

VICINITY MAP
NO SCALE

LINE DATA

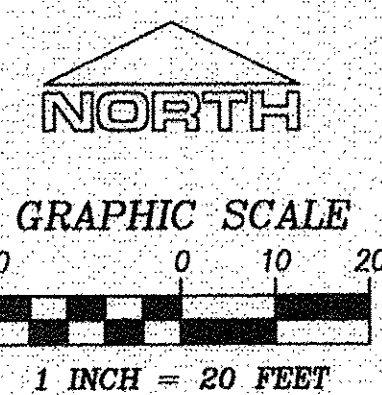
LINE (L1) N 89°47'52" E 21.15' REC. & USED	LINE (L2) N 54°09'08" E 46.82' CALC. & USED
LINE (L3) 32.82' REC. & USED	LINE (L4) S 31°48'27" E 10.54' REC. & USED
LINE (L5) N 58°14'18" E 24.41' REC. & USED	LINE (L6) S 89°41'06" E 47.08' REC. & USED
LINE (L7) N 131°20' E 9.40' REC. & USED	LINE (L8) N 76°48'40" W 28.53' REC. & USED

SIGNIFICANT OBSERVATIONS

- Ⓐ Wooden steps extend over the westerly line of surveyed premises by approximately 1.6 feet.
- Ⓑ Retaining wall extends over the westerly line of surveyed premises by approximately 17.2 feet.

MONUMENT LEGEND

- denotes rebar found as noted
- denotes iron pipe found as noted
- ⊙ denotes 5/8" diameter x 30" long rebar with "McSTEEN CA 96-026" ID cap set
- denotes metal bar found as noted



SURVEYOR'S CERTIFICATE

This is to certify, that, at the request of the owner, we have surveyed and replatted Sublot 1 and part of Sublot 2 of the Elberta Beach Company's Elberta Beach Subdivision as shown herein, embracing 0.253 acre of land, more or less, in Original Lot 1 of Brownhelm Township, now within the corporate limits of the City of Vermilion, Ohio, of which 0.000 acre lie within Street (and park) dedication, and 0.253 acre lie in building lots. Measurements shown are in feet and decimal parts thereof. Bearings used are assumed and for purposes of describing angles only. All of which I certify to be correct to the best of my knowledge and belief.

Original Lot 1, Brownhelm Township = 0.253 Acre

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey is North 87°-04'-20" West as the centerline of Edgewater Drive, as evidenced by monuments found, and is the same bearing as shown on Volume 10, Page 13 of Lorain County Map Records. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 96-026".

ELBERTA BEACH
SUBDIVISION NO. 2

Known as being a resubdivision of all of Sublot No. 1 and part of Sublot No. 2 in Elberta Beach Company's Elberta Beach Subdivision, subdivision of part of Original Brownhelm Township Lot No. 1, recorded in Volume 10, Page 13 of L.C.M.R., now situated in the

CITY OF VERMILION
COUNTY OF LORAIN - STATE OF OHIO

McSteen & Associates

LAND SURVEYORS
1415 East 286th Street, Wickliffe, OH 44092
440.585.9800 www.mcsteen.com

CURVE DATA

- CURVE (C1)
Δ=0°47'10"
R=4,372.72' CALC. 3,830.00' PLAT
L=60.00' DEED & USED
T=30.00'
CH=60.00'
N 88°32'06" W
- CURVE (C2)
Δ=0°39'18"
R=4,372.72' CALC. 3,830.00' PLAT
L=50.00' PLAT & USED
T=25.00'
CH=50.00'
N 88°36'02" W
- CURVE (C3)
Δ=0°07'52"
R=4,372.72' CALC. 3,830.00' PLAT
L=10.00' DEED & USED
T=5.00'
CH=10.00'
N 88°31'27" W
- CURVE (C4)
Δ=01°04'11"
R=4,372.72' CALC. 3,830.00' PLAT
L=81.64' CALC. 81.61' DEED
T=40.82'
CH=81.64'
N 87°36'26" W
- CURVE (C5)
Δ=01°50'56" CALC. 02°06'44" PLAT
R=4,372.72' CALC. 3,800.00' PLAT
L=140.14' CALC. 140.07' PLAT
T=70.08'
CH=140.13' CALC. 140.07' PLAT
N 87°59'48" W

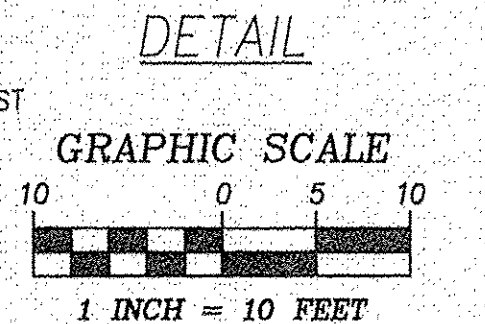
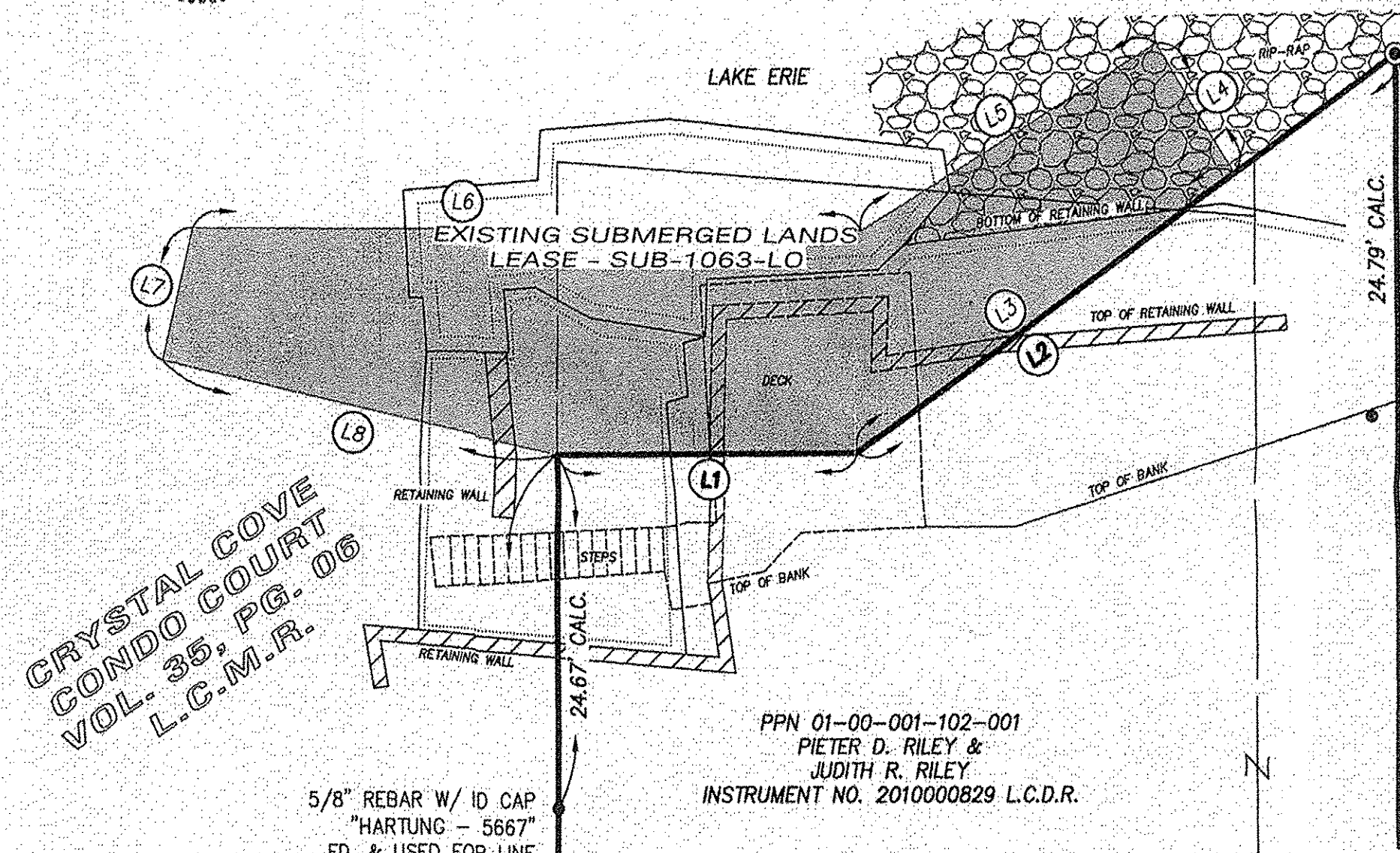
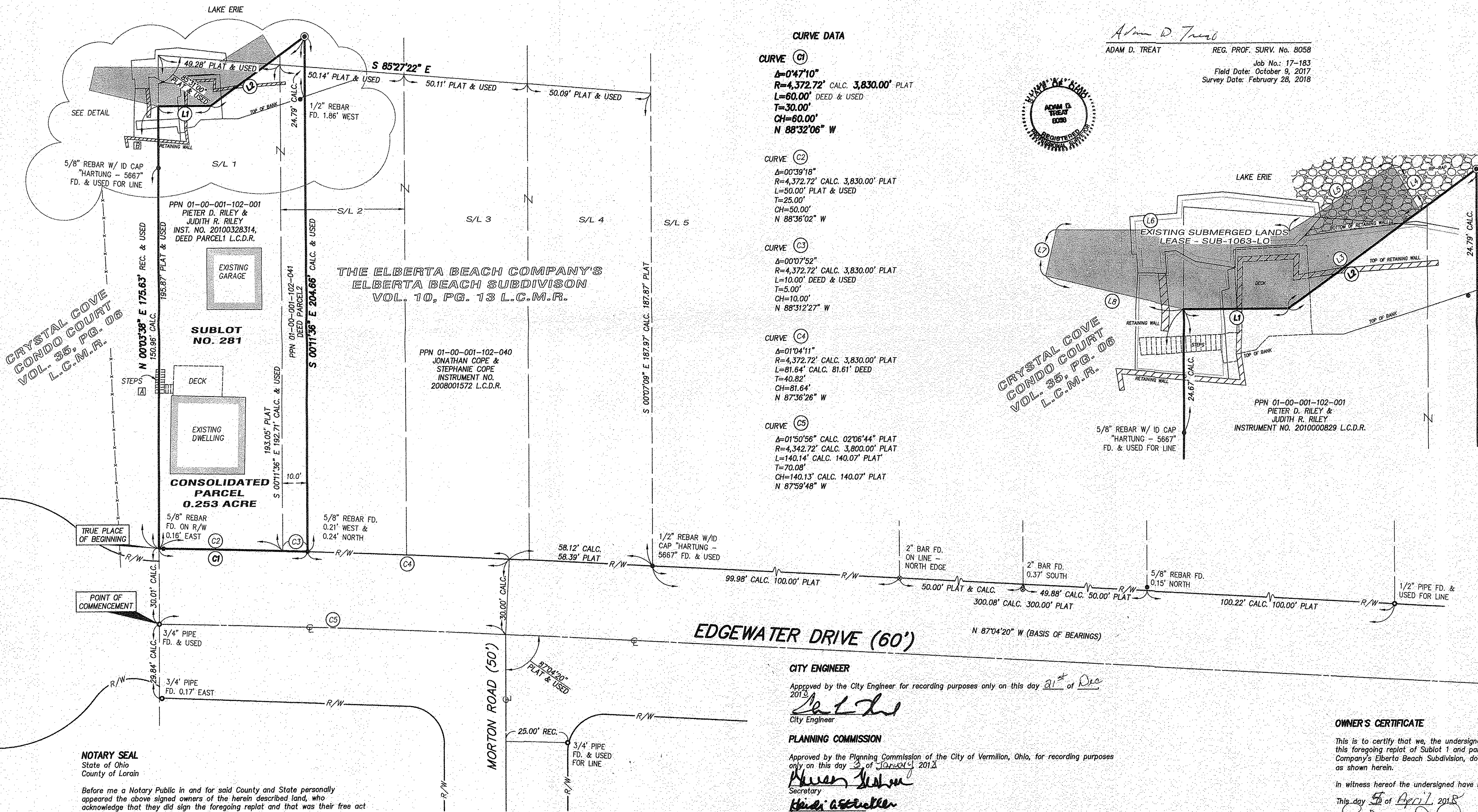
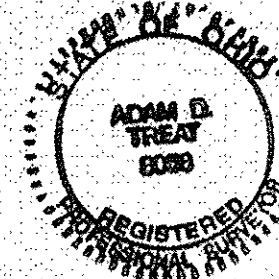
Adam D. Treat

ADAM D. TREAT REG. PROF. SURV. No. 8058

Job No.: 17-183

Field Date: October 9, 2017

Survey Date: February 28, 2018



PPN 01-00-001-102-040
JONATHAN COPE & STEPHANIE COPE
INSTRUMENT NO. 2008001572 L.C.D.R.

Doc ID: 020418770001 Type: OFF
Kind: PLAT
Recorded: 04/05/2018 at 10:18:55 AM
Fee Amt: \$90.40 Page 1 of 1
Lorain County, Ohio
Judith R. Riley, Recorder
F110 2018-0667293

PIETER D RILEY
158 LAKEVIEW SHORES LOOP
MOORESVILLE, NC 28117
plat vol. 104
page 30

EDGEWATER DRIVE (60')

CITY ENGINEER

Approved by the City Engineer for recording purposes only on this day 21st of Dec 2018

[Signature]
City Engineer

PLANNING COMMISSION

Approved by the Planning Commission of the City of Vermilion, Ohio, for recording purposes only on this day 2nd of January 2018

[Signature]
Secretary
[Signature]
Chairman

CITY COUNCIL

This is to certify that this plat was Approved by the City Council of the City of Vermilion, Ohio, for recording purposes only on this day 1st of January 2018

[Signature]
Mayor
[Signature]
Clerk of Council

OWNER'S CERTIFICATE

This is to certify that we, the undersigned, Owners of the lands contained within this foregoing replat of Sublot 1 and part of Sublot 2 of the Elberta Beach Company's Elberta Beach Subdivision, do hereby accept the same to be correct as shown herein.

In witness hereof the undersigned have hereunto set to their hands.

This day 5th of April 2018

[Signature]
PIETER D. RILEY
[Signature]
JUDITH R. RILEY

NOTARY SEAL

State of Ohio
County of Lorain

Before me a Notary Public in and for said County and State personally appeared the above signed owners of the herein described land, who acknowledge that they did sign the foregoing replat and that was their free act and deed for uses and purposes hereon expressed.

In witness hereof, I have set my hand and seal.

This day 5th of April, 2018.

[Signature]
Notary Public

04-16-2018
My commission expires

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
APR 05 2018

J. CRAIG SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR