

VERMILION PARK ESTATE SUBDIVISION

SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NOS. 16 & 27 AND FURTHER KNOWN AS BEING A RESUBDIVISION OF PART OF SUBLOTS 273, 274, 323 AND 326 AND ALL OF SUBLOTS 260 TO 271 INCLUSIVE, 275 TO 290 INCLUSIVE, 292, 293, 296, 297, 312 AND 313 IN VERMILION RIVER PARK ALLOTMENT LORAIN COUNTY PLAT VOLUME 12, PAGES 12 & 13, AND ALL OF SUBLOTS 329 TO 515 INCLUSIVE, 522 TO 526 INCLUSIVE AND 594 TO 626 INCLUSIVE IN VERMILION RIVER PARK ALLOTMENT NO. 2 LORAIN COUNTY PLAT VOLUME 13, PAGES 4 & 5 AND VACATED RIGHT-OF-WAYS AS SHOWN ON THE VERMILION RIVER PARK ALLOTMENT VACATION PLAT AS RECORDED IN VOLUME 104, PAGES 112-114, ALL OF LORAIN COUNTY PLAT RECORDS.

OCTOBER, 2017

OWNER'S CERTIFICATE

BE IT KNOWN THAT VERMILION PARK ESTATE, LLC, SUCCESSOR BY CONVERSION TO VERMILION PARK ESTATES, AN OHIO GENERAL PARTNERSHIP, BY SUNRISE DEVELOPMENT CO, ITS MEMBER, BY JAMES P. MARTYNOWSKI ITS VICE PRESIDENT HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS ITS VERMILION PARK ESTATE SUBDIVISION, A SUBDIVISION OF SUBLOT NUMBERS 1 THRU 4 INCLUSIVE AND DOES ALSO HEREBY ACCEPT THE PLAT OF SAME TO BE CORRECT.

IN WITNESS WHEREOF, VERMILION PARK ESTATE, LLC, SUCCESSOR BY CONVERSION TO VERMILION PARK ESTATES, AN OHIO GENERAL PARTNERSHIP, BY SUNRISE DEVELOPMENT CO, ITS MEMBER, HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY JAMES P. MARTYNOWSKI ITS VICE PRESIDENT, AT CLEVELAND, OHIO, THIS 20TH DAY OF DECEMBER, 2017.

James P. Martynowski
VERMILION PARK ESTATE, LLC, SUCCESSOR BY CONVERSION TO VERMILION PARK ESTATES, AN OHIO GENERAL PARTNERSHIP, BY SUNRISE DEVELOPMENT CO, ITS MEMBER, BY JAMES P. MARTYNOWSKI ITS VICE PRESIDENT

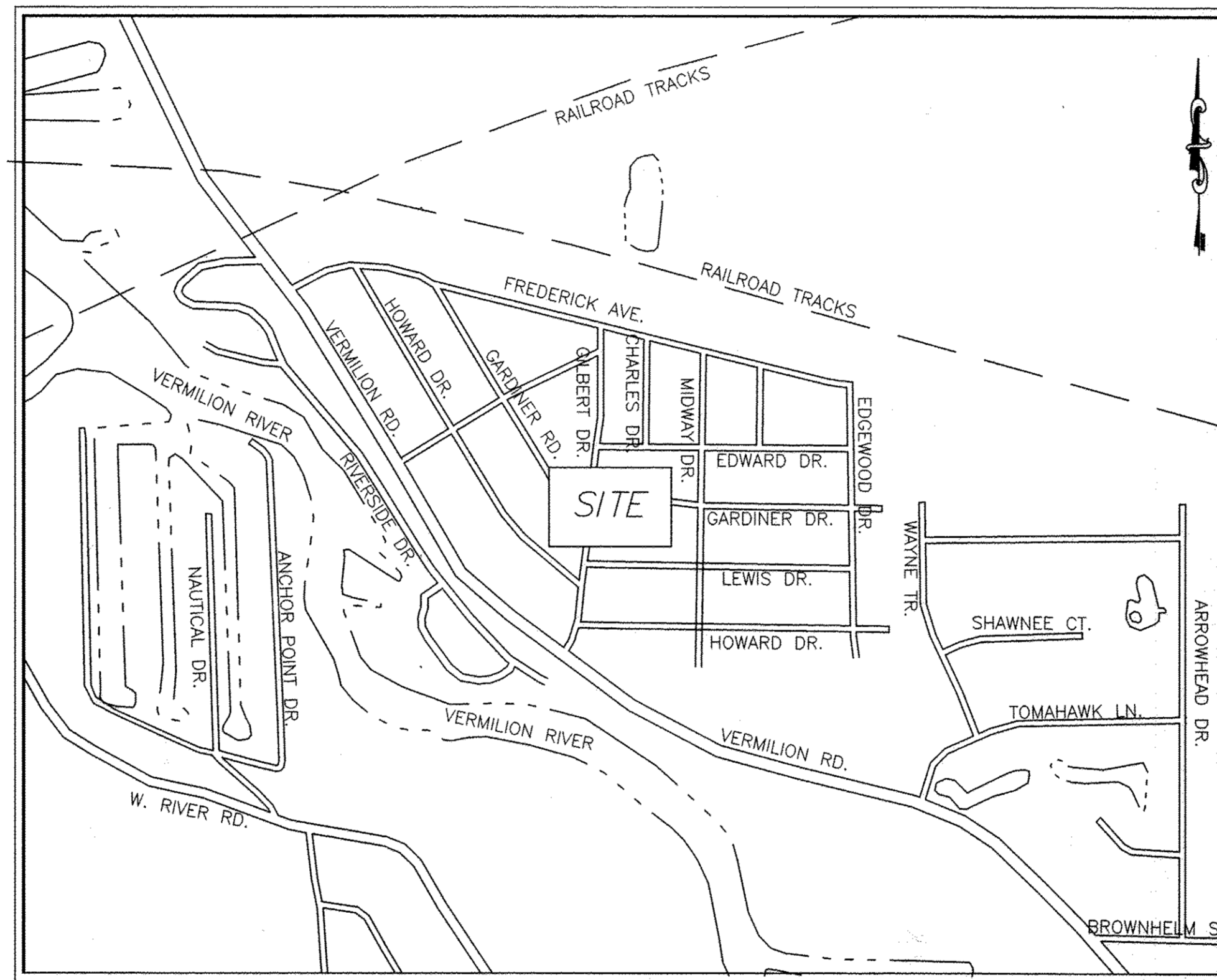
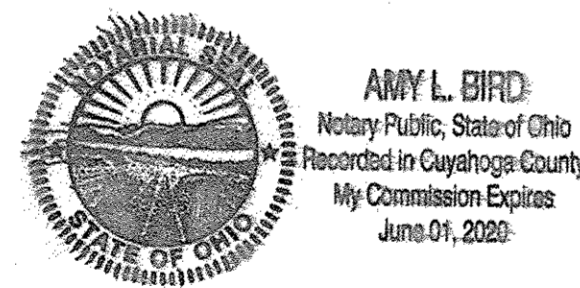
SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

WITNESS *Kimberly Reichert* WITNESS *Rosa Gonzalez*
Kimberly Reichert Rosa Gonzalez
PRINT NAME PRINT NAME

STATE OF OHIO }
COUNTY OF Cuyahoga } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED VERMILION PARK ESTATE, LLC, SUCCESSOR BY CONVERSION TO VERMILION PARK ESTATES, AN OHIO GENERAL PARTNERSHIP, BY SUNRISE DEVELOPMENT CO, ITS MEMBER, BY JAMES P. MARTYNOWSKI ITS VICE PRESIDENT, WHO REPRESENTED THAT HE IS DULY AUTHORIZED IN THE PREMISES, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS VOLUNTARY ACT AND DEED AND THE ACT AND DEED OF SAID LLC. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Cleveland, OHIO, THIS 20TH DAY OF December, 2017.

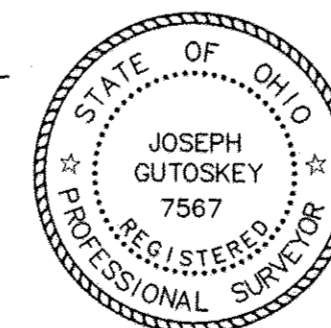
Amy L. Bird
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS USED HEREIN ARE BASED ON STATE PLANE COORDINATES, OHIO NORTH ZONE 3401 NAD 83 (CORS 2011), ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Joseph Gutoskey PS 12/18/17
JOSEPH GUTOSKEY, P.S. No. 7567 DATE



CITY ENGINEER

APPROVED BY THE CITY ENGINEER FOR RECORDING PURPOSES ONLY ON THE 27 DAY OF DEC, 2017.
Lynn S. Miggins
LYNN S. MIGGINS, P.E. VERMILION CITY ENGINEER

PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF VERMILION, OHIO FOR RECORDING PURPOSES ONLY ON THE 1 DAY OF NOV, 2017.
Joel W. Luby *Gwen Fisher*
VERMILION PLANNING COMMISSION CHAIRMAN VERMILION PLANNING COMMISSION SECRETARY

CITY COUNCIL

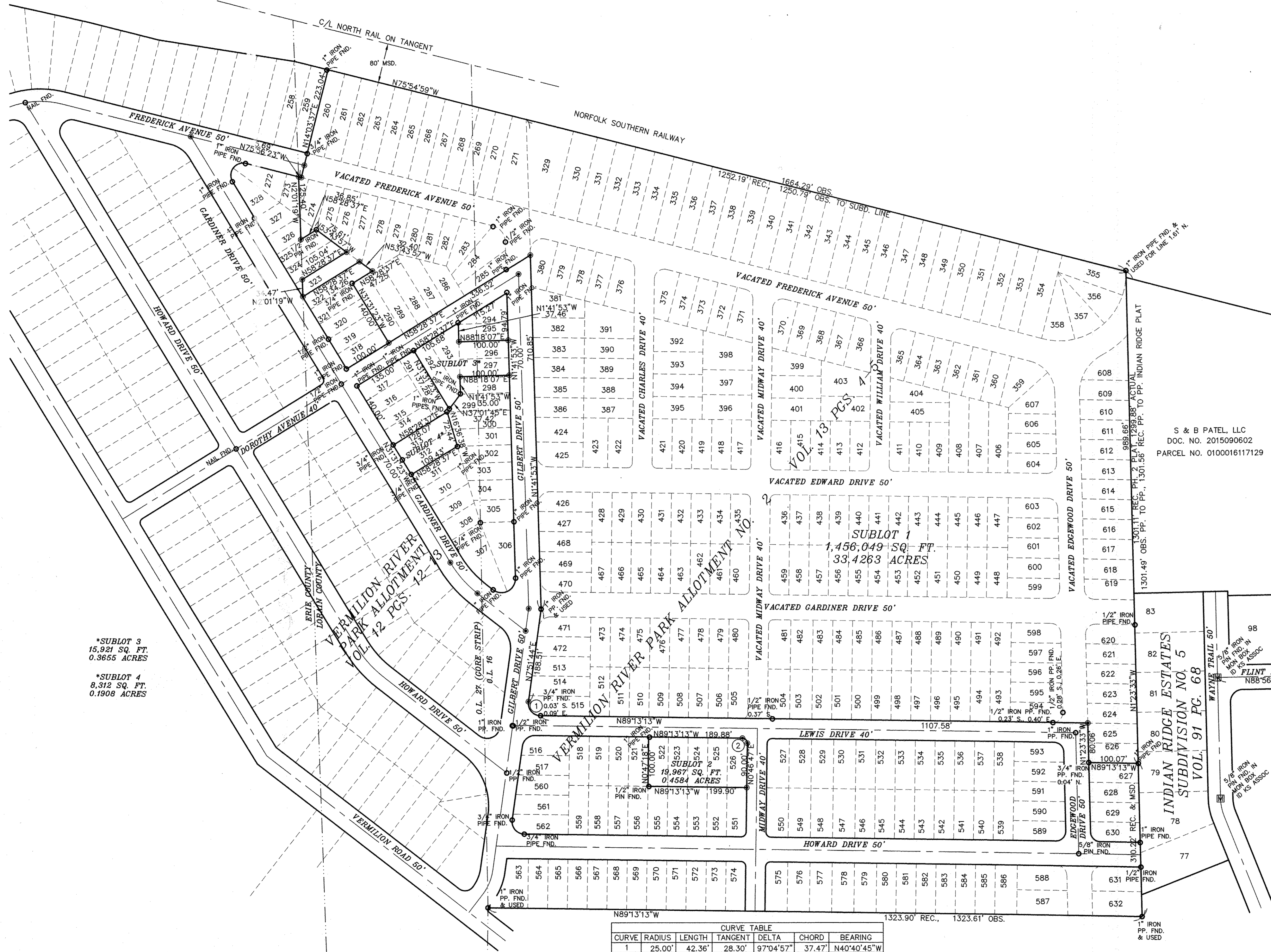
THIS IS TO CERTIFY THAT THIS RESUBDIVISION PLAT WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF VERMILION, OHIO, FOR RECORDING PURPOSES ONLY ON THE 20 DAY OF NOV, 2017.
Eileen Bulan *Gwen Fisher*
EILEEN BULAN, MAYOR GWEN FISHER, CLERK OF COUNCIL

Doc ID: 020319470001 Type: OFF
Kind: PLAT
Recorded: 01/18/2018 at 12:03:37 PM
Fee Amt: \$357.60 Page 1 of 1
Lorain County, Ohio
Judith H. Nedwick County Recorder
File# 2018-0658713

OLD REPUBLIC NATIONAL TITLE
INSURANCE CO
160 CLEVELAND STREET
ELYRIA, OH 44035
Plat Vol. 104
Pg. 43, 44, 45, 46

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.02
OHIO REV. CODE
JAN 10 2018
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

GUTOSKEY & ASSOCIATES, INC.
Civil Engineers, Surveyors & Land Planners
10135 Gottschalk Pkwy, Suite 4 Tel (440) 543-6900
Chagrin Falls, Ohio 44023 Fax (440) 543-7176



*SUBLOT 3
15,921 SQ. FT.
0.3655 ACRES

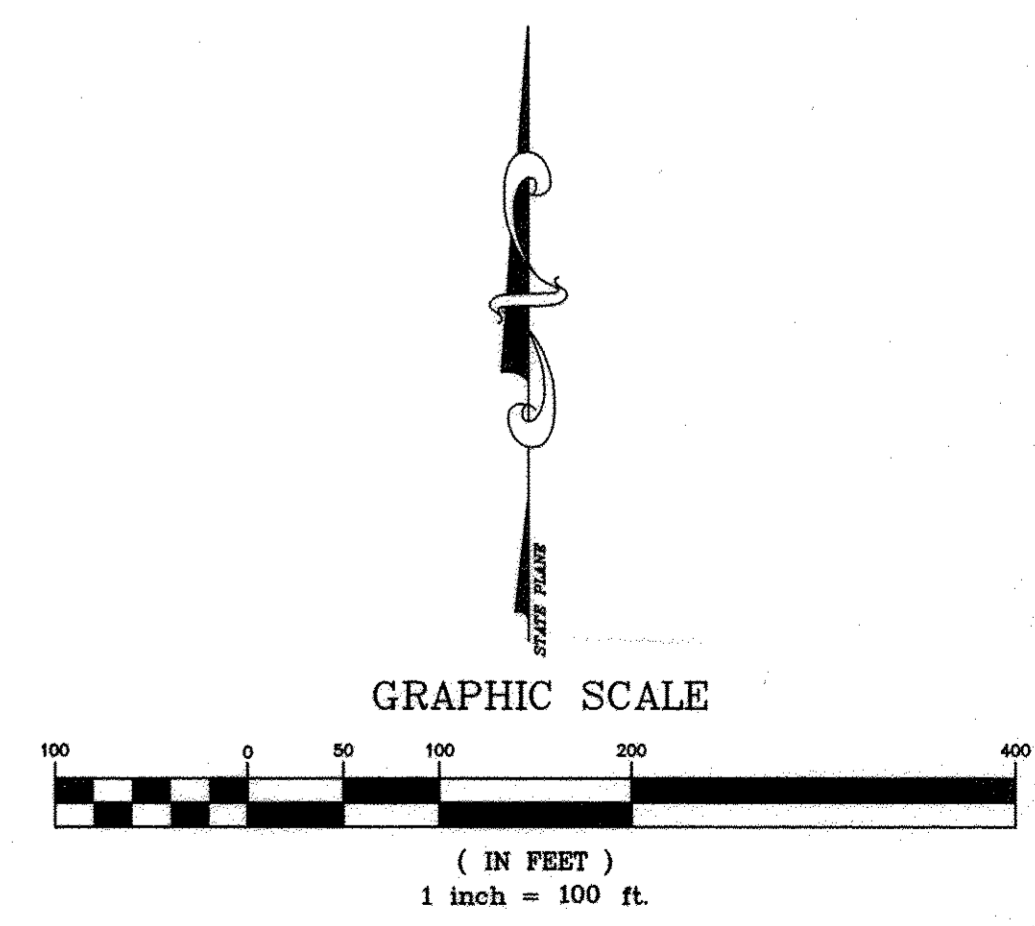
*SUBLOT 4
8,312 SQ. FT.
0.1908 ACRES

| CURVE TABLE | | | | | | |
|-------------|--------|--------|---------|-----------|--------|-------------|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA | CHORD | BEARING |
| 1 | 25.00' | 42.36' | 28.30' | 97°04'57" | 37.47' | N40°40'45"W |
| 2 | 10.00' | 15.71' | 10.00' | 90°00'00" | 14.14' | N44°13'13"W |

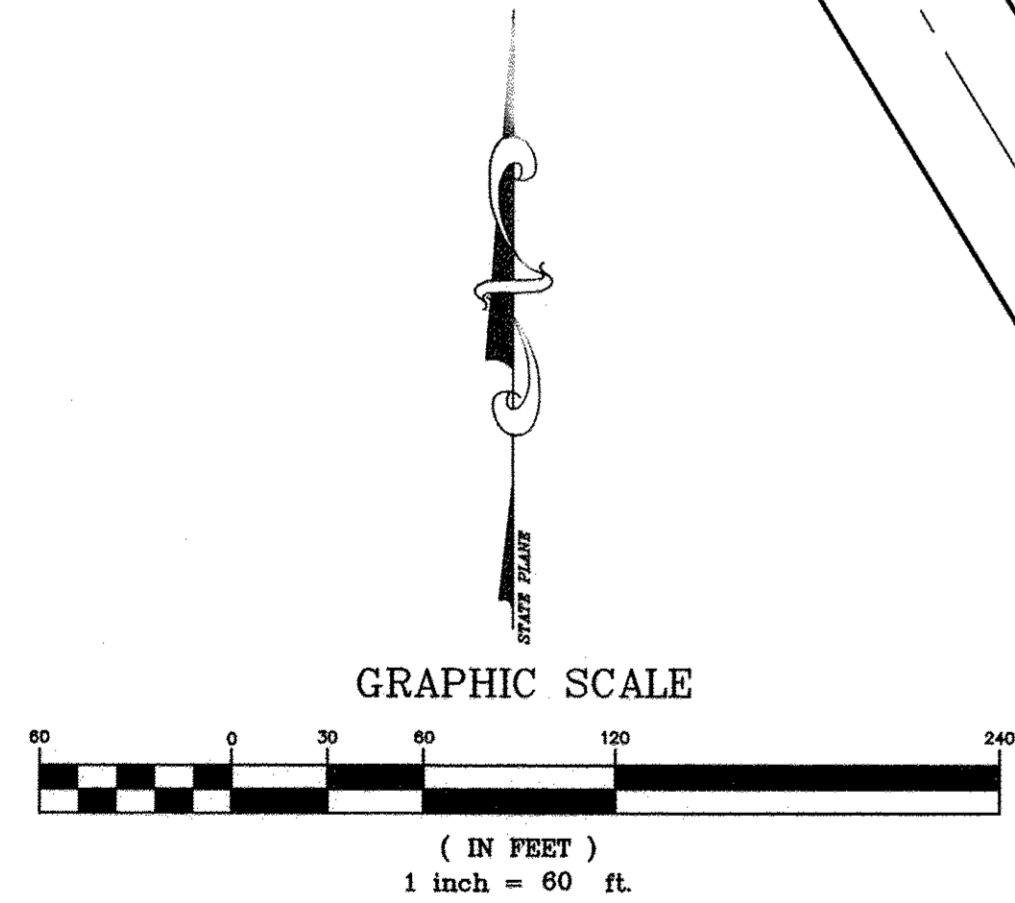
LEGEND

- IRON PIN/PIPE/MON. FOUND (AS NOTED)
- ⊙ 3/8" LONG BY 5/8" DIA. CAPPED IRON PIN SET I.D. GUTOSKEY PS 7567
- ⊠ 5/8" IRON PIN FOUND IN MONUMENT BOX
- PH. 1, PH. 1 PLAT = VERMILION RIVER PARK ALLOTMENT VOL. 12, PAGES 12-13
- PH. 2, PH. 2 PLAT = VERMILION RIVER PARK ALLOTMENT NO. 2 VOL. 13, PAGES 4-5
- PP = PIPE
- OBS. = OBSERVED
- MSD. = MEASURED
- FND. = FOUND
- CONC. = CONCRETE
- REC. = RECORD
- R/W = RIGHT-OF-WAY
- CALC. REC. = CALCULATED FROM RECORD PLAT
- R&M = RECORD AND MEASURED
- R&O = RECORD AND OBSERVED

S & B PATEL, LLC
DOC. NO. 2015090602
PARCEL NO. 0100016117129

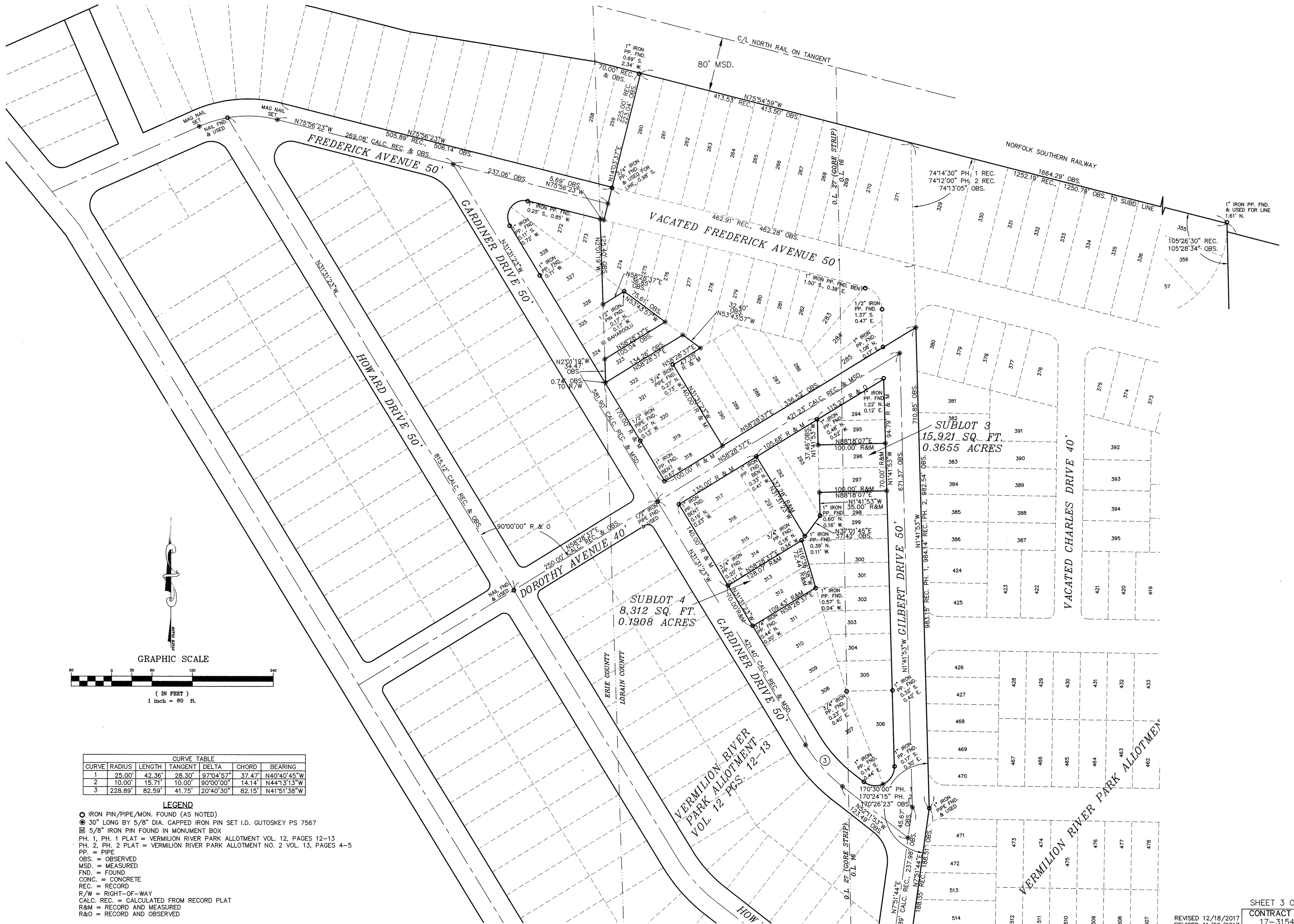


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| 3 | 228.89' | 82.59' | 41.75' | 20°40'30" | 82.15' | N41°51'38"W |

- LEGEND**
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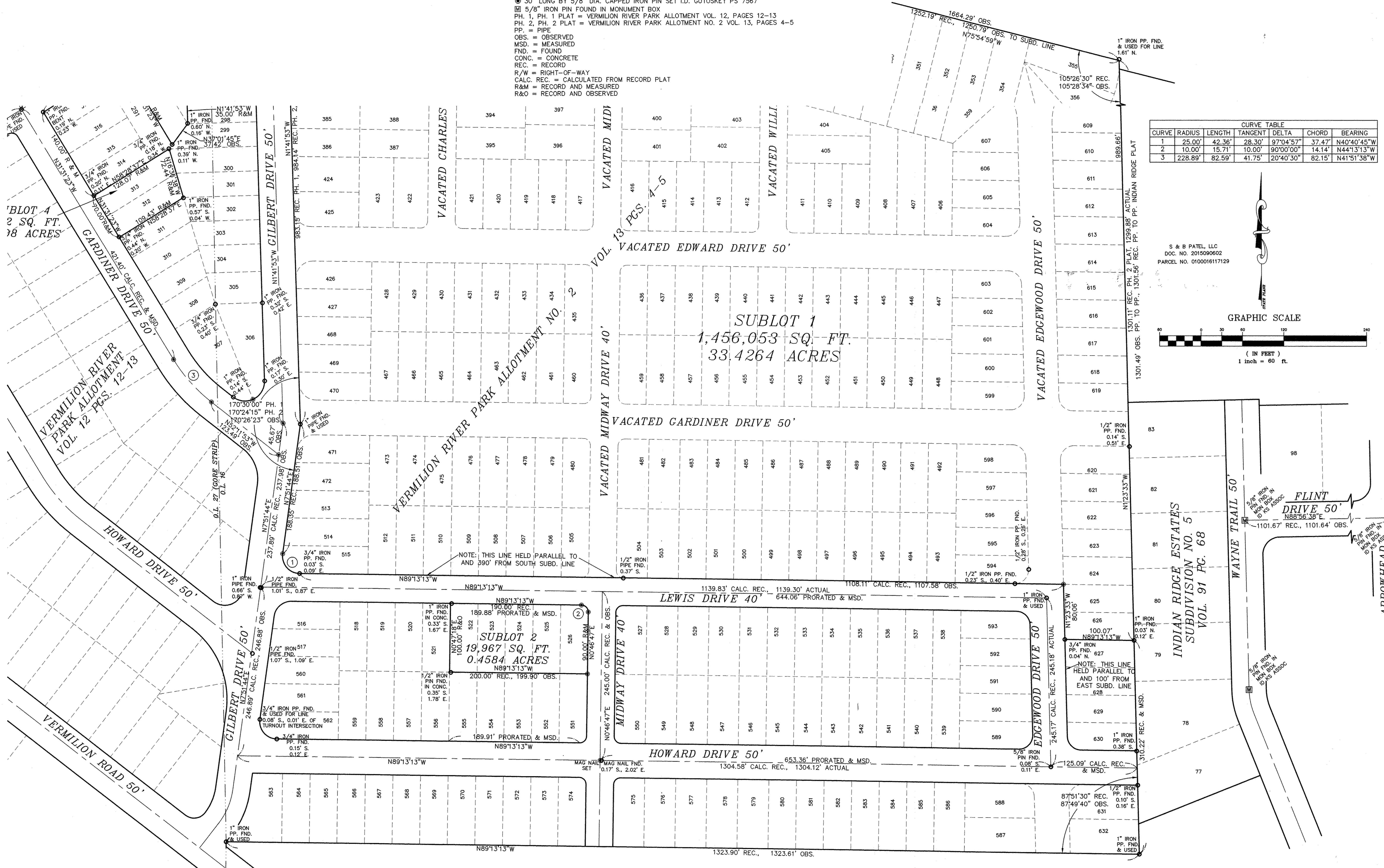
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VERMILION RIVER
PARK ALLOTMENT
VOL. 12 PAGES 12-13

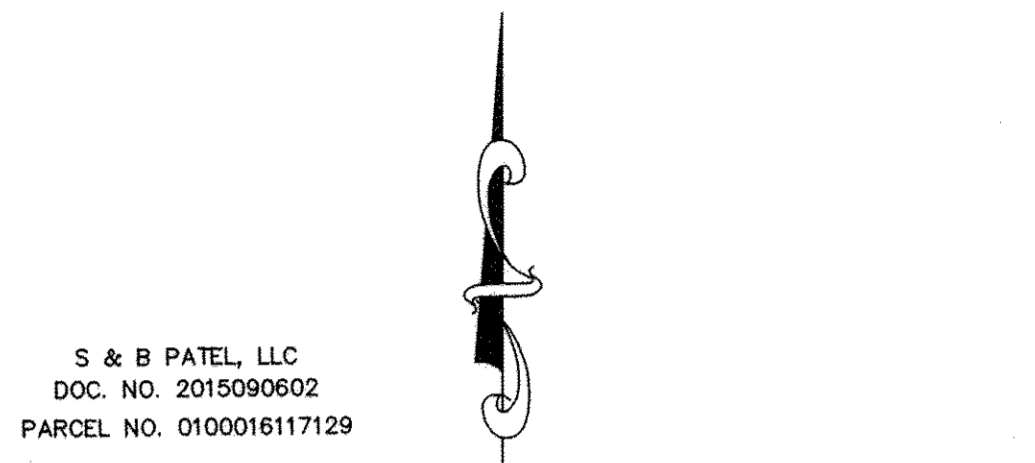
VERMILION RIVER PARK ALLOTMENT

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GRAPHIC SCALE

(IN FEET)
 1 inch = 60 ft.