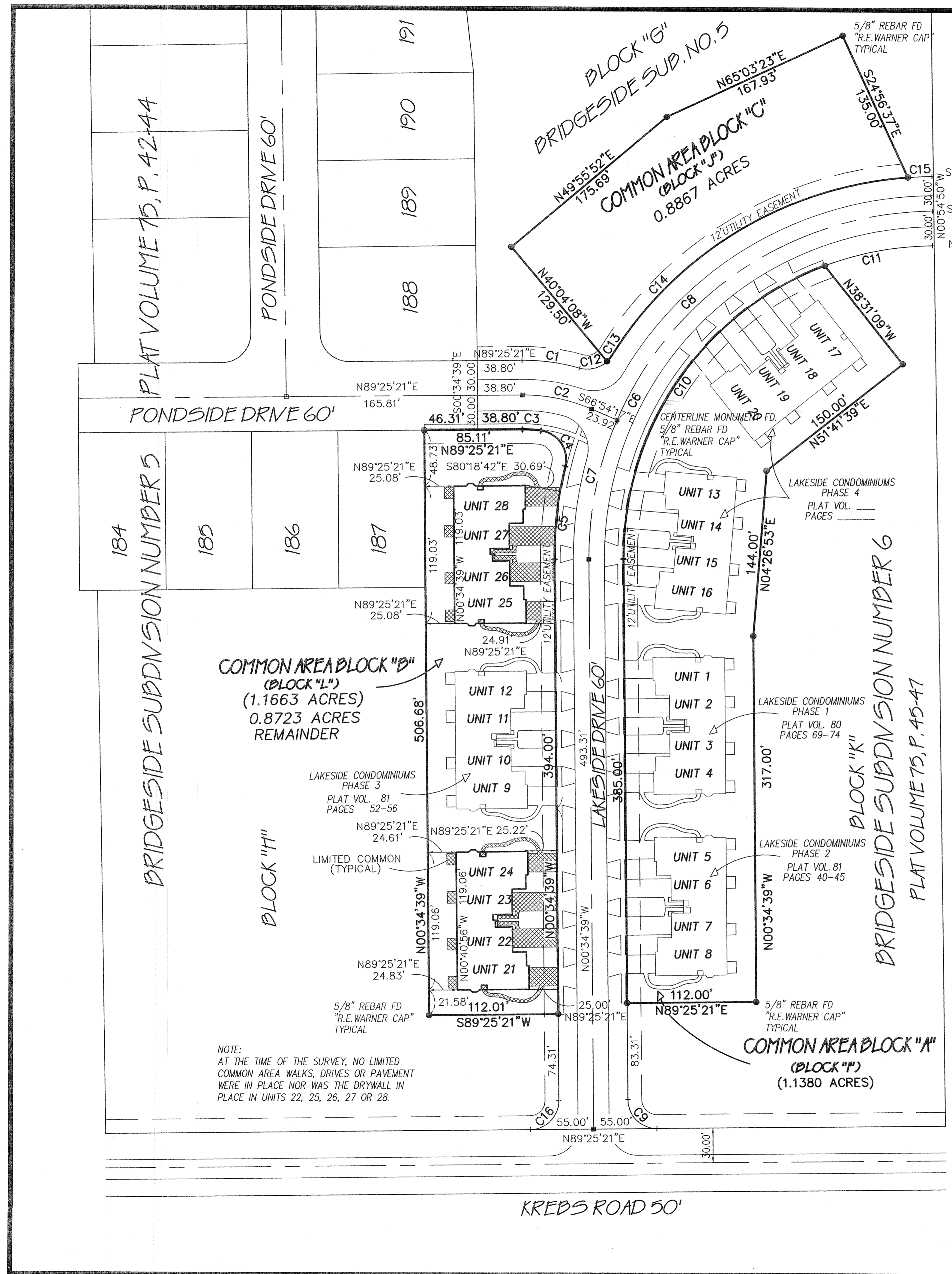
STATE OF OHIO SS
 COUNTY OF LORAIN
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM D. PERRITT, PRESIDENT, DEVELOPMENT LIMITED, LLC., WHO ACKNOWLEDGED TO ME TO BE SAID PERSON AND WHO SIGNED THIS PLAT AS HIS OWN FREE ACT DEED, PERSONALLY AND AS SUCH OFFICER OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO, THIS 22 DAY OF November, 2004.

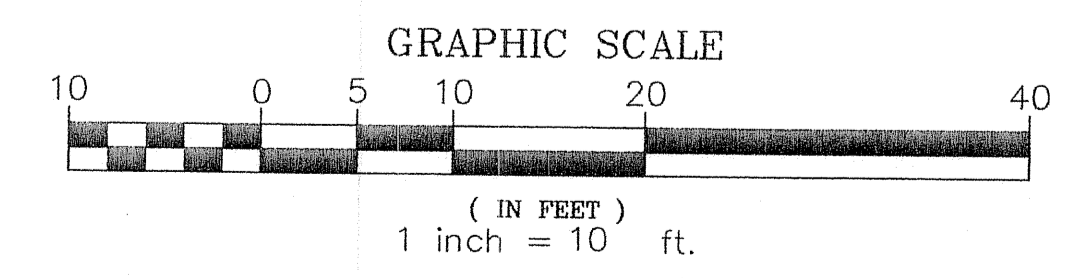
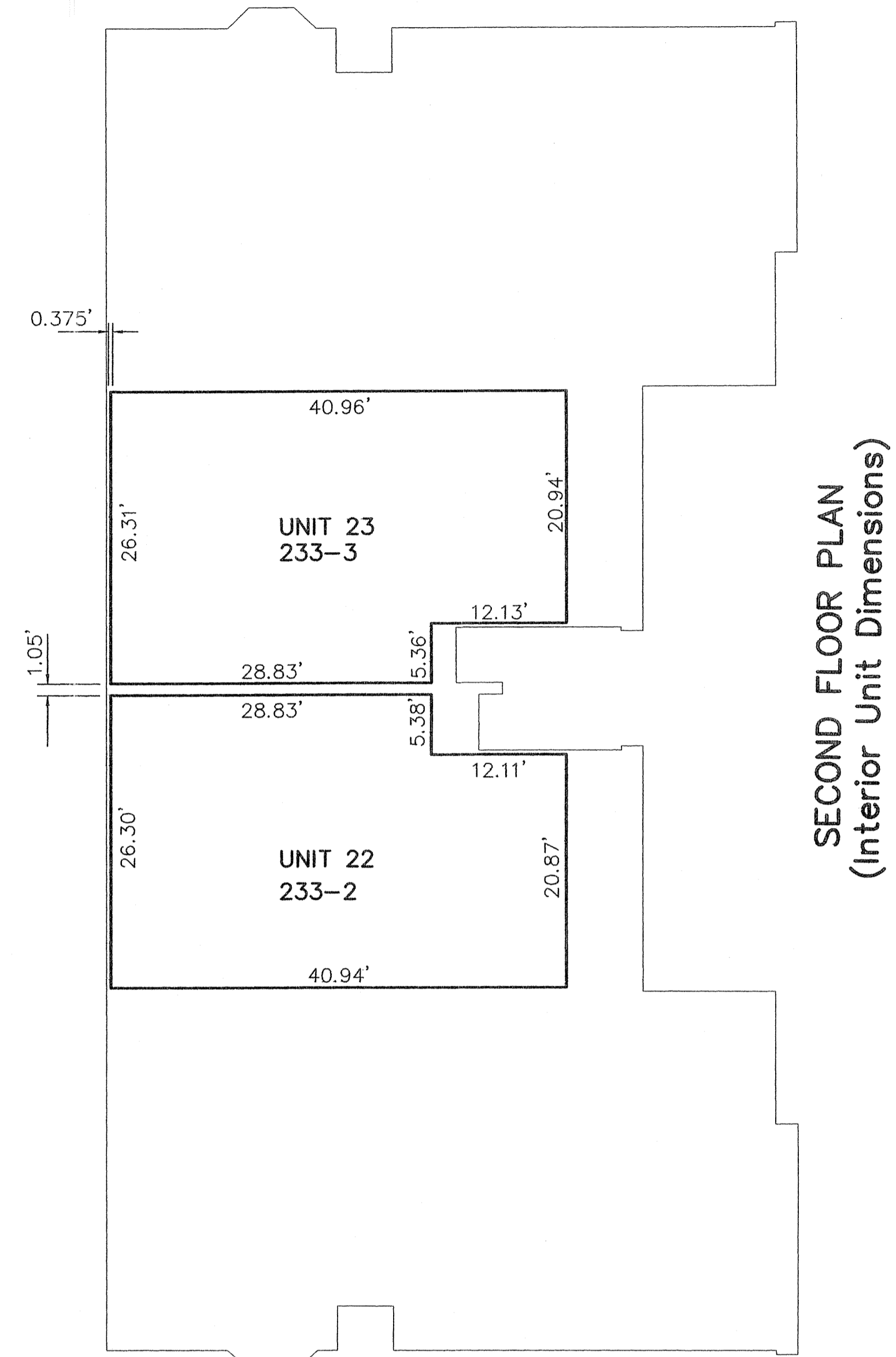
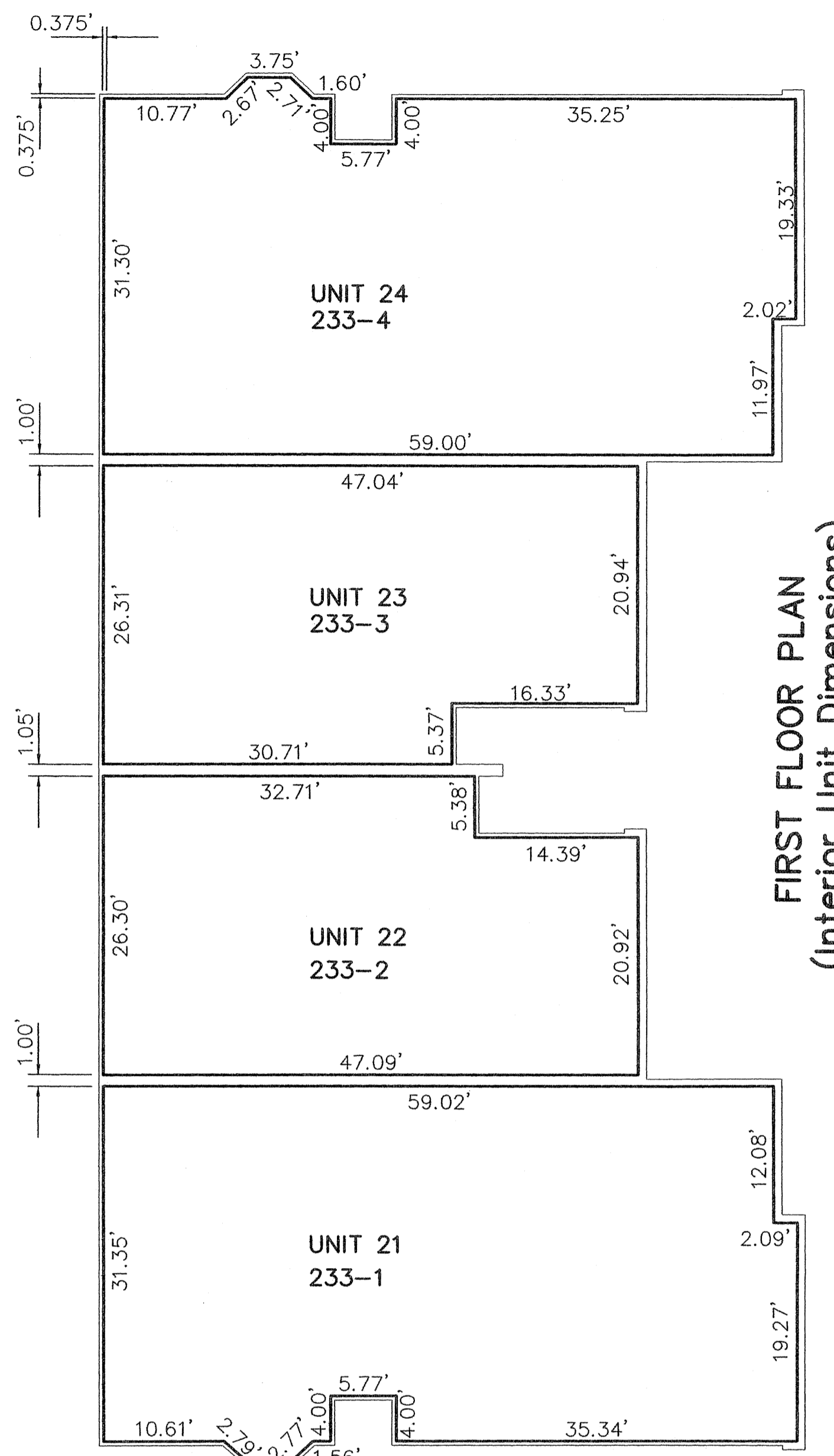
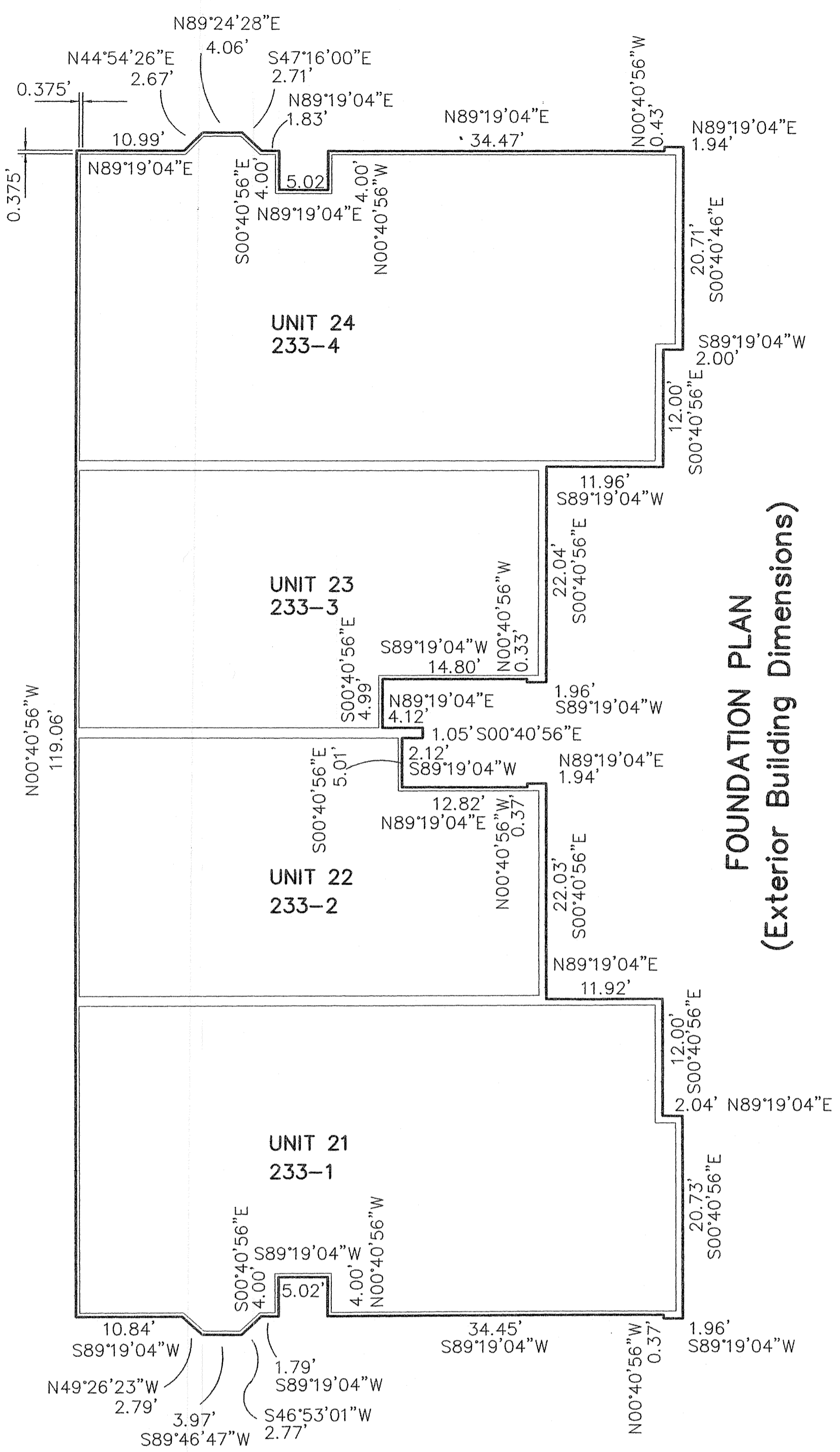
Donna R. Dressel
 DONNA R. DRESSEL
 NOTARY PUBLIC, STATE OF OHIO
 My Commission Expires August 8, 2008



LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER





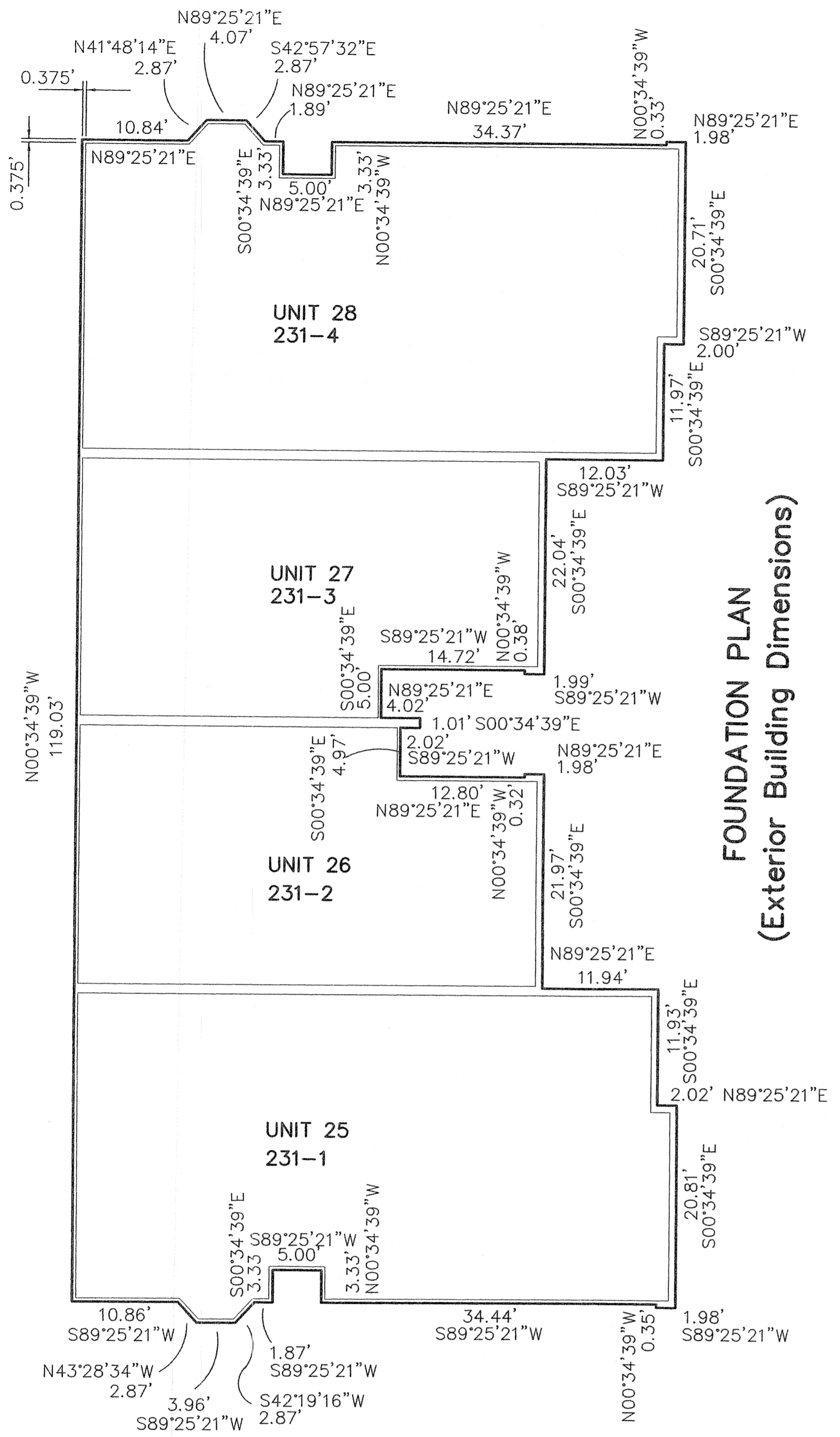
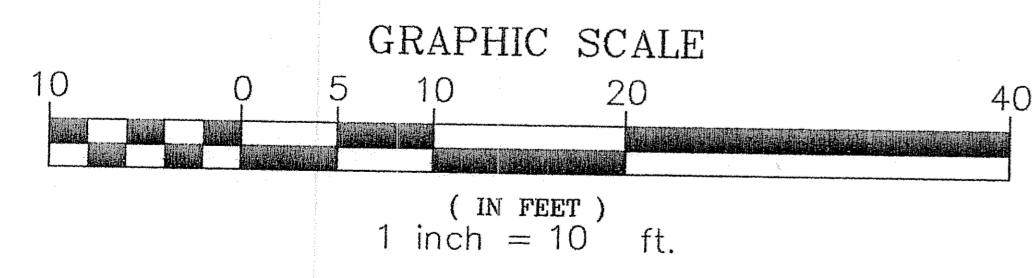
UNIT NO.	H.O.A. UNIT NO.	GARAGE FLOOR ELEVATION	FIRST FLOOR ELEVATION	SECOND FLOOR ELEVATION	BASEMENT FLOOR ELEVATION	CRAWL SPACE ELEVATION	BASEMENT FLOOR AREA (+ CRAWL)	FIRST FLOOR AREA (SQ. FT.)	SECOND FLOOR AREA (SQ. FT.)	TOTAL FLOOR AREA (SQ. FT.)	% OF INTEREST
1	235-1	635.42 (Front) 635.55 (Back)	636.06	-	-	-	-	1884	-	1884	2.9%
2	235-2	635.42 (Front) 635.54 (Back)	636.05	646.05	-	-	-	1140	997	2137	3.3%
3	235-3	635.44 (Front) 635.55 (Back)	636.05	646.05	-	-	-	1130	997	2127	3.3%
4	235-4	635.48 (Front) 635.56 (Back)	636.09	-	-	-	-	1878	-	1878	2.9%
5	234-1	635.24 (Front) 635.38 (Back)	635.78	-	-	-	-	1899	-	1899	2.9%
6	234-2	635.23 (Front) 635.38 (Back)	635.78	645.67	-	-	-	1144	991	2135	3.3%
7	234-3	635.26 (Front) 635.38 (Back)	635.78	645.67	-	-	-	1131	996	2127	3.3%
8	234-4	635.34 (Front) 635.34 (Back)	635.75	-	-	-	-	1904	-	1904	2.9%
9	232-1	635.30 (Front) 635.58 (Back)	635.90	-	-	-	-	1875	-	1875	2.9%
10	232-2	635.31 (Front) 635.59 (Back)	635.90	645.86	-	-	-	1156	1007	2163	3.3%
11	232-3	635.32 (Front) 635.55 (Back)	635.90	645.86	-	-	-	1148	1010	2158	3.3%
12	232-4	635.32 (Front) 635.55 (Back)	635.84	-	-	-	-	1875	-	1875	2.9%
13	236-1	635.16 (Front) 635.30 (Back)	637.16	-	628.51	631.51	1400	1882	-	3282	5.1%
14	236-2	635.69 (Front) 635.81 (Back)	637.20	645.67	628.55	-	735	1162	1013	2910	4.5%
15	236-3	635.72 (Front) 635.86 (Back)	637.20	645.67	628.51	-	723	1152	1014	2889	4.4%
16	236-4	635.21 (Front) 635.34 (Back)	637.11	-	628.42	631.42	1404	1881	-	3285	5.1%
17	237-1	635.56 (Front) 635.64 (Back)	636.99	-	628.30	631.30	1406	1880	-	3286	5.1%
18	237-2	635.51 (Front) 635.64 (Back)	637.02	645.86	628.33	-	739	1162	1016	2917	4.5%
19	237-3	635.54 (Front) 635.67 (Back)	637.00	645.86	628.31	-	728	1151	1013	2892	4.4%
20	237-4	635.55 (Front) 635.68 (Back)	637.01	-	628.26	631.26	1403	1881	-	3284	5.1%
21	233-1	635.32 (Front) 635.58 (Back)	635.93	-	-	-	-	1878	-	1878	2.9%
22	233-2	635.37 (Front) 635.54 (Back)	635.90	645.85	-	-	-	1161	1012	2173	3.3%
23	233-3	635.39 (Front) 635.53 (Back)	635.88	645.80	-	-	-	1150	1012	2162	3.3%
24	233-4	635.41 (Front) 635.51 (Back)	635.87	-	-	-	-	1873	-	1873	2.9%
25	231-1	634.64 (Front)	635.18	-	-	-	-	1874	-	1874	2.8%
26	231-2	634.58 (Front)	635.12	645.07	-	-	-	1163	1015	2178	3.3%
27	231-3	634.66 (Front)	635.18	645.15	-	-	-	1150	1015	2165	3.3%
28	231-4	634.63 (Front)	635.15	-	-	-	-	1873	-	1873	2.8%

65083 100%

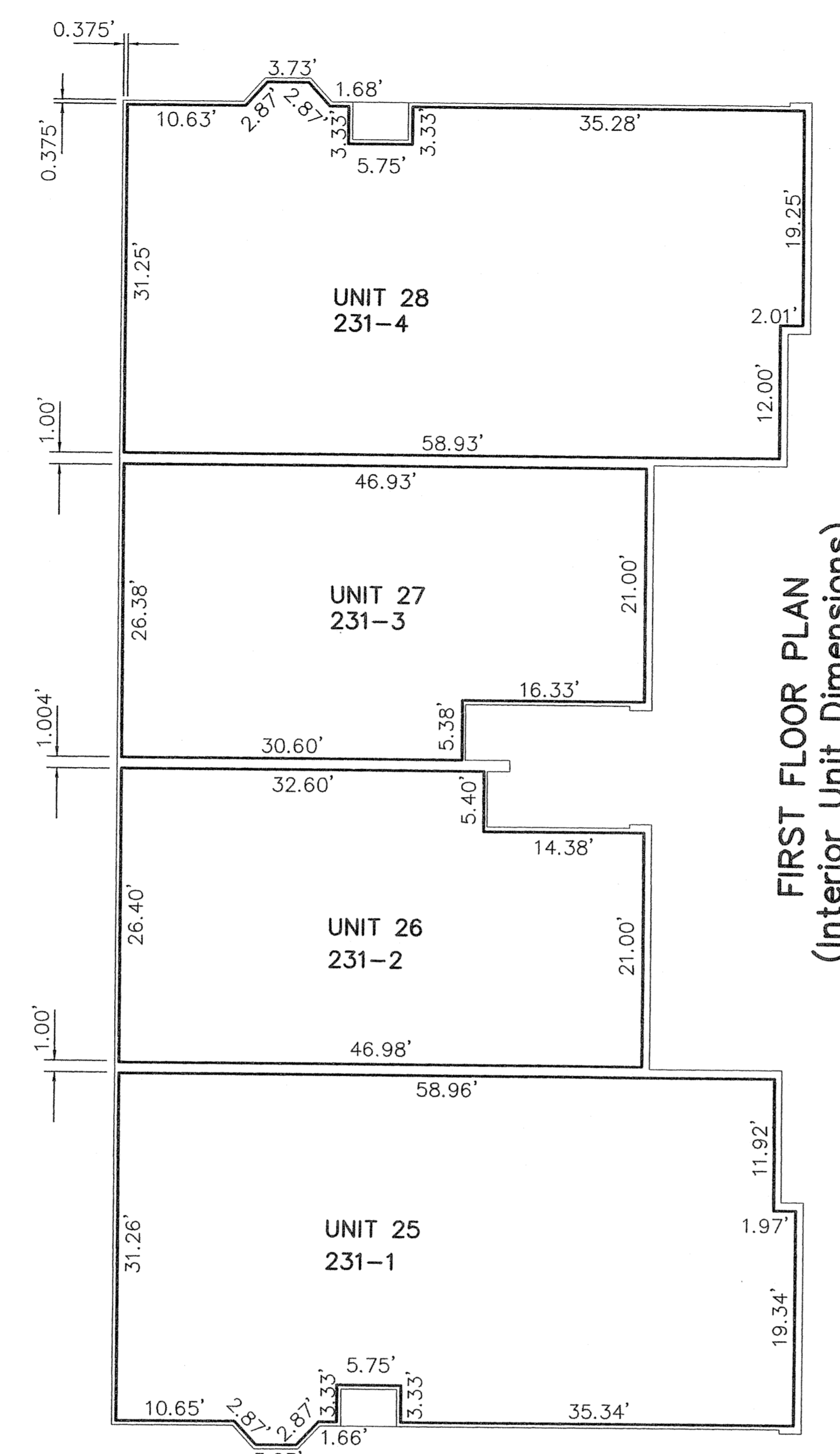
P.A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
PHONE: (440) 988-4657

NO.	DATE	ORIGINAL ISSUE DESCRIPTION	PAR	BY
0	09/14/04			

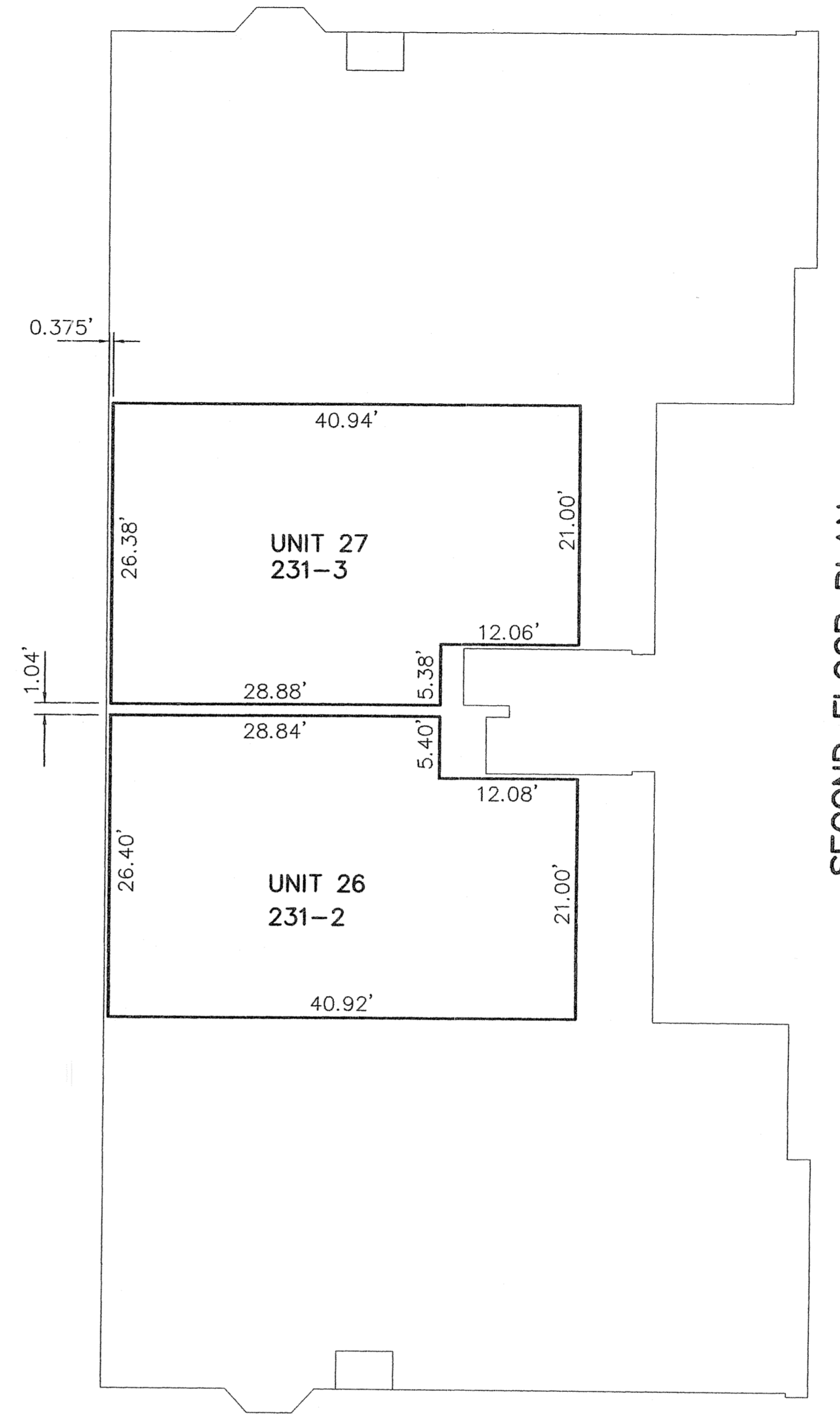
RECORD PLAT
LAKESIDE CONDOMINIUMS PHASE 5
PART OF BRIDGESIDE SUBDIVISION NUMBER 6 OF
PART OF ORIGINAL AVON TOWNSHIP SECTION 29,
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO
SEPTEMBER 14, 2004



FOUNDATION PLAN
(Exterior Building Dimensions)



FIRST FLOOR PLAN
(Interior Unit Dimensions)



SECOND FLOOR PLAN
(Interior Unit Dimensions)

RECORD PLAT
LAKESIDE CONDOMINIUMS PHASE 5
PART OF BRIDGESIDE SUBDIVISION NUMBER 6 OF
PART OF ORIGINAL AVON TOWNSHIP SECTION 29,
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO
SEPTEMBER 14, 2004

NO.	DATE	DESCRIPTION	PAR.	BY
0	09/14/04	ORIGINAL ISSUE		

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

0463 FF

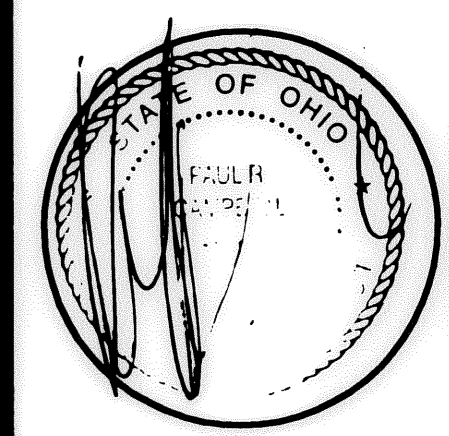
046389 & 2151

KEPHART ARCHITECTS

770 SHERMAN STREET DENVER, COLORADO 80203

Bridgeside III South

Avon Lake, Ohio

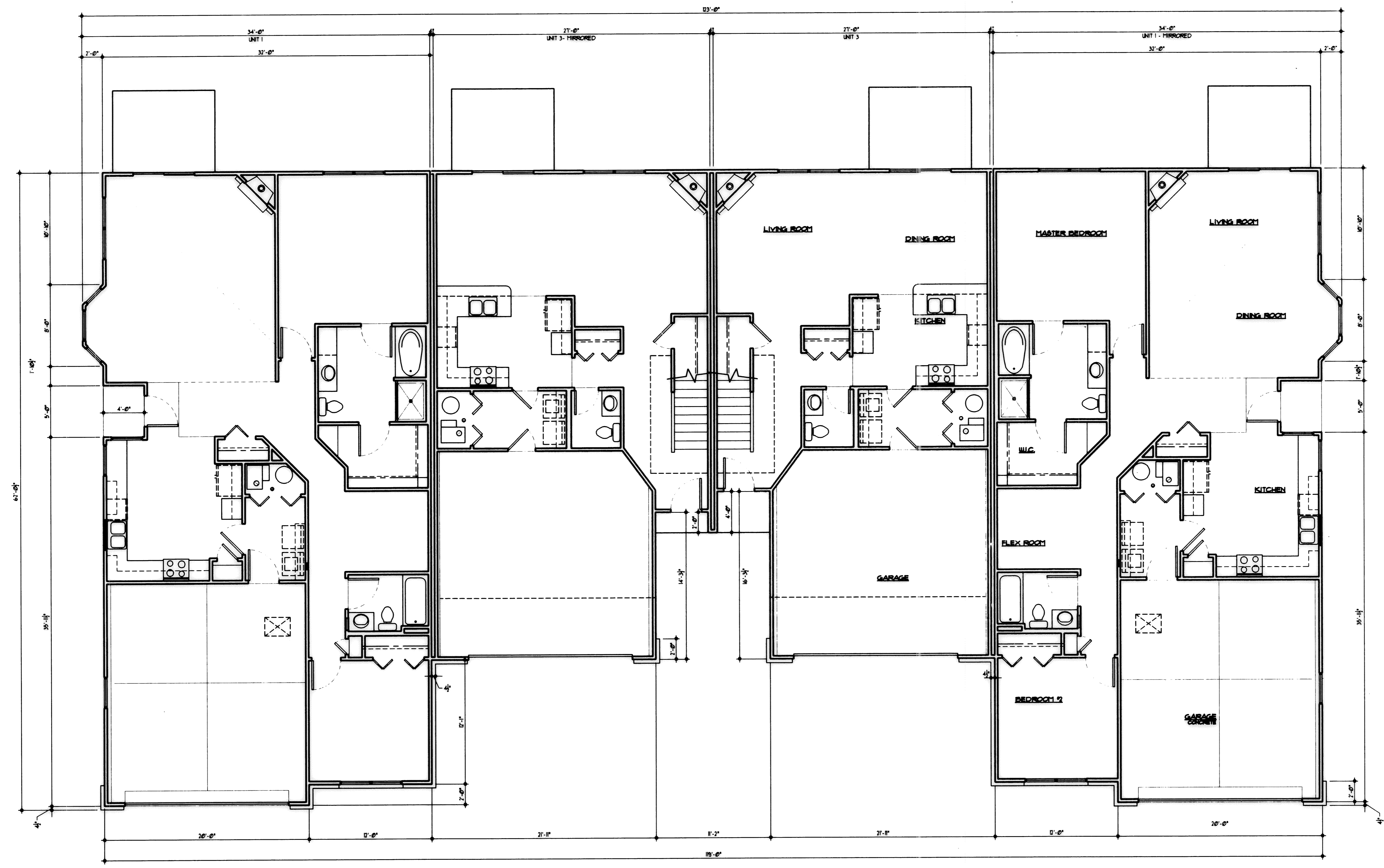


Number	Date	Issue
1	05.12.03	FOR PERMIT
2	09.03.03	CITY COMM #1

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

COPYRIGHT © KEPHART ARCHITECTS 2002



FIRST FLOOR PLAN
3/16" = 1'-0"

TAX MAP DEPT. COPP #04-00812

83/13

046389

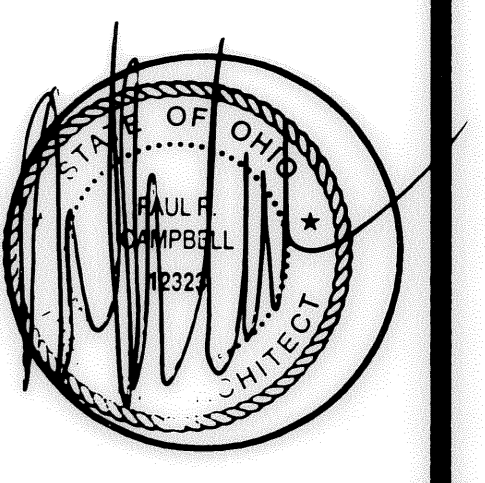
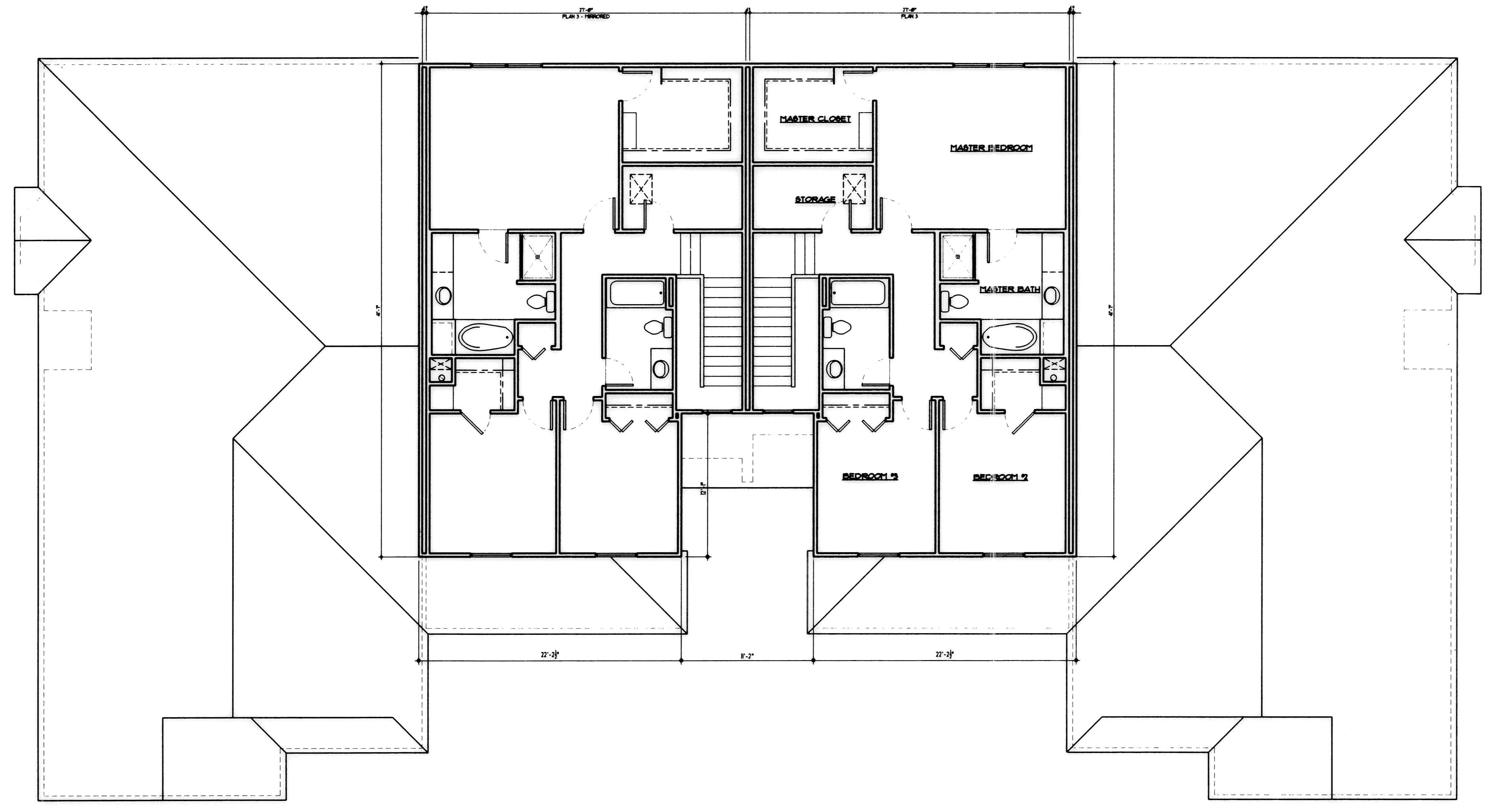
046389 #2157

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"

TAX MAP DEPT. COPY #04-00812

83/14

COPYRIGHT © KEPHART ARCHITECTS 2002

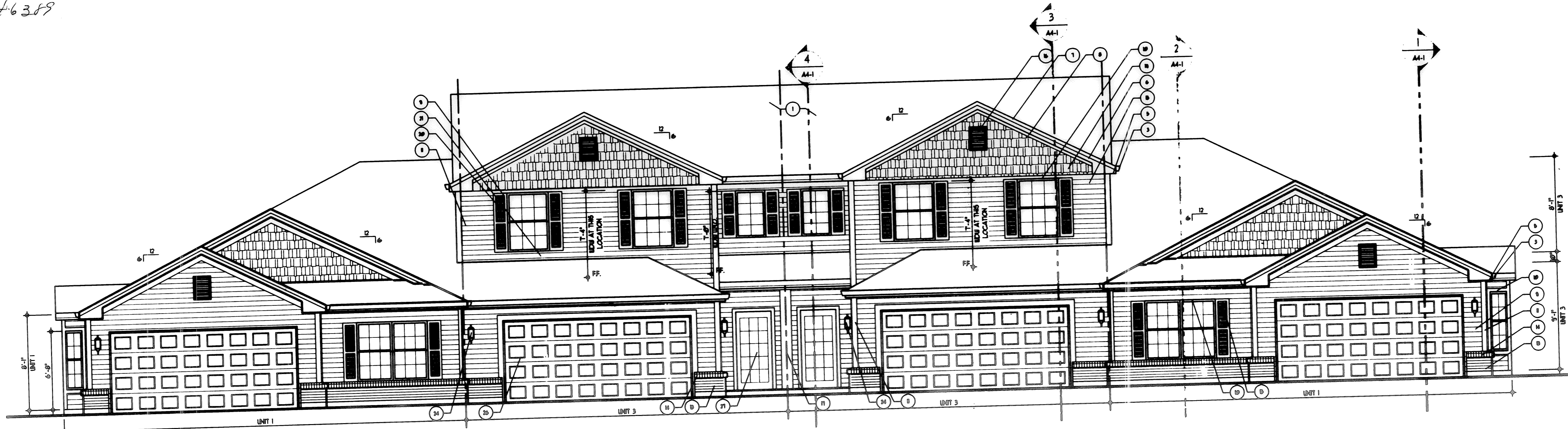
046389

FLAG NOTES

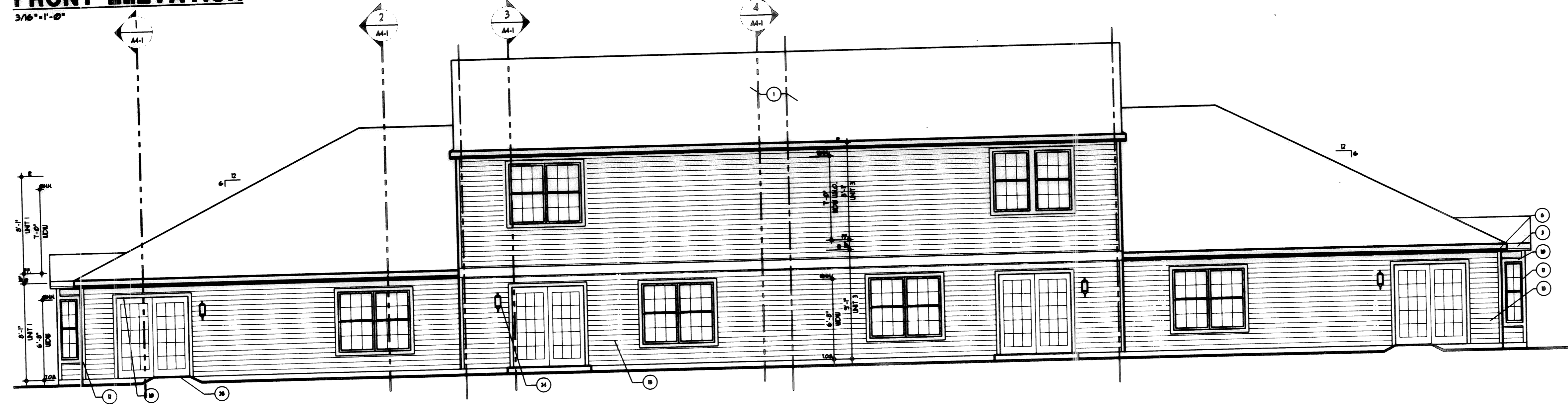
KEPHART ARCHITECTS

770 SHERMAN STREET
DENVER, COLORADO 80203

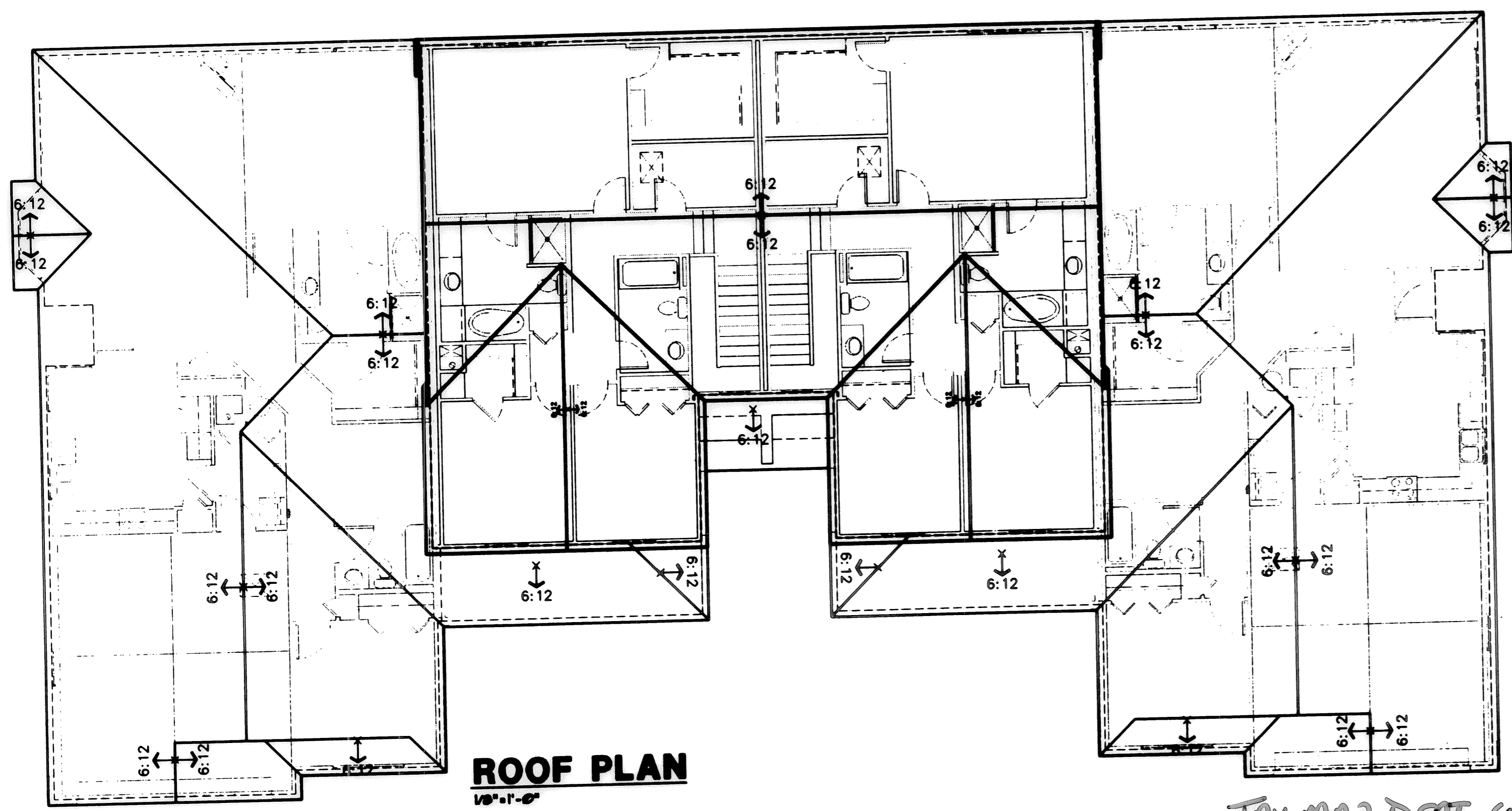
- 1 7/8" MIN. ARCH. SHINGLE
- 2 ROOF VENTS, MIN 75 SQ IN PER VENT, NUMBER AS INDICATED ON ELEVATIONS
- 3 PREFINISHED ALUMINUM GUTTER
- 4 PREFINISHED ALUMINUM DOWNSPOUTS
- 5 4"x6" (NOU) SOFFIT VENTS AT 48" O.C. MAX.
- 6 6" ALUMINUM FASCIA
- 7 1/2" SHINGLE STRIP
- 8 1/4" FRIEZE
- 9 1/2" FRIEZE
- 10 PROVIDE FLASHING AND DRIP CAP OVER ALL DOORS, WINDOWS AND AT ALL TRIM TRANSITIONS
- 11 1/2" CORNER TRIM TYPICAL
- 12 1/4" CORNER TRIM TYPICAL
- 13 FACING BRICK (ROULOCK COURSE)
- 14 DECORATIVE SHUTTERS
- 15 DECORATIVE GABLE VENT
- 16 PRIVACY WALL
- 17 VINYL SIDING
- 18 VINYL SIDING (SHAKE PROFILE)
- 19 2 1/2" J 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"x7" 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



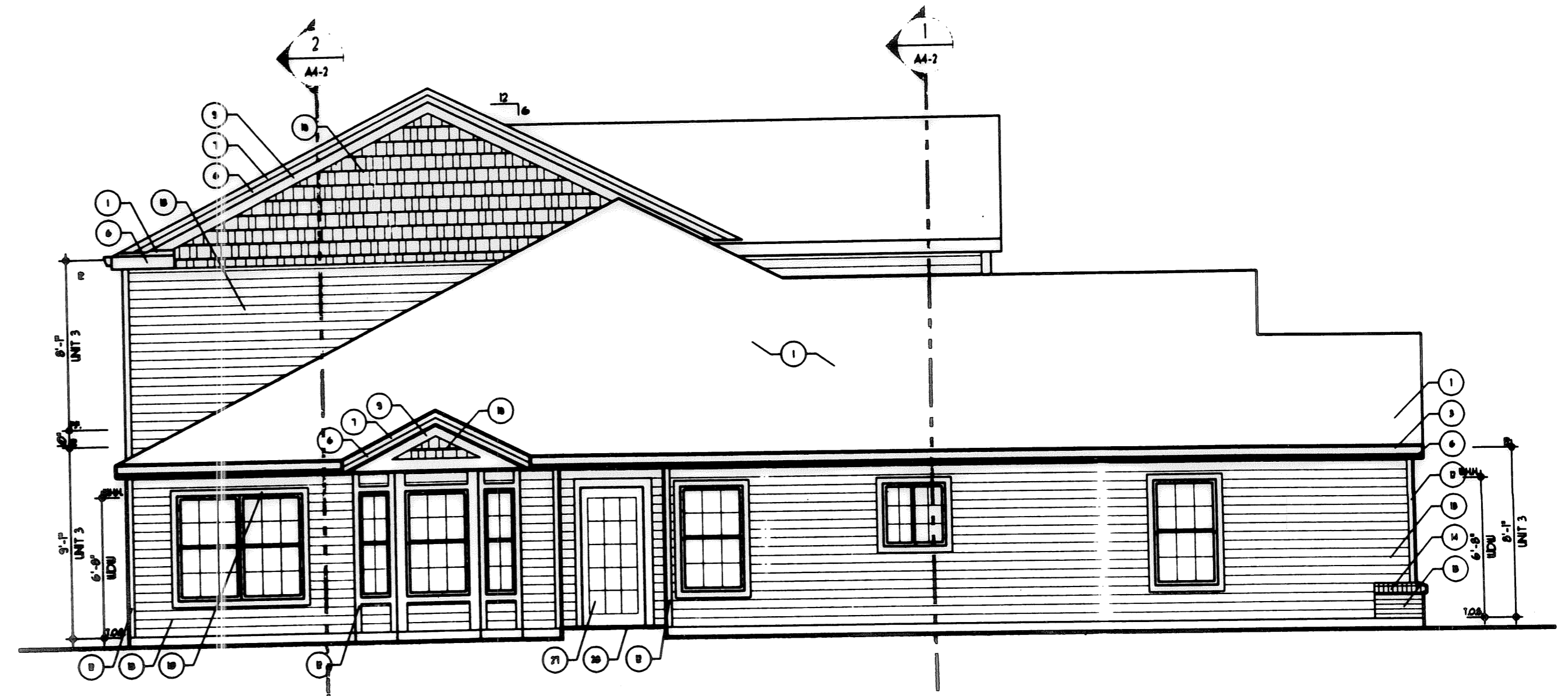
FRONT ELEVATION
3/16" = 1'-0"



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

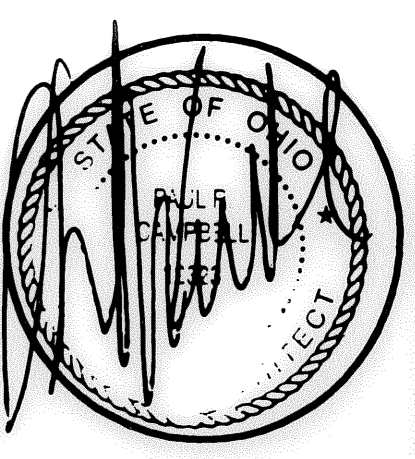


ROOF PLAN
1/8" = 1'-0"



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

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
**ELEVATIONS
SLAB ON GRADE**

Sheet Number
**BLDG. B
A3-1**

TAX MAP DEPT. COPY 100-00002

83/15

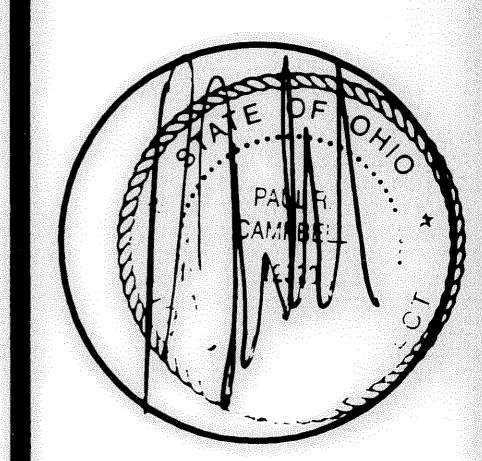
COPYRIGHT © KEPHART ARCHITECTS 2002

046389

046389 #2157

Bridgeside III South

Avon Lake, Ohio

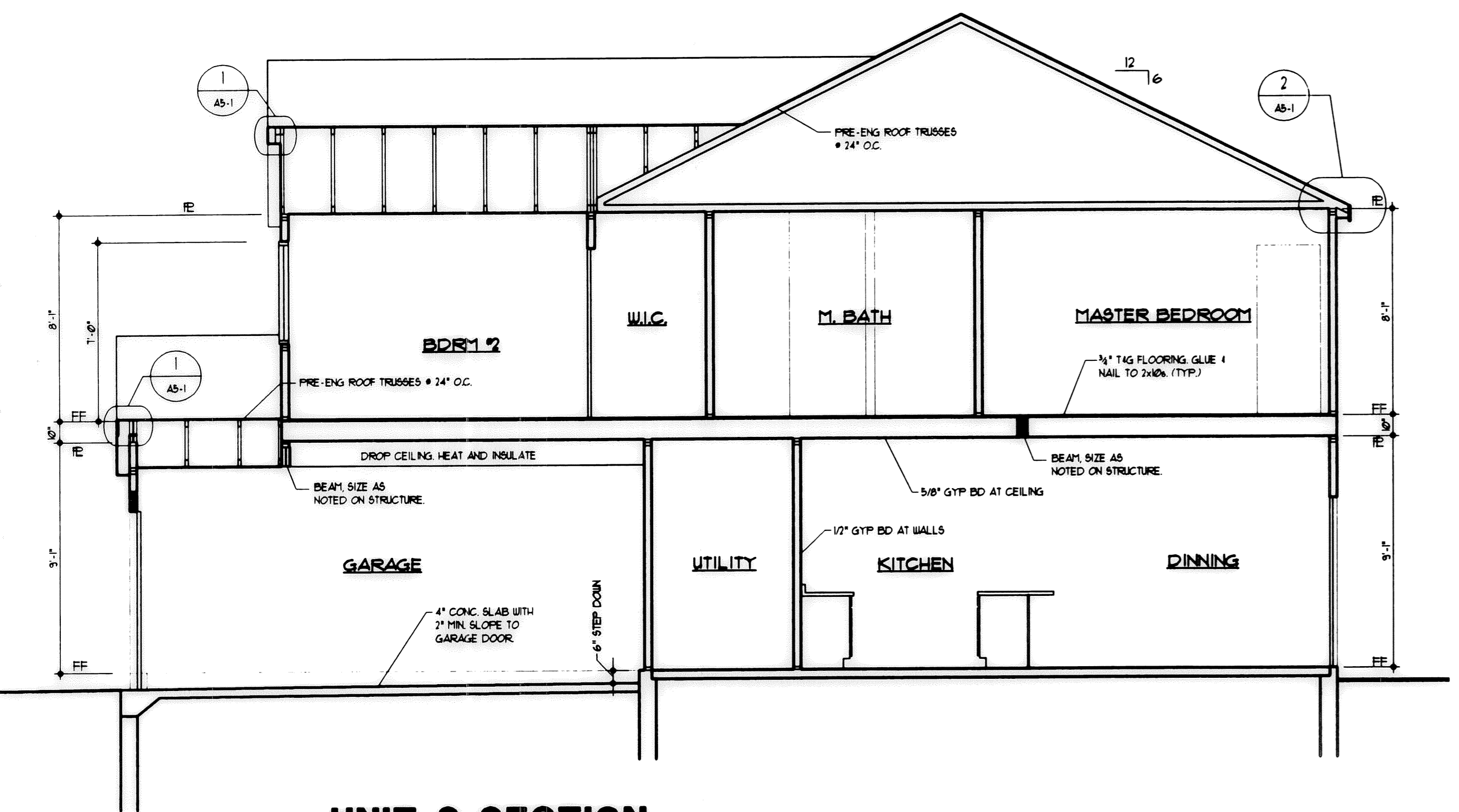


Number	Date	Issue
1	05.12.03	FOR PERMIT
2	09.03.03	CITY COMM #1

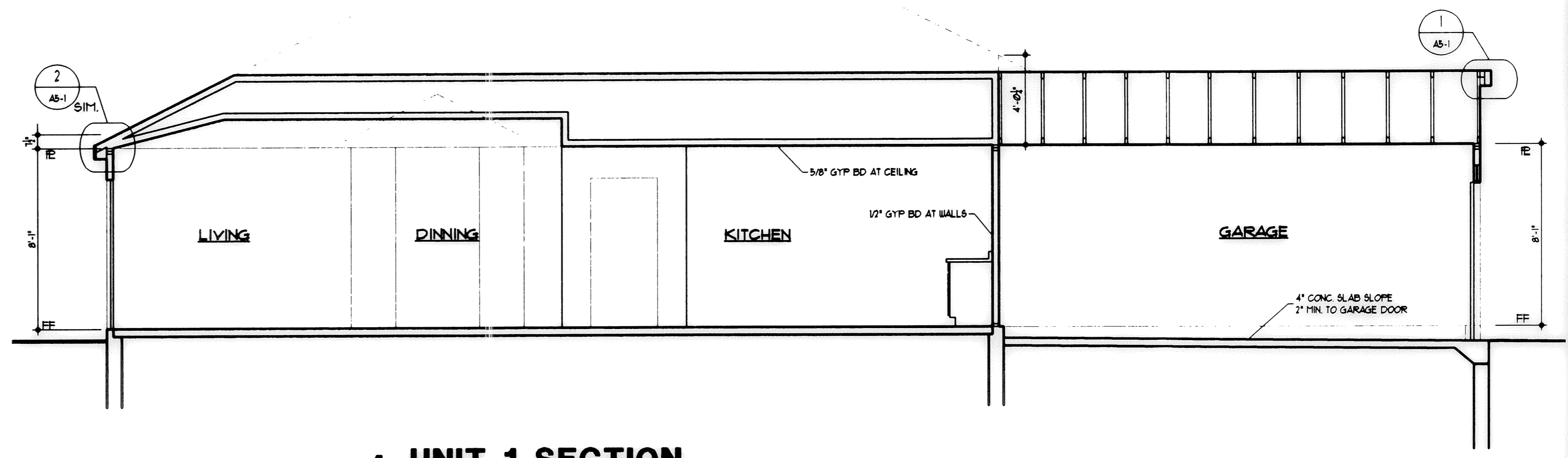
Project Architect	PRC
Project Designer	PRC
Date	09.03.03
Job Number	99062
Drawn By	JMS
Checked By	PRC

Title	SECTIONS SLAB ON GRADE
Sheet Number	BLDG. B A4-1

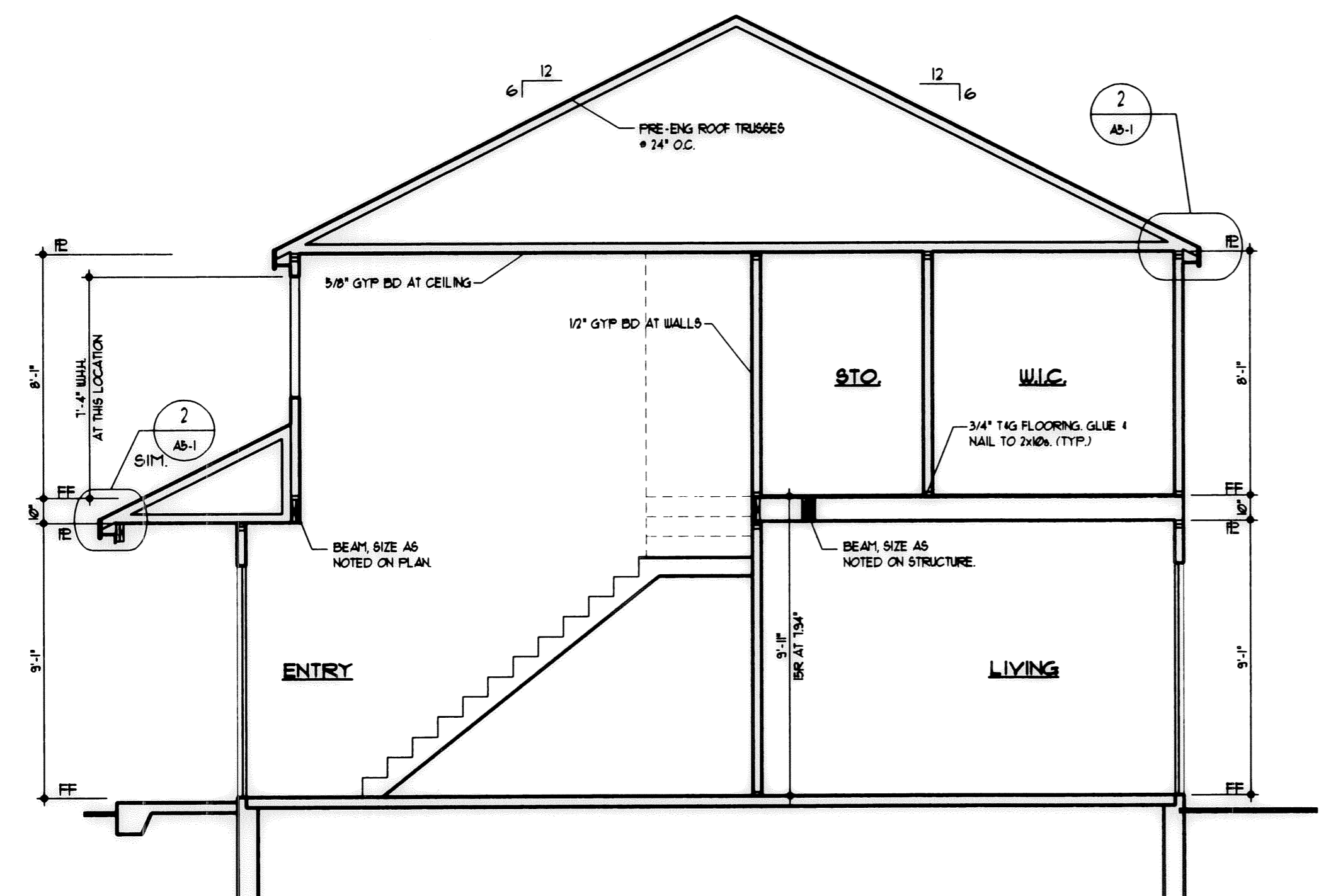
COPYRIGHT © KEPHART ARCHITECTS 2002



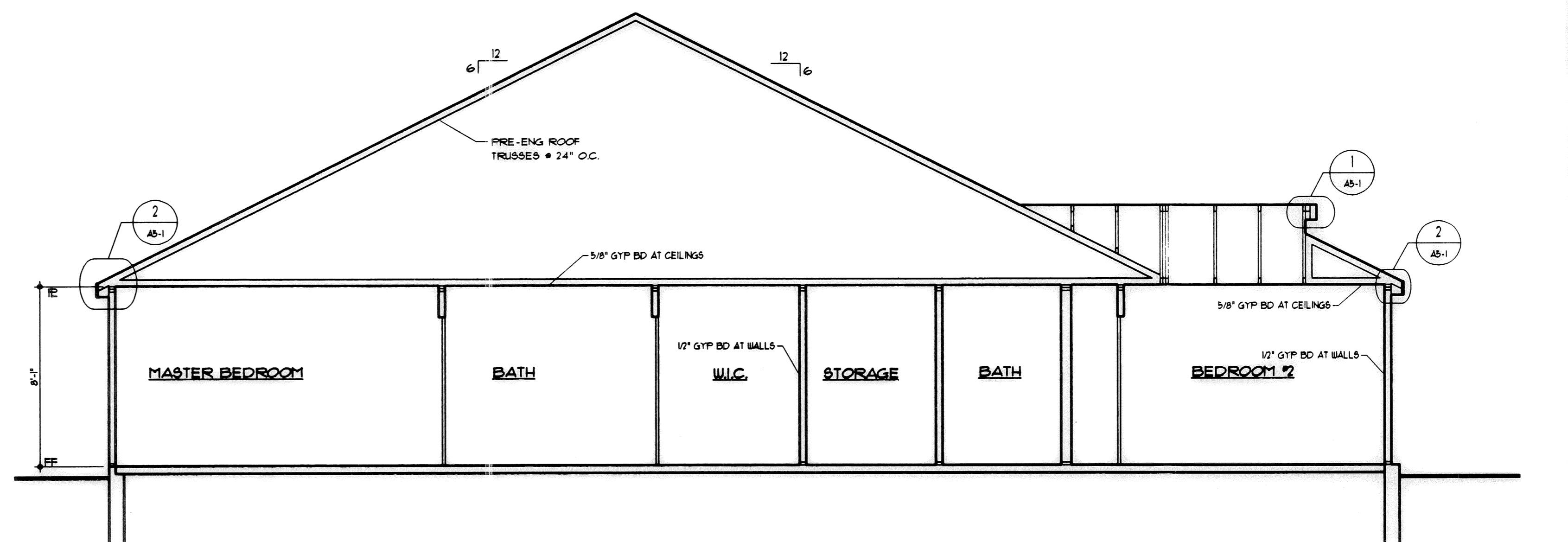
3 UNIT 3 SECTION
1/4"=1'-0"



1 UNIT 1 SECTION
1/4"=1'-0"



4 UNIT 3 SECTION
1/4"=1'-0"



2 UNIT 1 SECTION
1/4"=1'-0"

TAX MAP DEPT. COPY #04-00012

83/16