

COUNTRY ESTATES OF GEAUGA CONDOMINIUM PHASE 1 APRIL, 2002

COUNTY RECORDER

FILED FOR RECORD THIS 15th DAY OF April, 2002
AT 2:30 P.M.

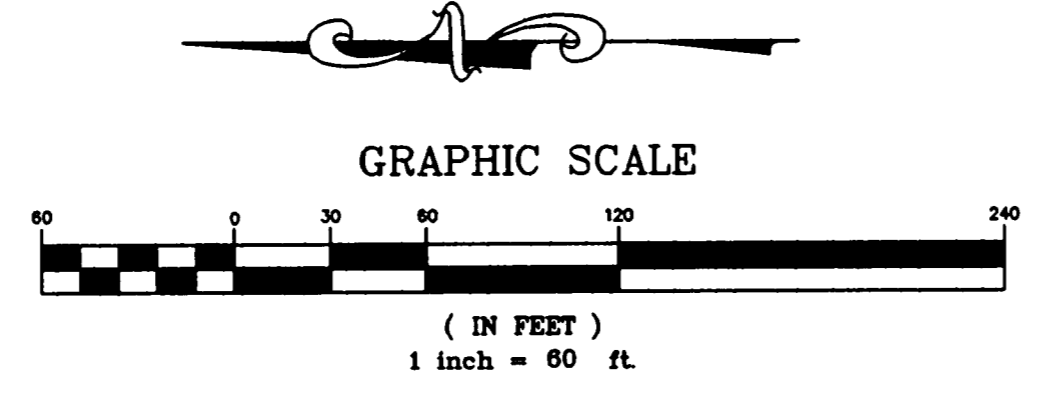
RECORDED THIS 1st DAY OF April, 2002 IN
PLAT VOLUME 36, PAGE 125

Nancy Margaret McBride
GEAUGA COUNTY RECORDER

200400690667
Filed for Record in
GEAUGA COUNTY OHIO
MARY MARGARET MCBRIDE
04-01-2004 AT 02:30 P.M.
OR Book 36 Page 121 - 125

NOTE: SUBJECT TO AN EXISTING GAS PIPELINE EASEMENT TO
THE EAST OHIO GAS COMPANY D/B/A DOMINION EAST OHIO,
AN OHIO CORPORATION RECORDED IN OFFICIAL RECORD
VOLUME 1545, PAGE 630 OF THE GEAUGA COUNTY RECORDS.

TRANSFERS 4-1-04
Tracey A. Jewison



COMMON AREA 1 DETAIL SCALE: 1"=60'

RONALD KORFANT
VOL. 700, PG. 472

ADDITIONAL LANDS
PARCEL 2
175,679 SQ.FT.
4.0330 ACRES

UNIT 4
PHASE 1
LIMITED COMMON AREA
153,396 SQ.FT.
3.5215 ACRES

COMMON AREA 2
280,813 sq.ft.
6.4466 acres

ADDITIONAL LANDS
PARCEL 1
440,494 SQ.FT.
10.1124 ACRES

EXHIBIT "A"
A DECLARATION OF CONDOMINIUM
OWNERSHIP
COUNTRY ESTATES OF GEAUGA CONDOMINIUM
PHASE I - 10.8457 Acres

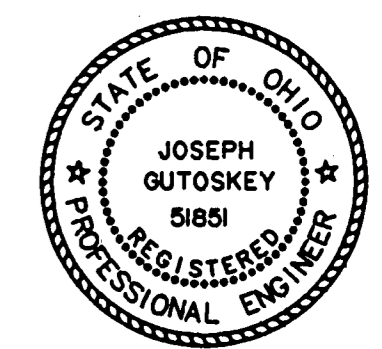
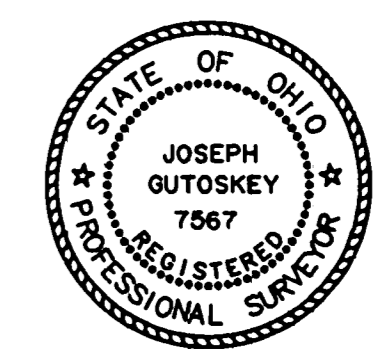
SITUATED IN THE TOWNSHIP OF BAINBRIDGE, COUNTY OF
GEAUGA, AND STATE OF OHIO, IN LOT Nos. 44 & 45,
TRACT No. 1 AS RECORDED IN VOL. 1035, PGS. 130-132 OF
THE GEAUGA COUNTY RECORDS.

SURVEYORS CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS
PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME
SHOWS GRAPHICALLY, INsofar AS POSSIBLE, THE
LOCATION OF THE BOUNDARIES, THE LAYOUT, LOCATION
DESIGNATION AND DIMENSIONS OF THE BUILDINGS, COMMON
AREAS AND LIMITED COMMON AREAS, THE LOCATION AND
DIMENSIONS OF ALL APPURTENANT EASEMENTS, THAT THERE
ARE NO ENCROACHMENTS UPON THE SUBJECT PREMISE, NOR
FROM THE SUBJECT PREMISES OTHER THAN SHOWN. THE
PURPOSE OF THIS CERTIFICATION IS TO COMPLY IN ALL
RESPECTS WITH THE PROVISIONS OF SECTION 531.07 OF
THE OHIO REVISED CODE, INCLUDING THE REQUIREMENTS
THAT THIS PLAT ACCURATELY SHOWS THE BUILDINGS AS
CONSTRUCTED.

I FURTHER CERTIFY TO GEAUGA TITLE INSURANCE AGENCY,
INC. AND DIANA L. JOYCE, THAT THE PREMISES WERE
ESTABLISHED BY ACTUAL FIELD MEASUREMENTS AND THAT
MONUMENTS WERE FOUND OR SET AS SHOWN, BASED ON
A BOUNDARY SURVEY LAST DATED SEPTEMBER, 2001, BY
GUTOSKEY & ASSOCIATES, INC.

BY: *Joseph Gutoskey, P.S.* 2/12/03
JOSEPH GUTOSKEY, P.S. 7567 DATE



STATE SEAL

ENGINEER'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE
DRAWINGS 2 THRU 5 SHOW GRAPHICALLY, INsofar AS
POSSIBLE, THE LAYOUT, DESIGNATION AND DIMENSIONS OF
EACH OF THE UNITS AS CONSTRUCTED. THE PURPOSE OF
THIS CERTIFICATION IS TO COMPLY WITH THE PROVISIONS
OF SECTION 531.07 OF THE OHIO REVISED CODE.

BY: *Joseph Gutoskey, P.E.* 2/12/03
JOSEPH GUTOSKEY, P.E. 51851 DATE

GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
10205 QUEENS WAY #6 Tel (410) 543-6900
Chagrin Falls, Ohio 44023 Fax (410) 543-7176

DRAWN BY PN	SCALE 1"=60'	LEGEND
CHK'D BY JG	DATE APRIL, 2002	● = 5/8" IRON PIN SET
REV. 1/2003 NAME CHANGE		NOTE: BASIS OF BEARINGS ASSUMED
REV. 1/21/03 ACREAGE		
REV. 1/30/03 COUNTY ENG. MARKUP		

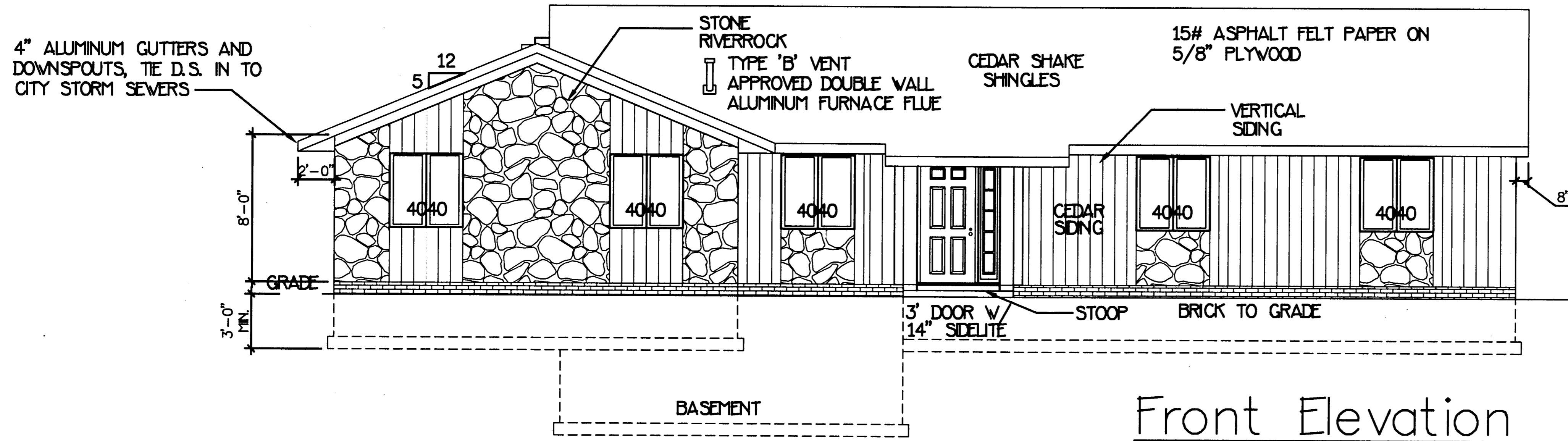
V36 P121

condoplata.dwg 1-21-03 1:56:48 pm EST

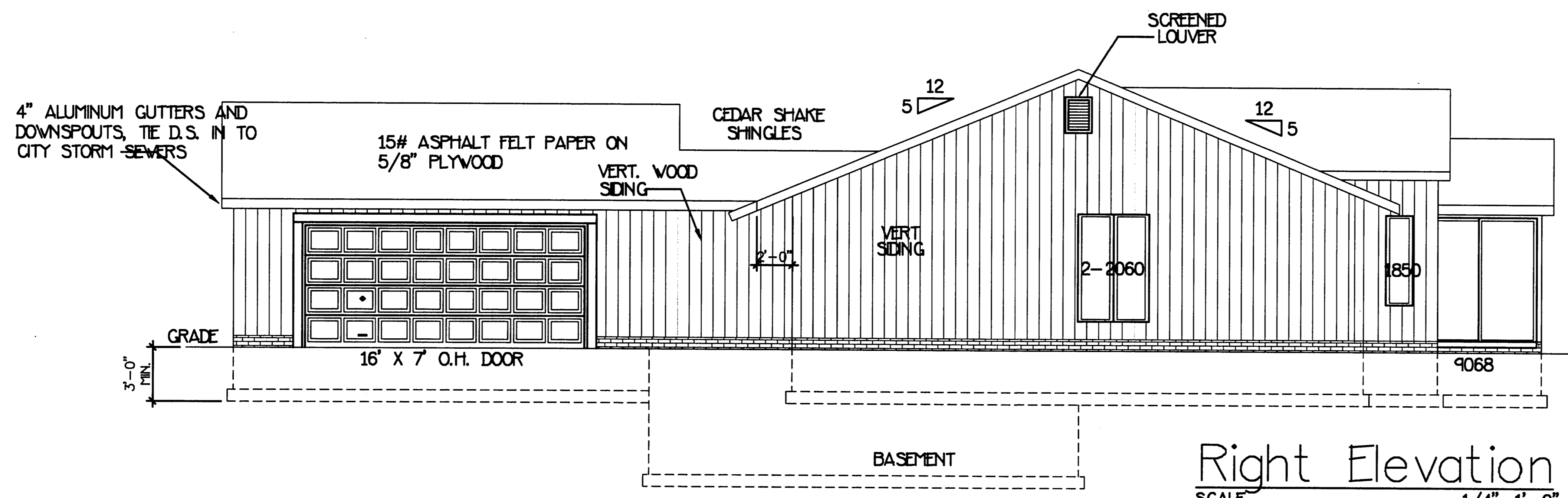
NORTHWEST
CORNER OF
LOT 44
MON. BOX
UNABLE TO
OPEN CENTER
USED

FRANKLIN STREET 50' C/L

SARCO PRODUCTS • NEW HAVEN, CONNECTICUT REORDER BY PART NUMBER 6832

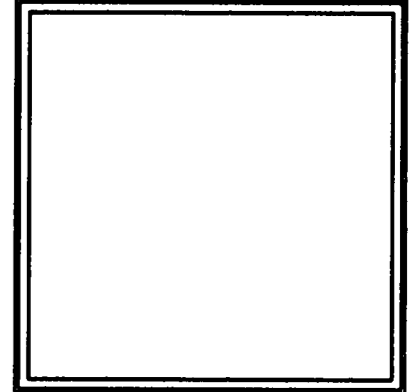
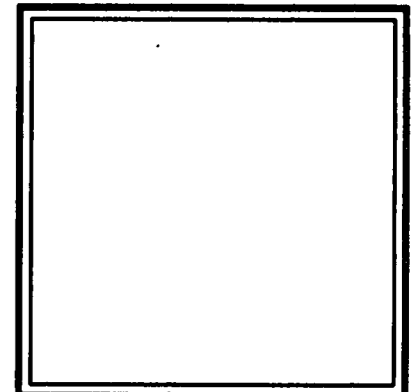


Front Elevation
SCALE 1/4"=1'-0"



Right Elevation
SCALE 1/4"=1'-0"

REVISION	DATE



AS-BUILT ELEVATIONS
 UNIT # 4 CORBAN DRIVE
 BAINBRIDGE OHIO

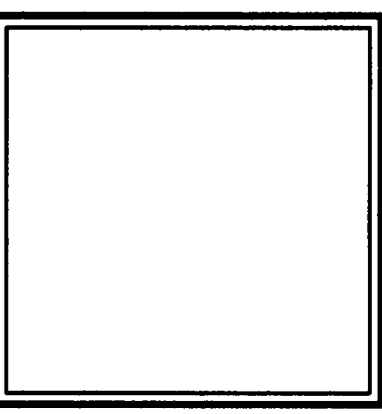
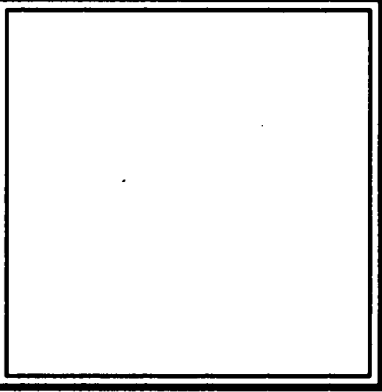
DRAWN	T.H.
DATE	JUNE 20, 2002
SCALE	1/4"=1'-0"
PROJECT	CORBAN
FILE NAME	AS-BUILT.DWG

SHEET	2
OF 5 SHEETS	

V36.P122

SACO PRODUCTS • NEW HOPE, MINNESOTA
 REPRODUCED BY PART NUMBER 6592

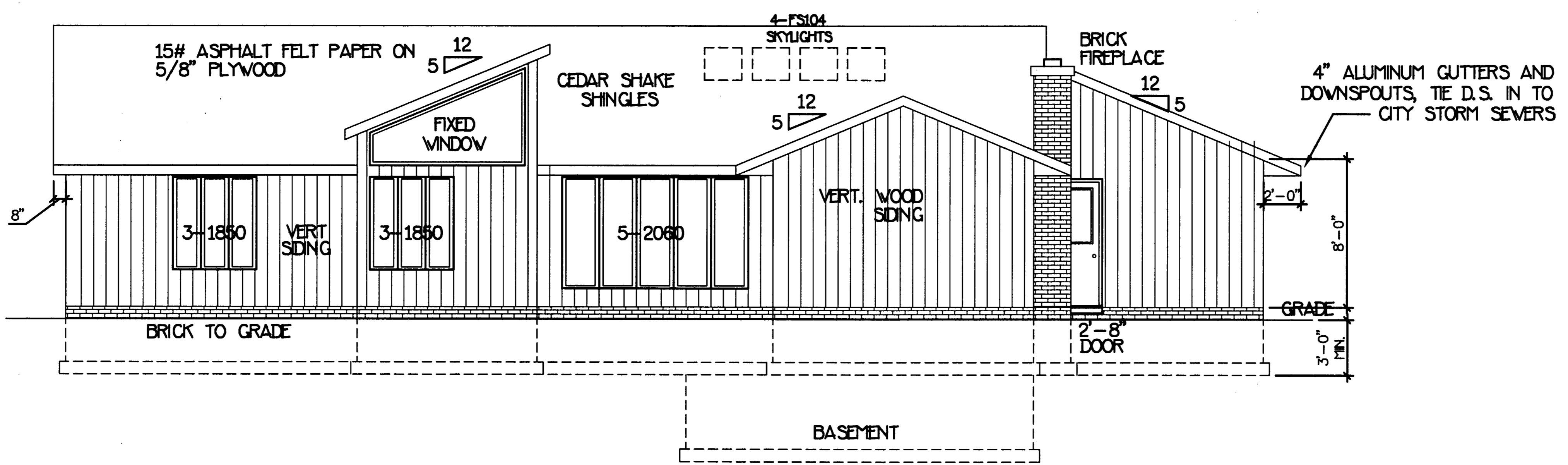
REVISION	DATE



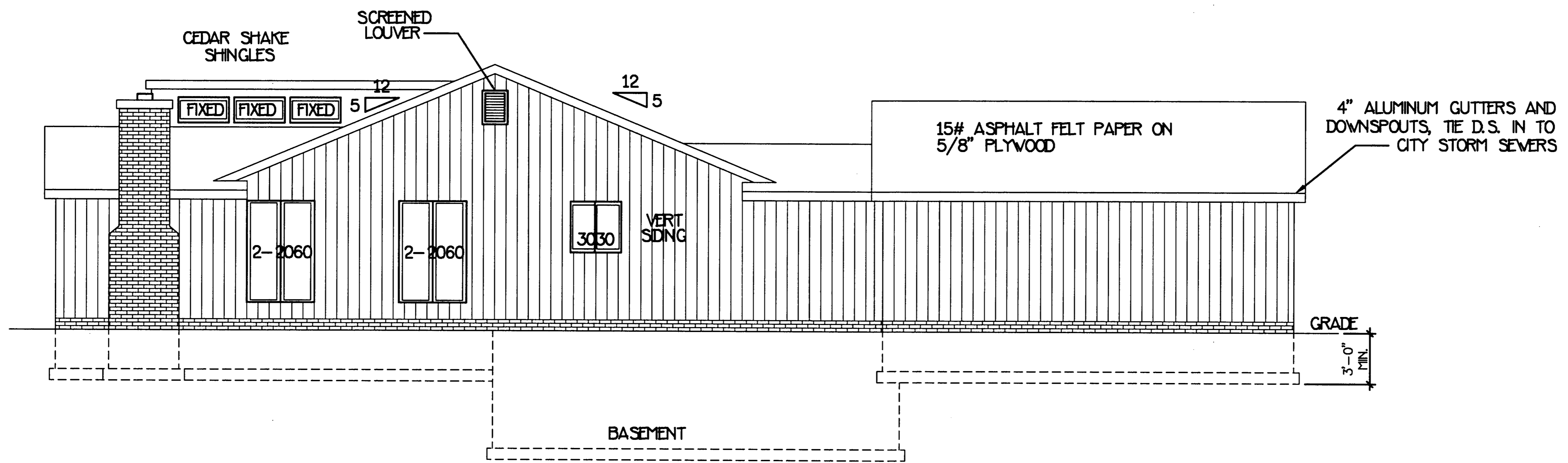
AS-BUILT ELEVATIONS
 UNIT #4 CORBAN DRIVE
 BAINBRIDGE OHIO

DRAWN	T.H.
DATE	JUNE 20, 2002
SCALE	1/4" = 1'-0"
PROJECT	CORBAN
FILE NAME	AS-BUILT.DWG

SHEET	3
OF	5 SHEETS

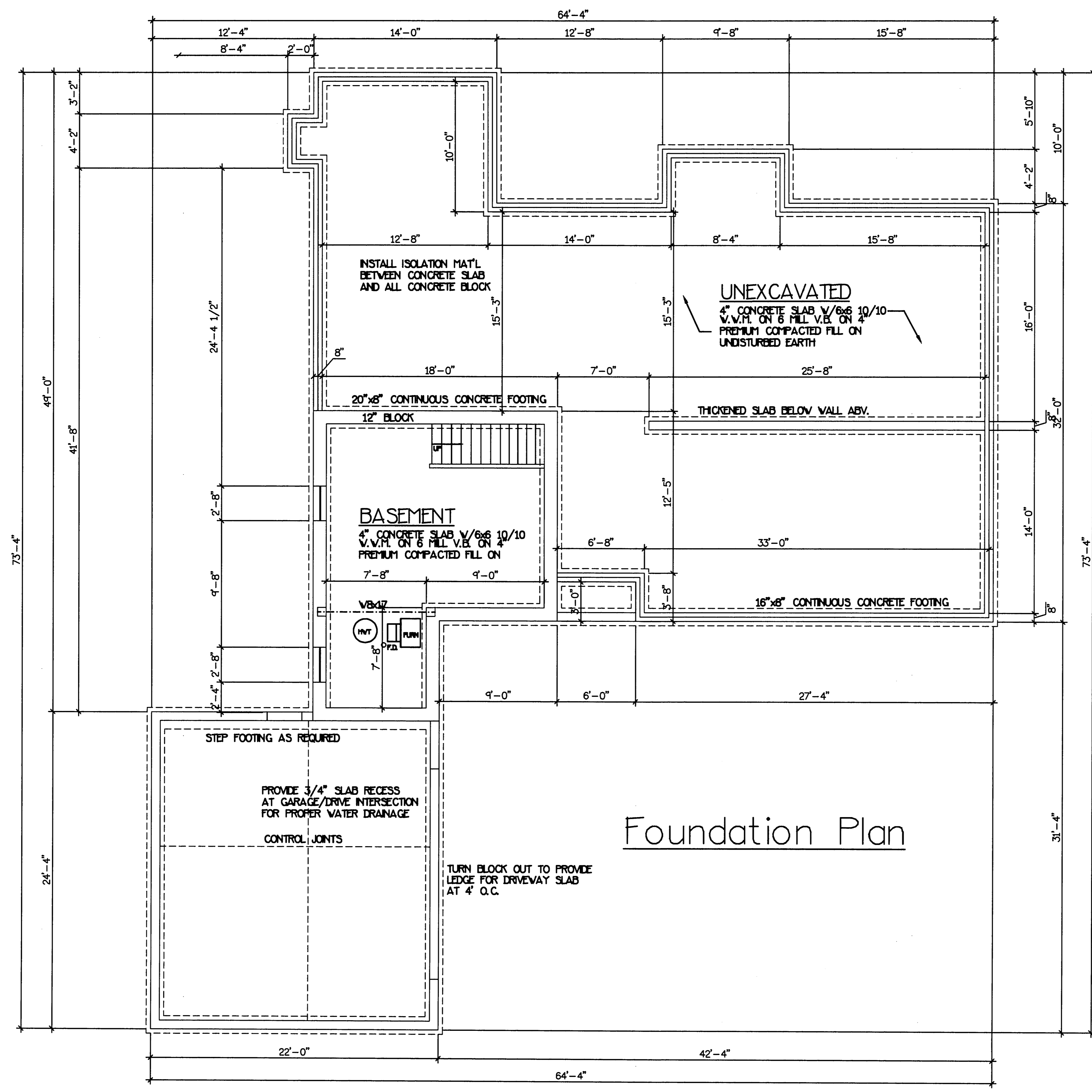


Rear Elevation
SCALE 1/4" = 1'-0"



Left Elevation
SCALE 1/4" = 1'-0"

V36.P123

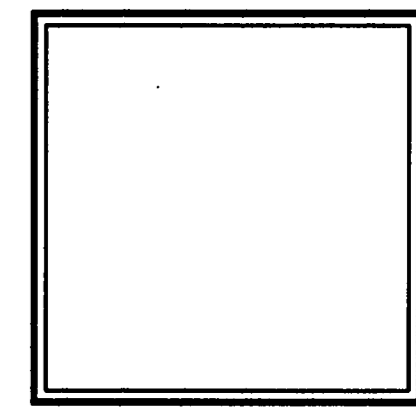
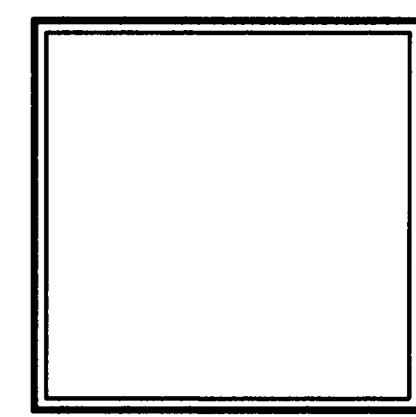


NOTE: FOUNDATION DESIGN BASED ON MIN. SOIL CAPACITY OF 2,000 P.S.I. - CONTRACTOR TO VERIFY & NOTIFY ARCHITECT SHOULD SOIL BEARING BE LESS.

CONCRETE STRENGTH DESIGN = 3,000 P.S.I. IN 28 DAYS.

Foundation Plan

REVISION	DATE



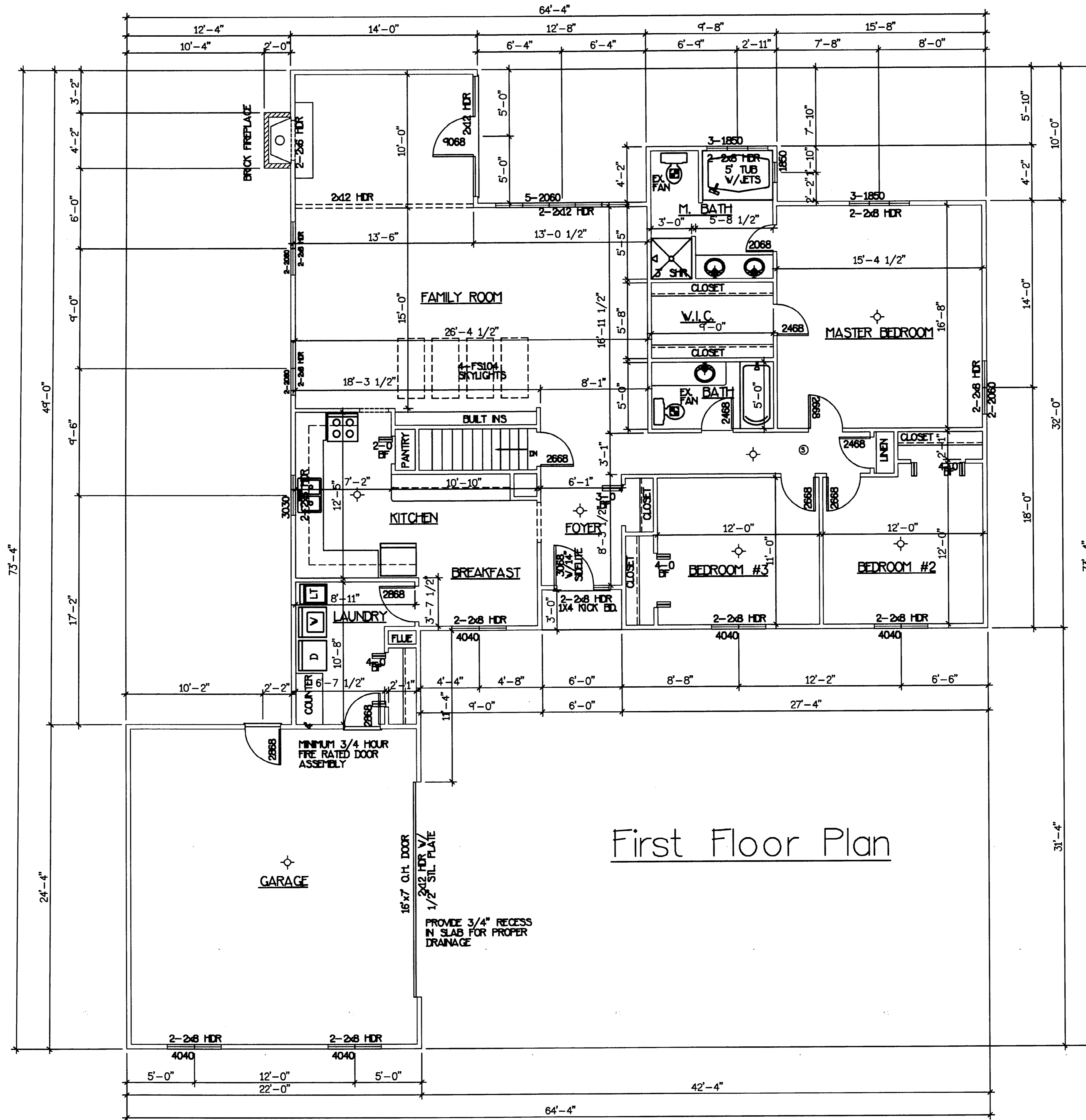
AS-BUILT FOUNDATION PLAN
 UNIT # 4 CORBAN DRIVE
 BAINBRIDGE OHIO

DRAWN	T.H.
DATE	JUNE 20, 2002
SCALE	1/4" = 1'-0"
PROJECT	CORBAN
FILE NAME	AS-BUILT.DWG

SHEET	4
OF	5 SHEETS

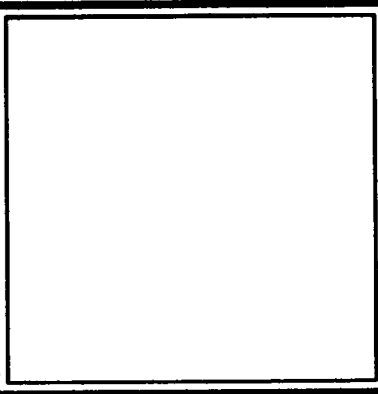
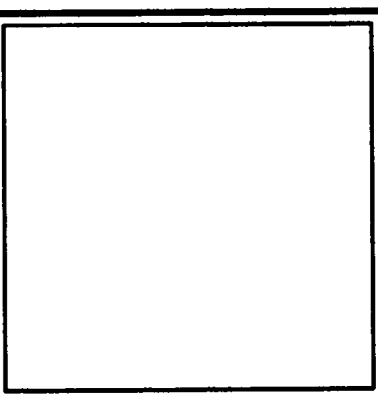
V36.P124

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 STATE OF MINNESOTA LICENSE NO. 0000000000
 NEW YORK, MINNESOTA
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 STATE OF MINNESOTA LICENSE NO. 0000000000



First Floor Plan

REVISION	DATE



AS-BUILT FLOOR PLAN
 UNIT # 4 CORBAN DRIVE
 BAINBRIDGE OHIO

DRAWN	T.H.
DATE	JUNE 20, 2002
SCALE	1/4" = 1'-0"
PROJECT	CORBAN
FILE NAME	AS-BUILT.DWG

SHEET	5
OF	5 SHEETS

V36.P125