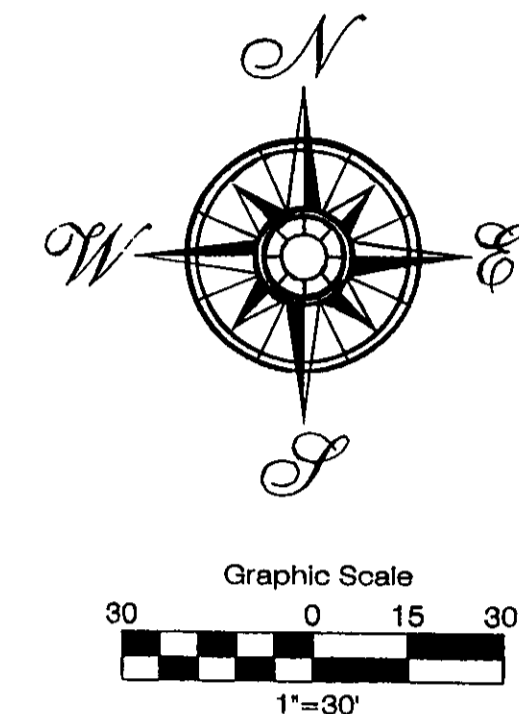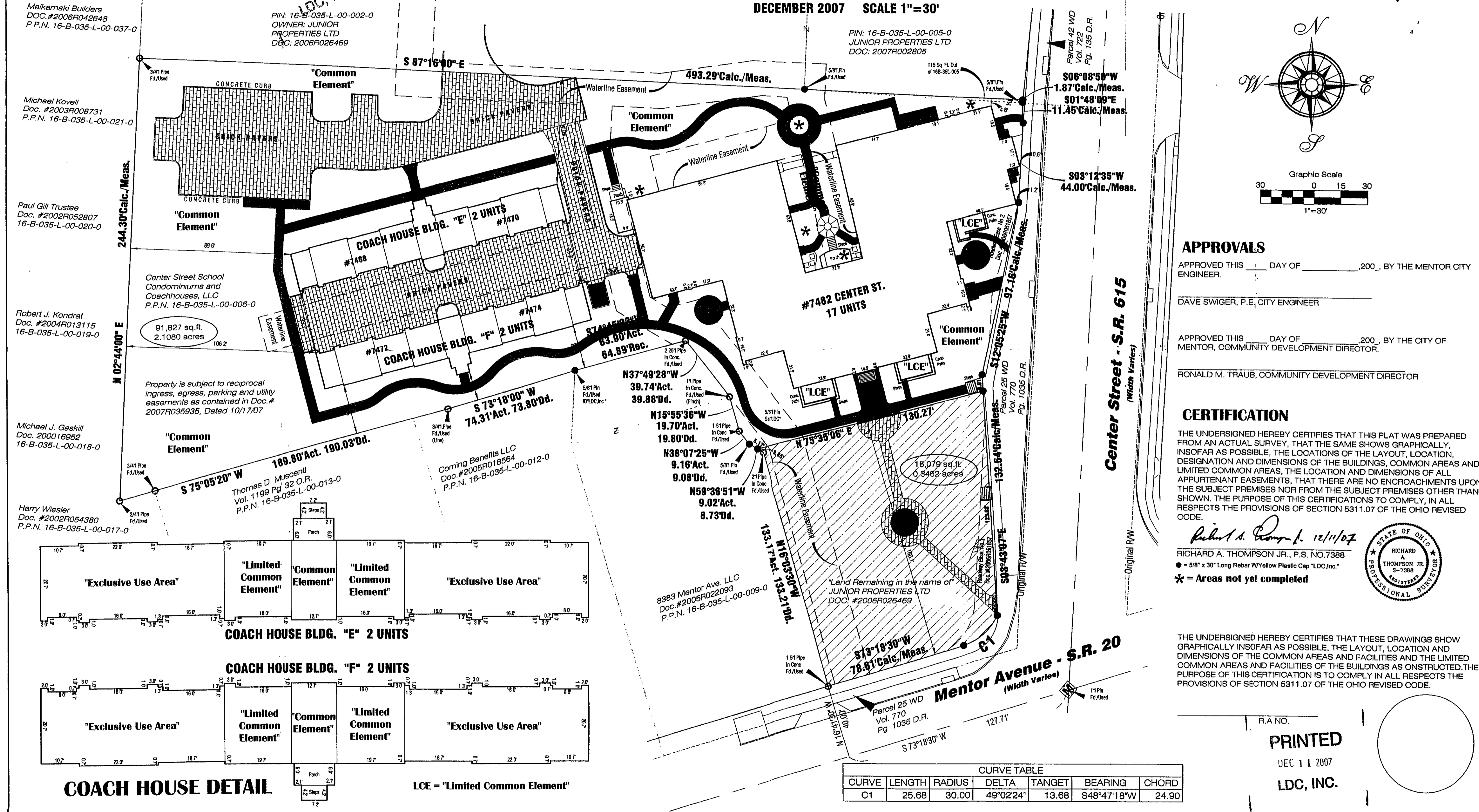# CENTER STREET VILLAGE SCHOOL CONDOMINIUMS

### SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF BACON LOT, TOWNSHIP 10 NORTH, RANGE 9 WEST OF THE CONNECTICUT WESTERN RESERVE SURVEY.

**DECEMBER 2007    SCALE 1"=30'**

LAND DESIGN consultants
Civil Engineers and Surveyors
8585 EAST AVENUE  MENTOR, OHIO 44060
TELEPHONE 255-8463 354-6938 951-LAND

PIN: 16-B-035-L-00-002-0
OWNER: JUNIOR PROPERTIES LTD
DOC: 2006R026469

PIN: 16-B-035-L-00-005-0
JUNIOR PROPERTIES LTD
DOC: 2007R002805

Malkamaki Builders
DOC.#2006R042648
P.P.N. 16-B-035-L-00-037-0

Michael Kovell
Doc. #2003R008731
P.P.N. 16-B-035-L-00-021-0

Paul Gill Trustee
Doc. #2002R052807
16-B-035-L-00-020-0

Robert J. Kondrat
Doc. #2004R013115
16-B-035-L-00-019-0

Michael J. Gaskill
Doc. 200016952
16-B-035-L-00-018-0

Harry Wiesler
Doc. #2002R054380
P.P.N. 16-B-035-L-00-017-0

Center Street School
Condominiums and
Coachhouses, LLC
P.P.N. 16-B-035-L-00-006-0

91,827 sq.ft.
2.1080 acres

Property is subject to reciprocal
ingress, egress, parking and utility
easements as contained in Doc.#
2007R035935, Dated 10/17/07

Thomas D. Muscenti
Vol. 1199 Pg 32 O.R.
P.P.N. 16-B-035-L-00-013-0

Corning Benefits LLC
Doc.#2005R018564
P.P.N. 16-B-035-L-00-012-0

8383 Mentor Ave. LLC
Doc.#2005R022093
P.P.N. 16-B-035-L-00-009-0

"Common Element"

COACH HOUSE BLDG. "E" 2 UNITS
#7468
#7470

COACH HOUSE BLDG. "F" 2 UNITS
#7472
#7474

#7482 CENTER ST.
17 UNITS

"LCE"

"Land Remaining in the name of
JUNIOR PROPERTIES LTD
DOC.#2006R026469"

18,079 sq.ft.
0.8462 acres

Center Street - S.R. 615 (Width Varies)

Mentor Avenue - S.R. 20 (Width Varies)

## COACH HOUSE DETAIL

COACH HOUSE BLDG. "E" 2 UNITS

COACH HOUSE BLDG. "F" 2 UNITS

"Exclusive Use Area"
"Limited Common Element"
"Common Element"
"Limited Common Element"
"Exclusive Use Area"

LCE = "Limited Common Element"

Graphic Scale
30   0   15   30
1"=30'

## APPROVALS

APPROVED THIS ____ DAY OF _____ 200_, BY THE MENTOR CITY ENGINEER.

DAVE SWIGER, P.E, CITY ENGINEER

APPROVED THIS ____ DAY OF _____ 200_, BY THE CITY OF MENTOR, COMMUNITY DEVELOPMENT DIRECTOR.

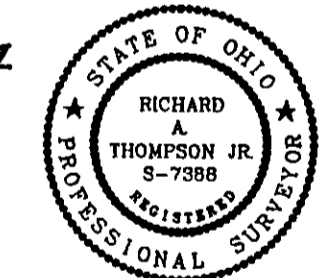RONALD M. TRAUB, COMMUNITY DEVELOPMENT DIRECTOR

## CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY, INSOFAR AS POSSIBLE, THE LOCATIONS OF 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 PREMISES NOR FROM THE SUBJECT PREMISES OTHER THAN SHOWN. THE PURPOSE OF THIS CERTIFICATIONS TO COMPLY, IN ALL RESPECTS THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

RICHARD A. THOMPSON JR., P.S. NO.7388

● = 5/8" x 30" Long Rebar W/Yellow Plastic Cap "LDC,Inc."
✳ = Areas not yet completed

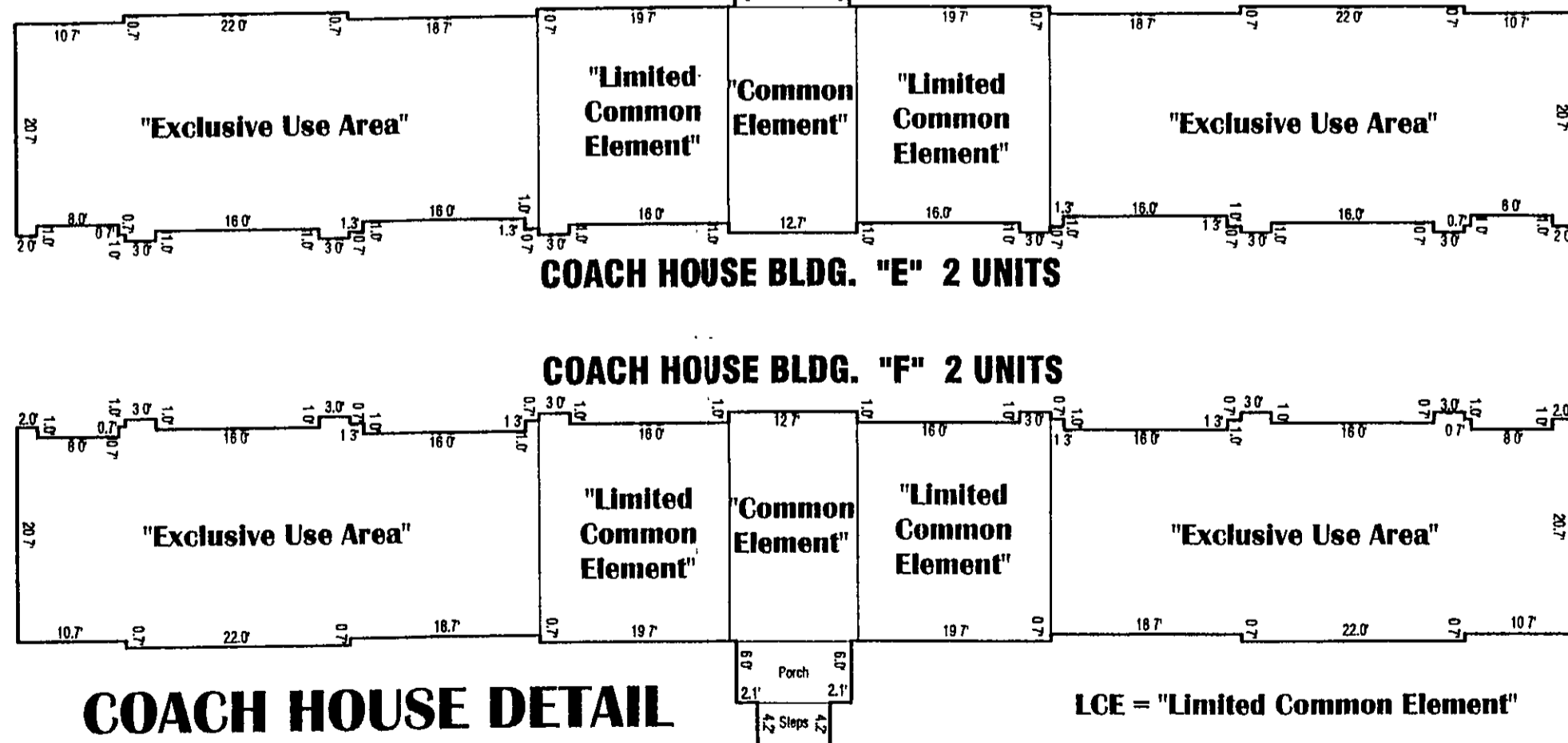RICHARD A. THOMPSON JR. S-7388 STATE OF OHIO PROFESSIONAL SURVEYOR

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY INSOFAR AS POSSIBLE, THE LAYOUT, LOCATION AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND THE LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED.THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY IN ALL RESPECTS THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

### CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGET | BEARING | CHORD |
|-------|--------|--------|-------|--------|---------|-------|
| C1 | 25.68 | 30.00 | 49°02'24" | 13.68 | S48°47'18"W | 24.90 |

DATE: 11/30/07
SCALE: HOR. 1"=30'
VERT.
FILENAME: CSVCP
COMPUTER S:
TAB NAME: PHASE

LAND DESIGN consultants
ENGINEERS    PLANNERS    SURVEYORS
8585 East Avenue, Mentor, Ohio 44060
TEL: (440) 255-8463  (440) 951-LAND
(440) 354-6938  FAX: (440) 255-9575
www.LDCinc.net

R.A NO.

**OSAIR1-0609**

SHEET / OF

CONTRACT No.
OSAIR1-0609