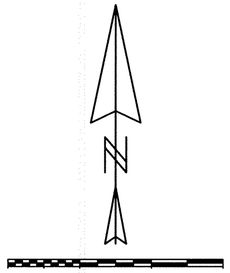
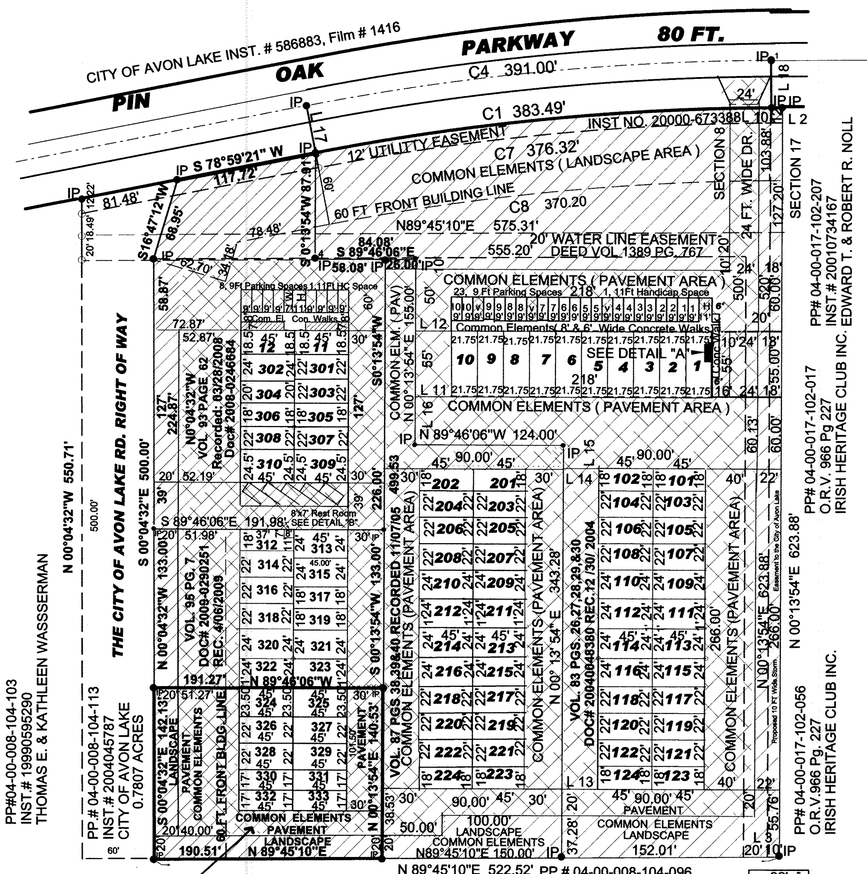
AVON LAKE OFFICE & STORAGE CONDOMINIUMS, A COMMERCIAL CONDOMINIUM
FOURTH AMENDMENT

SITUATED IN THE CITY OF AVON LAKE,AVON TWP.SECTION 8 COUNTY OF LORAIN, AND STATE OF OHIO



Scale 1 INCH = 60 FT.



LOCATION MAP

STORAGE CONDOMINIUN UNIT DIMENSIONS

UNIT	WIDTH	DEPTH	HEIGHT	UNIT AREA
1 TO 10	21.75 FT.	55 FT.	16 FT.	1596.25 SQ. FT.
101 & 102	18 FT.	45 FT.	16 FT.	810 SQ. FT.
103 TO 108	22 FT.	45 FT.	16 FT.	990 SQ. FT.
109 TO 112	24 FT.	45 FT,	16 FT.	1080 SQ. FT.
113 TO 116	24 FT.	45 FT.	16 FT.	1080 SQ. FT.
117 TO 122	22 FT.	45 FT.	16 FT.	990 SQ. FT.
123 TO 124	18 FT.	45 FT.	16 FT.	810 SQ. FT.
201 TO 202	18 FT.	45 FT.	16 FT.	810 SQ. FT.
203 TO 208	22 FT.	45 FT.	16 FT.	990 SQ. FT.
209 TO 212	24 FT.	45 FT.	16 FT.	1080 SQ. FT.
213 TO 216	24 FT.	45 FT.	16 FT.	1080 SQ. FT.
217 TO 222	22 FT.	45 FT.	16 FT.	990 SQ. FT.
223 TO 224	18 FT.	45 FT.	16 FT.	810 SQ. FT.
11 & 12	18.5 FT.	45 FT.	16 FT.	832.5 SQ. FT.
301	22 FT.	45 FT.	16 FT.	990 SQ. FT.
302	24 FT.	45 FT.	16 FT.	1080 SQ. FT.
303	22 FT.	45 FT.	16 FT.	990 SQ. FT.
304	20 FT.	45 FT.	16 FT.	900 SQ. FT.
305 & 306	18 FT.	45 FT.	16 FT.	810 SQ. FT.
307 & 308	22 FT.	45 FT.	16 FT.	990 SQ. FT.
309 & 310	24.5 FT.	45 FT.	16 FT.	1102.5 SQ. FT.
312	18 FT.	45 FT.	16 FT.	754 SQ. FT.
313	24 FT.	45 FT.	16 FT.	1080 SQ. FT.
314	22 FT.	45 FT.	16 FT.	990 SQ. FT.
315	24 FT.	45 FT.	16 FT.	1080 SQ. FT.
316	22 FT.	45 FT.	16 FT.	990 SQ. FT.
317	18 FT.	45 FT.	16 FT.	810 SQ. FT.
318	22 FT.	45 FT.	16 FT.	990 SQ. FT.
319	18 FT.	45 FT.	16 FT.	810 SQ. FT.
320 & 321	24 FT.	45 FT.	16 FT.	1080 SQ. FT.
322 & 323	24.5 FT.	45 FT.	16FT.	1102.50 SQ. FT.
324 & 325	23.5 FT.	45 FT.	16 FT.	1057.50 SQ. FT.
326 TO 329	22 FT.	45 FT.	16 FT.	990 SQ. FT.
330 TO 333	17 FT.	45 FT.	16 FT.	765 SQ. FT.

COMMON ELEMENT OWNERSHIP PERCENTAGE

UNIT	EACH PERCENTAGE
1 TO 10	1.6642%
101 & 102	0.8445%
103 TO 108	1.0321%
109 TO 112	1.1260%
113 TO 116	1.1260%
117 TO122	1.0321%
123 & 124	0.8445%
201 TO 202	0.8445%
203 TO 208	1.0321%
209 TO 212	1.1260%
213 TO 216	1.1260%
217 TO 222	1.0321%
223 TO 224	0.8445%
11 & 12	0.8679%
301	1.0321%
302	1.1260%
303	1.0321%
304	0.9383%
305 & 306	0.8445%
307 & 308	1.0321%
309 & 310	1.1494%
312	0.7861%
313	1.1260%
314	1.0321%
315	1.1260%
316	1.0321%
317	0.8445%
318	1.0321%
319	0.8445%
320 & 321	1.1260%
322 & 323	1.1494%
324 & 325	1.1025%
326 TO 329	1.0321%
330 TO 333	0.7976%

I HEREBY CERTIFY THAT THIS DESCRIPTION DESCRIBES THE AVON LAKE OFFICE & STORAGE CONDOMINIUMS AND THAT THE DRAWINGS ACCURATELY SHOW EACH BUILDING AS BUILT OR CONSTRUCTED, AND ACCURATELY REFLECT THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS, WITH RESPECT TO THE BOUNDARIES AS SHOWN. THE DIMENSIONS SHOWN ON THIS PLAT ARE IN FEET AND DECIMAL PARTS THEREOF ALL OF WHICH I CERTIFY TO BE CORRECT.

Ray Henry P.S. P.E.

RAY HENRY, P.E. P.S. OHIO REG. # E-34519 AND S-5108

STATE OF OHIO RAY HENRY E-34519 REGISTERED PROFESSIONAL ENGINEER

STATE OF OHIO RAY HENRY 5108 REGISTERED SURVEYOR

Line	Bearing	Distance
2	S 89°44'30 W	9.15'
3	S 89°45'10"W	10.00'
10	N 89°44'15"E	0.85'
11	N 89°46'06"W	30.00'
12	N 89°46'06"W	30.00'
13	N 89°46'06"W	30.00'
14	N 89°46'06"W	30.00'
15	N 00°13'54"E	20.00'
16	N 00°13'54"E	40.00'
17	N 11°00'39"W	40.00'
18	S 00°15'30"E	40.00'

THE DECLARATION OF CONDOMINIUM AND BY-LAWS OF THE UNIT OWNERS ASSOCIATION ARE RECORDED IN VOL. 048381, PG. 2160, VOL. 055278, PG. 2174. VOL. 109258 ,PG. 2267, File 2008-0246685, File 2009-0290252, File _____, IN THE OFFICIAL RECORDS OF LORAIN COUNTY OHIO AS AMENDED BY AMENDMENT TO DECLARATION AND BY-LAWS OF AVON LAKE OFFICE & STORAGE CONDOMINIUMS.

LEGAL DESCRIPTION OF THE ORIGINAL AND THE 1ST, 2ND, 3RD AND 4TH AMENDMENT PROPERTY

Situated in the City of Avon Lake,County of Lorain, and State of Ohio,
Being Known as part of Avon Township Section No. 8, said parcel being more definitely described as follows:
Beginning at an iron pin found in a monument box at the intersection of the centerline of
Pin Oak Parkway, 80 feet wide, and the centerline of Belden Road;
Thence S 89° 44' 30" W in the centerline of Pin Oak Parkway, 80 Ft.,
a distance of 2346.37 feet to an iron pin in a moument box at the point of tangency in said centerline;
Thence S 00°15' 30" E, a distance of 40.00 feet to a capped iron pin found in the southerly right of way
of Pin Oak Parkway 80 Ft.,said point is the PRINCIPAL POINT OF BEGINNING:
Thence along the arc of the curve deflecting left along the south right of way of Pin Oak Parkway 80 Ft.
a distance of 383 49 feet to a capped iron pin found at the point of tangency of the said curve, this
curve has a radius of 2043.48 feet, a central angle of 10° 45' 09" and a cord distance of 382.93 feet,
which bears S 84° 21' 56" W;
Thence continuing along the south right of way of Pin Oak Parkway
S 78° 59' 21" W a distance of 117.72 feet to a capped iron pin found;
Thence S 16° 47' 12" W a distance of 68.95 feet to a capped iron pin found;
Thence S 00° 04' 32" E a distance of 500.00 feet to a capped iron pin found;
Thence N 89° 45' 10" E a distance of 522.52 feet to a capped iron pin found;
Thence N 00° 13' 54" E a distance of 623.88 feet to a capped iron pin found
on the south right of way of Pin Oak Parkway;
Thence S 89° 44' 30" W a distance of 9.15 feet to the capped iron pin found
at the principal point of beginning,containg 7.1837 acres of land more or less,
subject to all prior easements of record. Land surveyed by Ray Henry P.S., OH. 5108,
in August of 2008.

Bearings are referenced to those appearing on the improvement plans for
Pin Oak Parkway 80 Ft. wide for the City of Avon Lake in the year of 1998

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	10°45'09"	2043.48'	383.49'	192.31'	382.93'	S 84°21'56" W
4	10°45'09"	2083.48'	391.00'	196.08'	390.43	S 84°21'56" W
7	10°45'09"	2031.48'	376.32'	188.70'	375.78'	S 84°21'56" W
8	10°45'09"	1983.48'	370.20'	185.64'	369.67'	S 84°21'56" W

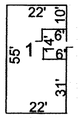
LEGEND

- IRON PIN FD. OR SET
- COMMON ELEMENTS(LANDSCAPE)
- COMMON ELEMENTS(ASPHALT PAV)
- LIMITED COMMON ELEMENT FOR THE BENEFIT OF STORAGE UNIT OWNERS
- COMMON ELEMENTS CONCRETE & ASPHALTIC WALKS
- PRIVATE UNIT & PARKING SPACE
- V VISITOR PARKING SPACE
- 1ST EXPANSION UNITS 201 TO 224
- SECOND EXPANSION UNITS 11,12,301,302,303,304,305, 306,307,308,309 AND 310
- THIRD EXPANSION UNITS 312,313,314.315,316,317, 318,319,320,321,322 & 323
- FOURTH EXPANSION UNITS 324,325,326,327,328,329 330, 331,332 & 333

NOTE:
AVON LAKE OFFICE & STORAGE CONDOMINIUMS AREA CONTAINS 7.1837 ACRES.

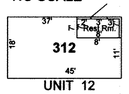
PURSUANT TO SECTION 4 OF THE DECLARATION OF AVON LAKE OFFICE & STORAGE CONDOMINIUMS, UNITS 1 THROUGH 12 AND UNITS 306,307,308,309 AND 310 INCLUDE THE DESIGNATED PARKING SPACES DEPICTED ON THE DRAWING. AS SHOWN HEREIN, THE PARKING SPACES ARE EACH LABELED WITH A NUMBER CORRESPONDING WITH THE UNIT THE PARKING SPACE IS A PART OF.

THE PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS WHICH IS OWNED BY EACH UNIT IS SET FORTH IN THE CONDOMINIUM DECLARATION.



LIMITED COMMON ELEMENT FOR THE BENEFIT OF EACH STORAGE UNIT OWNER

DETAIL " A "
NO SCALE



UNIT 12

LIMITED COMMON ELEMENT FOR THE BENEFIT OF EACH STORAGE UNIT OWNER

DETAIL " B "
NO SCALE

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202 OHIO REV CODE
MAR 23 2011
MARK R. STEWART
LORAIN COUNTY AUDITOR

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Fee Amt: $90.40 Page 1 of 3
Lorain County, Ohio
Judith M Nedwick County Recorder
Book P0096 Page 57 - 59
File 2011-0368087

RAY HENRY
3347 ROCKY RIVER DRIVE
CLEVELAND, OH 44111

Plat Vol 96 PG 57

TAX MAP DEPT. COPY # 11-01237

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