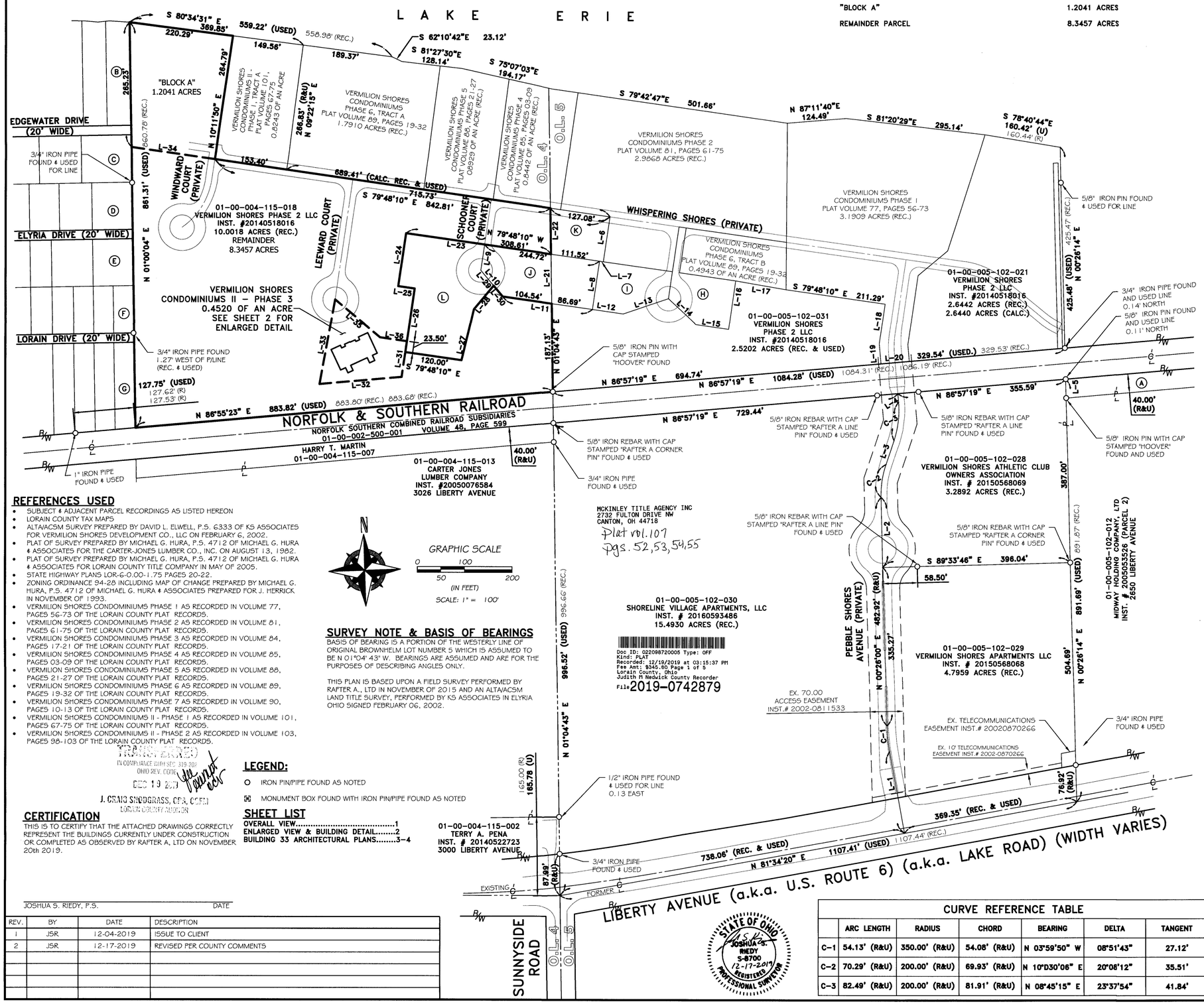
CERTIFICATE OF CORRECTION SEE #19-04238-C

VERMILION SHORES CONDOMINIUMS II - PHASE 3

SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBERS 04.

ACREAGE BREAKDOWN

AUDITORS P.P.N: 01-00-004-115-018	10.0018 ACRES
VERMILION SHORES CONDOMINIUMS II – PHASE 3	0.4520 OF AN ACRE (O.L. 4)
"BLOCK A"	1.2041 ACRES
REMAINDER PARCEL	8.3457 ACRES



MCKINLEY TITLE AGENCY INC
2732 FULTON DRIVE NW
CANTON, OH 44718
Plat vol.107
Pgs. 52,53,54,55

Doc ID: 022098720005 Type: OFF
Kind: PLAT
Recorded: 12/19/2019 at 03:15:37 PM
Fee Amt: $345.00 Page 1 of 5
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2019-0742879

REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS
- ALTA/ACSM SURVEY PREPARED BY DAVID L. ELWELL, P.S. 6333 OF KS ASSOCIATES FOR VERMILION SHORES DEVELOPMENT CO., LLC ON FEBRUARY 6, 2002.
- PLAT OF SURVEY PREPARED BY MICHAEL G. HURA, P.S. 4712 OF MICHAEL G. HURA & ASSOCIATES FOR THE CARTER-JONES LUMBER CO., INC. ON AUGUST 13, 1982.
- PLAT OF SURVEY PREPARED BY MICHAEL G. HURA, P.S. 4712 OF MICHAEL G. HURA & ASSOCIATES FOR LORAIN COUNTY TITLE COMPANY IN MAY OF 2005.
- STATE HIGHWAY PLANS LOR-6-0.00-1.75 PAGES 20-22.
- ZONING ORDINANCE 94-28 INCLUDING MAP OF CHANGE PREPARED BY MICHAEL G. HURA, P.S. 4712 OF MICHAEL G. HURA & ASSOCIATES PREPARED FOR J. HERRICK IN NOVEMBER OF 1993.
- VERMILION SHORES CONDOMINIUMS PHASE 1 AS RECORDED IN VOLUME 77, PAGES 56-73 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS PHASE 2 AS RECORDED IN VOLUME 81, PAGES 61-75 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS PHASE 3 AS RECORDED IN VOLUME 84, PAGES 17-21 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS PHASE 4 AS RECORDED IN VOLUME 85, PAGES 03-09 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS PHASE 5 AS RECORDED IN VOLUME 88, PAGES 21-27 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS PHASE 6 AS RECORDED IN VOLUME 89, PAGES 19-32 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS PHASE 7 AS RECORDED IN VOLUME 90, PAGES 10-13 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS II - PHASE 1 AS RECORDED IN VOLUME 101, PAGES 67-75 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS II - PHASE 2 AS RECORDED IN VOLUME 103, PAGES 98-103 OF THE LORAIN COUNTY PLAT RECORDS.

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE
DEC 19 2019
J. CRAIG SNODGRASS, CPA, CCFO
LORAIN COUNTY AUDITOR

SURVEY NOTE & BASIS OF BEARINGS

BASIS OF BEARING IS A PORTION OF THE WESTERLY LINE OF ORIGINAL BROWNHELM LOT NUMBER 5 WHICH IS ASSUMED TO BE N 01°04' 43" W. BEARINGS ARE ASSUMED AND ARE FOR THE PURPOSES OF DESCRIBING ANGLES ONLY.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN NOVEMBER OF 2015 AND AN ALTA/ACSM LAND TITLE SURVEY, PERFORMED BY KS ASSOCIATES IN ELYRIA OHIO SIGNED FEBRUARY 06, 2002.

LEGEND:

- ○ IRON PIN/PIPE FOUND AS NOTED
- ⊠ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS CURRENTLY UNDER CONSTRUCTION OR COMPLETED AS OBSERVED BY RAFTER A, LTD ON NOVEMBER 20th 2019.

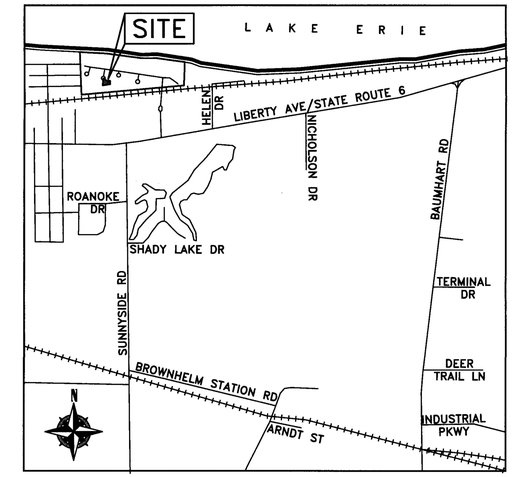
JOSHUA S. REDY, P.S. DATE

SHEET LIST

OVERALL VIEW.....1
ENLARGED VIEW & BUILDING DETAIL.....2
BUILDING 33 ARCHITECTURAL PLANS.....3-4

REV.	BY	DATE	DESCRIPTION
1	JSR	12-04-2019	ISSUE TO CLIENT
2	JSR	12-17-2019	REVISED PER COUNTY COMMENTS

STATE OF OHIO JOSHUA S. REDY S-8700 12-17-2019 REGISTERED PROFESSIONAL SURVEYOR



VICINITY MAP

-NOT TO SCALE-

A	01-00-005-102-011 MIDWAY HOLDING COMPANY, LTD INST.# 20050553526 INSU.(PARCEL 1)	E	01-00-004-106-014 MICHAEL R. & KATHY BERCHIN O.R. VOLUME 525, PAGE 788	I	VERMILION SHORES CONDOMINIUMS PHASE 7 PLAT VOLUME 90, PAGES 10-13 0.3223 OF AN ACRE (REC.)
B	01-00-004-102-016 MICHAEL R. GETTENS INST. # 20040998038	F	01-00-004-106-027 SCHWINGER PROPERTIES, LLC INST.# 20130477562	J	VERMILION SHORES CONDOMINIUMS II – PHASE 1 TRACT B PLAT VOLUME 101, PAGES 67-75 0.5538 OF AN ACRE (REC.)
C	01-00-004-104-038 CARL JASKIEWICZ INST.# 20130468327	G	01-00-004-108-023 GEORGE H. SCHNEIDER O.R. VOLUME 588, PAGE 287	K	01-00-005-102-032 VERMILION SHORES PHASE 2 LLC INST.#20140518016 0.2655 OF AN ACRE
D	01-00-004-104-035 LARRY JAMES Jr. WHITE O.R. VOLUME 1385, PAGE 422	H	VERMILION SHORES CONDOMINIUMS PHASE 3 PLAT VOLUME 84, PAGES 17-21 0.3198 OF AN ACRE (REC.)	L	VERMILION SHORES CONDOMINIUMS II – PHASE 2 PLAT VOUME 103 PAGES 98-103 0.8606 OF AN ACRE

LINE REFERENCE TABLE

L-1	174.51' (R&U)	N 08°25'40" W	L-14	79.41 (R&U)	S 44°46'26" E	L-27	110.87'	N 15°15'36" E
L-2	147.65'	N 00°26'00" E	L-15	70.00' (R&U)	S 79°50'03" E	L-28	64.99'	N 41°34'52" E
L-3	52.78' (R&U)	N 20°34'12" E	L-16	103.39' (R&U)	N 10°09'57" E	L-29	42.30'	S 37°43'22" E
L-4	18.34'	N 03°03'42" W	L-17	107.83' (R&U)	S 78°06'52" E	L-30	29.77'	S 37°43'22" E
L-5	40.07' (R&U)	N 00°26'14" E	L-18	84.35' (R&U)	N 10°11'50" E	L-31	76.90'	S 10°11'50" W
L-6	96.94' (R&U)	N 10°11'50" E	L-19	43.15' (R&U)	S 03°03'30" E	L-32	173.90'	S 86°55'23" W
L-7	8.18' (R&U)	S 79°49'36" E	L-20	60.00' (R&U)	N 86°57'19" E	L-33	182.38'	N 12°09'48" E
L-8	103.58' (R&U)	N 10°11'50" E	L-21	105.11'	N 01°04'43" E	L-34	177.88'	S 79°48'10" E
L-9	55.73'	N 10°11'50" E	L-22	98.18'	N 01°04'43" E	L-35	124.19'	S 48°00'13" E
L-10	72.07'	S 37°43'22" E	L-23	167.24'	S 79°48'10" E	L-36	57.44'	S 79°48'10" E
L-11	191.23'	S 79°56'09" E	L-24	114.00'	S 10°11'50" W			
L-12	65.60' (R&U)	N 79°45'03" W	L-25	35.00'	S 79°48'10" E			
L-13	100.77' (R&U)	N 73°05'26" E	L-26	136.00'	S 10°11'50" W			

CURVE REFERENCE TABLE

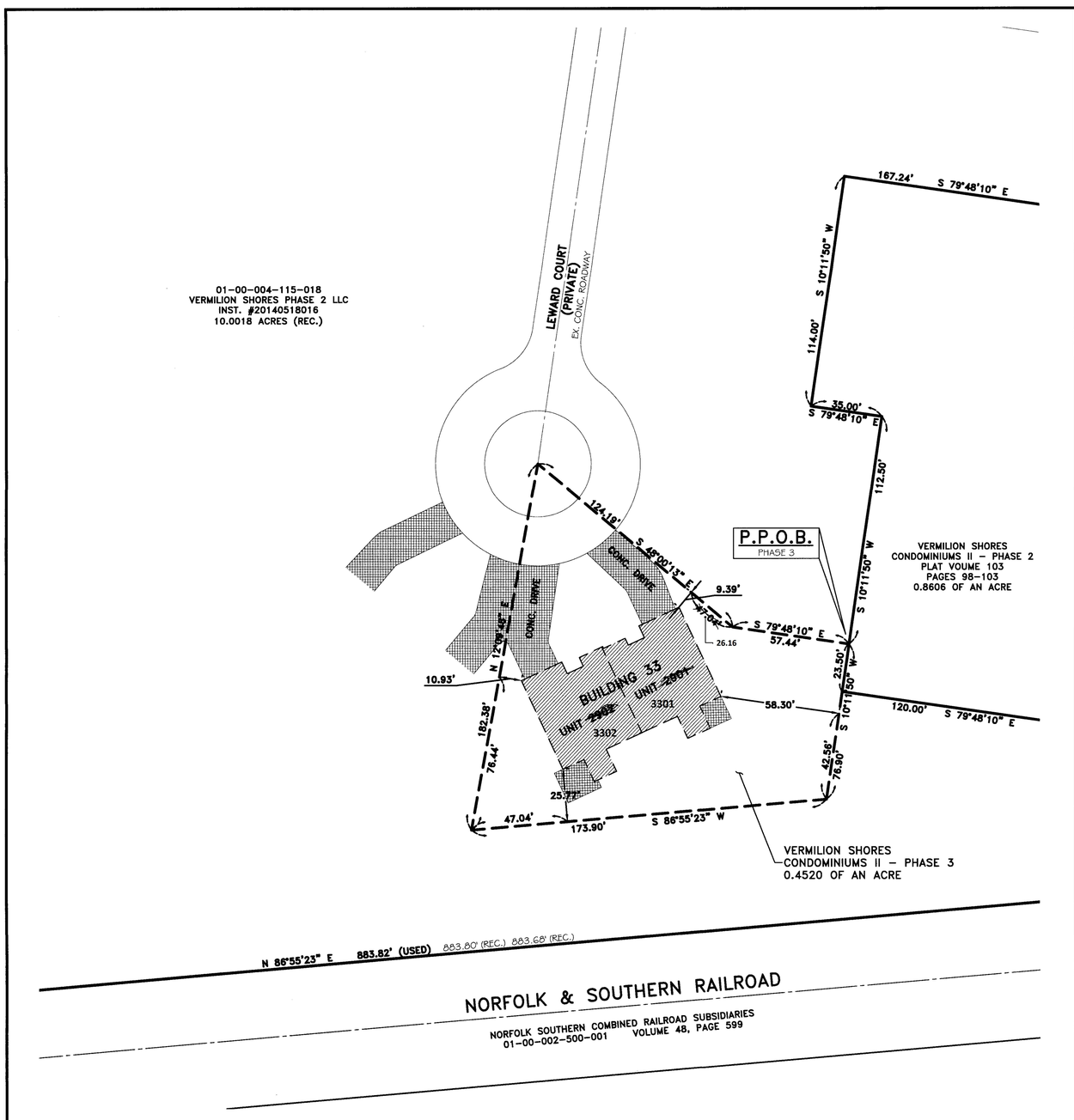
	ARC LENGTH	RADIUS	CHORD	BEARING	DELTA	TANGENT
C-1	54.13' (R&U)	350.00' (R&U)	54.08' (R&U)	N 03°59'50" W	08°51'43"	27.12'
C-2	70.29' (R&U)	200.00' (R&U)	69.93' (R&U)	N 10°D30'06" E	20°08'12"	35.51'
C-3	82.49' (R&U)	200.00' (R&U)	81.91' (R&U)	N 08°45'15" E	23°37'54"	41.84'

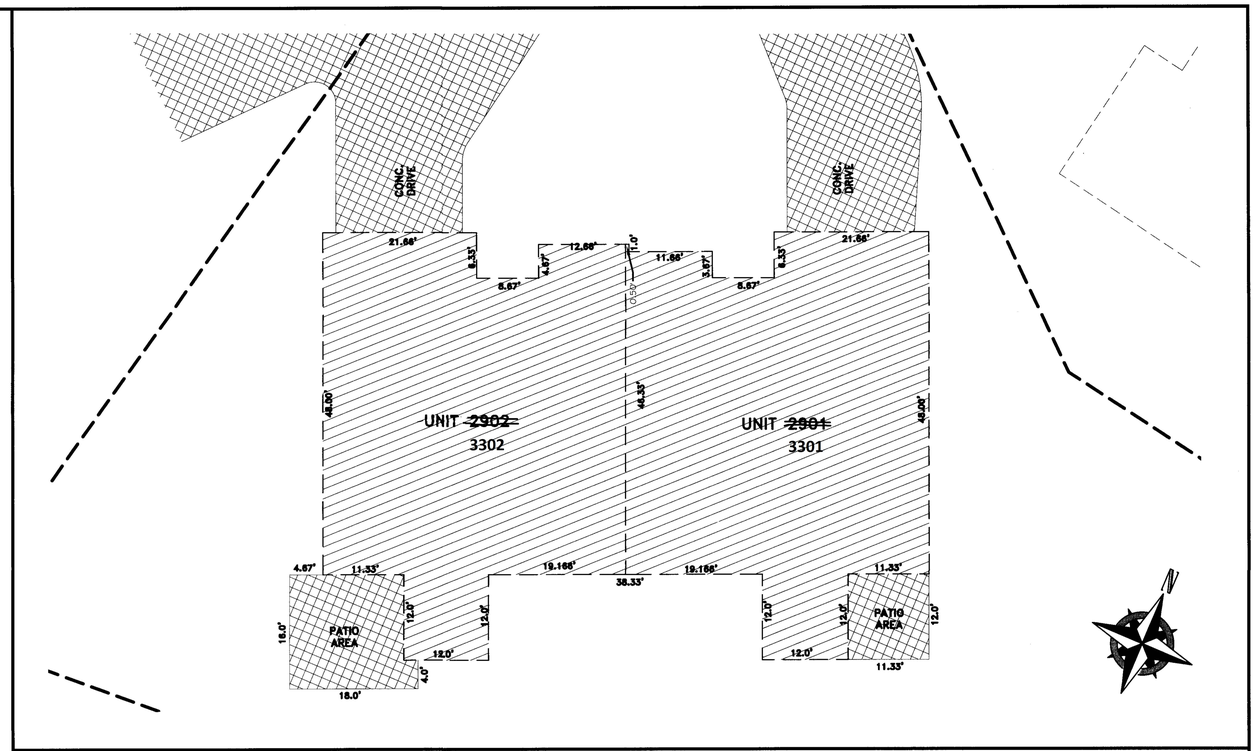
VERMILION SHORES
CONDOMINIUMS II - PHASE 3
OVERALL VIEW
SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO AND KNOW AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 04.
VERMILION SHORES PHASE 2, LLC
4835 MUNSON STREET NW
CANTON, OHIO 44718

RAFTER A, LTD
LAND SURVEYING & ENGINEERING
Office: 440-458-6294
Fax: 440-458-4483
www.RafterA.com
10980 LaGrange Road
Elyria, Ohio 44035

DRAWN BY: JSR | CHECKED BY: RAF
JOB No: 12361-17 | SHEET 1 of 4

CERTIFICATE OF CORRECTION SEE #19-04238-C





BUILDING 33 DETAILS

LEGEND

- BUILDING UNIT
- LIMITED COMMON AREA
- COMMON AREA

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS CURRENTLY UNDER CONSTRUCTION OR COMPLETED AS OBSERVED BY RAFTER A, LTD ON AUGUST 29th 2017.

BRENT D. ANDERSON, P.S. DATE

NOTES

1. ALL BUILDING ANGLES ARE 90° OR 45° UNLESS NOTED OTHERWISE
2. COMMON AREA AND LIMITED COMMON AREAS ARE AS DEFINED IN EXHIBIT "B" OF THE DECLARATION.
3. DIMENSIONS SHOWN ARE FROM THE BUILDING PERPENDICULAR TO THE BOUNDARY LINES UNLESS NOTED OTHERWISE.

N

GRAPHIC SCALE

0 15 30 60

(IN FEET)

SCALE: 1" = 30'

REV.	BY	DATE	DESCRIPTION
1	JSR	12-04-2019	ISSUE TO CLIENT
2	JSR	12-17-2019	REVISED PER COUNTY COMMENTS

UNDERGROUND UTILITIES

TWO WORKING DAYS
BEFORE YOU DIG
CALL **1-800-362-2764** (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY

CALL **1-800-925-0988** (TOLL FREE)
OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE

VERMILION SHORES
CONDOMINIUMS II - PHASE 3
OVERALL VIEW
SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO AND KNOW AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 04.

VERMILION SHORES PHASE 2, LLC
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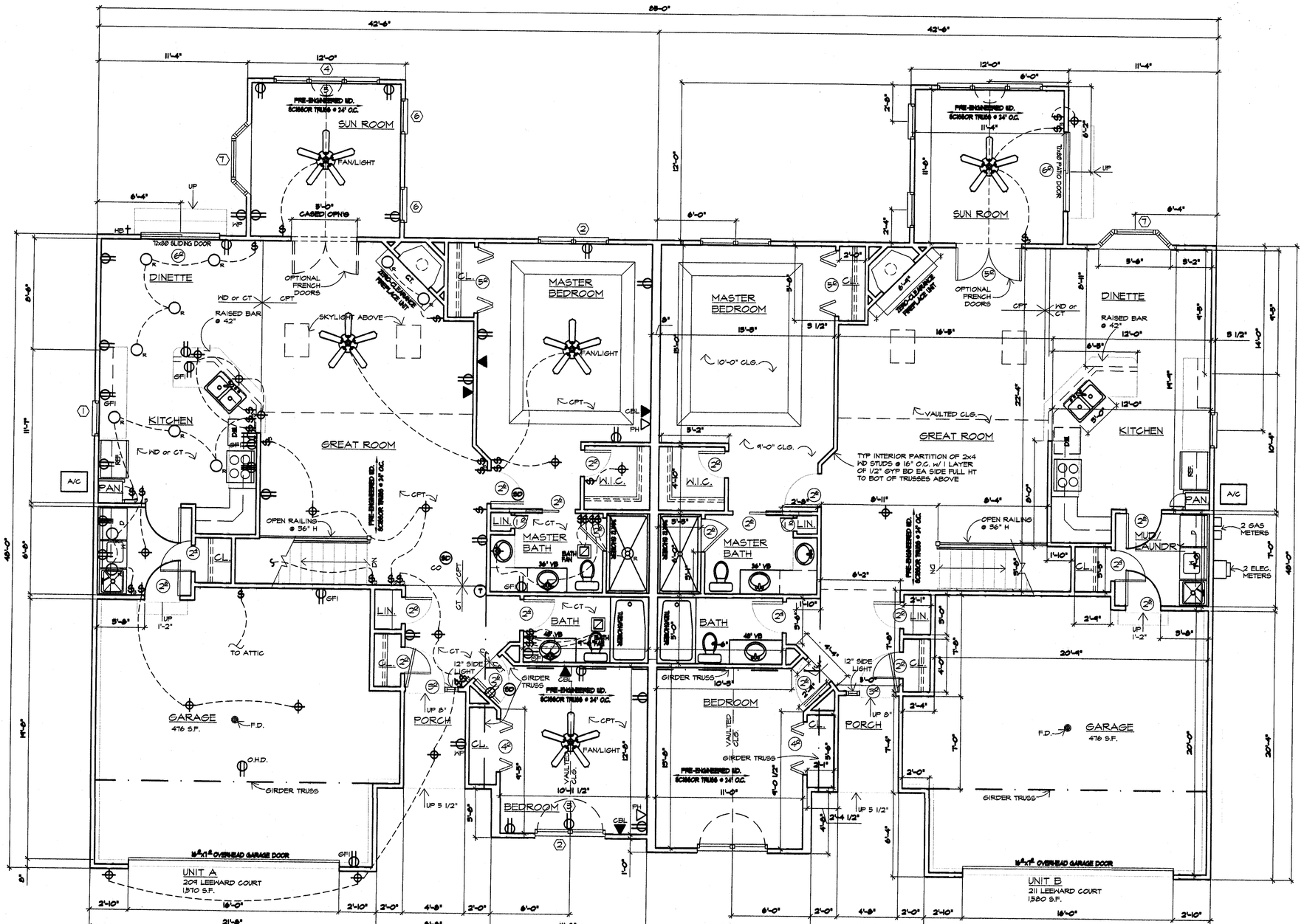
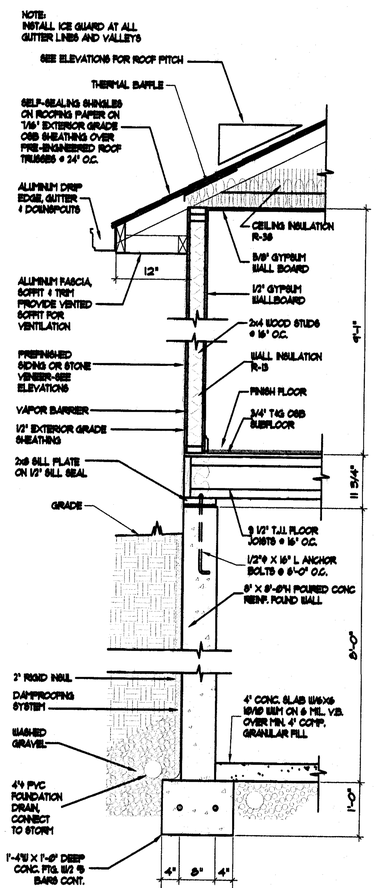
DRAWN BY: JSR | CHECKED BY: RAF
JOB No: 12361-17 | SHEET 2 of 4



FLOOR PLAN

SCALE: 1/4" = 1'-0"

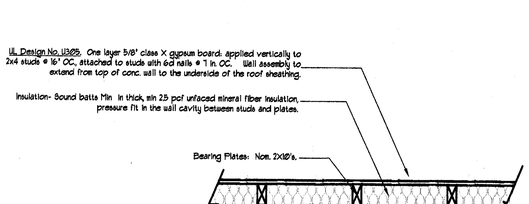


WALL SECTION

SCALE: 3/4" = 1'-0"

WINDOW SCHEDULE							
MANUFACTURER: ANDERSEN							
MARK	DESCRIPTION	ROUGH OPENING (WxH)	EGRESS REQUIREMENTS: CLEAR AREA REQUIRED	CLEAR AREA PROVIDED	CLEAR OPNG REQUIRED	CLEAR OPNG PROVIDED	NOTES
1	36DH9 NARROWLINE DOUBLE HUNG	3'-2 1/8" x 3'-1 1/4"					
2	2646-2 TRIM NARROWLINE DOUBLE HUNG	5'-7 15/16" x 4'-9 1/4"	5.0 SQ. FT.	5.24 SQ. FT.	20" x 24"	30" 11/16" x 24 9/16"	1
3	CTH-2 NARROWLINE CIRCLE TOP	5'-7 15/16" x 3'-0 1/2"					
4	2646-3 TRIPLE NARROWLINE DOUBLE HUNG	8'-9 1/2" x 4'-9 1/4"					2
5	CTH36 NARROWLINE CIRCLE TOP	2'-10 1/8" x 1'-3 3/4"					2
6	2646 NARROWLINE DOUBLE HUNG	2'-10 1/8" x 4'-9 1/4"					2
7	80-CWB-20 ANDERSEN CASEMENT 90° BAY	9'-10" X 4'-6 15/16"					

NOTES:
1. 44" MAX. SILL HEIGHT
2. AT SUN ROOM



TENANT SEPARATION WALL

SCALE: 1/2" = 1'-0"

NOTES

1. Dimensions are rough frame dimensions:
   3 1/2" interior walls
   4" exterior walls
   (unless noted otherwise)
2. All points of egress shall be equipped with stairways, handrails and guardrails (if required) which meet requirements of OBOA Residential Building Code Sections 314 and 315.
3. All interior headers shall be (2) 2x4's unless noted otherwise on the plans. All exterior headers shall be (2) 2x12's unless noted otherwise on the plans.
4. All exhaust fans shall shall be vented to the exterior.
5. All smoke detectors shall be electric with battery backup and shall be interconnected with one another per OBOA Residential Building Code Section 315.

I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION, THE DRAWINGS REPRESENT THE STRUCTURES AS BUILT.

Mark W. Ruby

Mark W. Ruby, Architect #9199

REVISIONS	BY

MARK W. RUBY
ARCHITECT
199 N. LEAVITT RD. SUITE 201
AMHERST, OH. 44001
(440) 985-2091

TITLE

BUILDING 33
LAKESIDE VILLAS
209/211 LEEWARD COURT
VERMILION, OHIO

STATE OF OHIO
MARK W. RUBY
9199
REGISTERED ARCHITECT

DATE 12/3/19

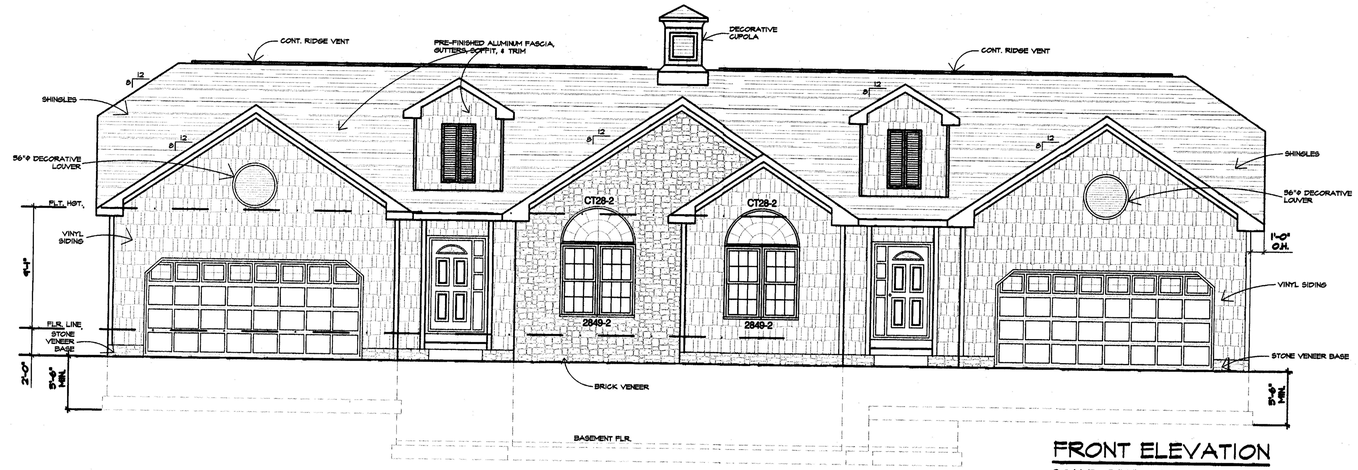
PROJ. 1936

SHEET

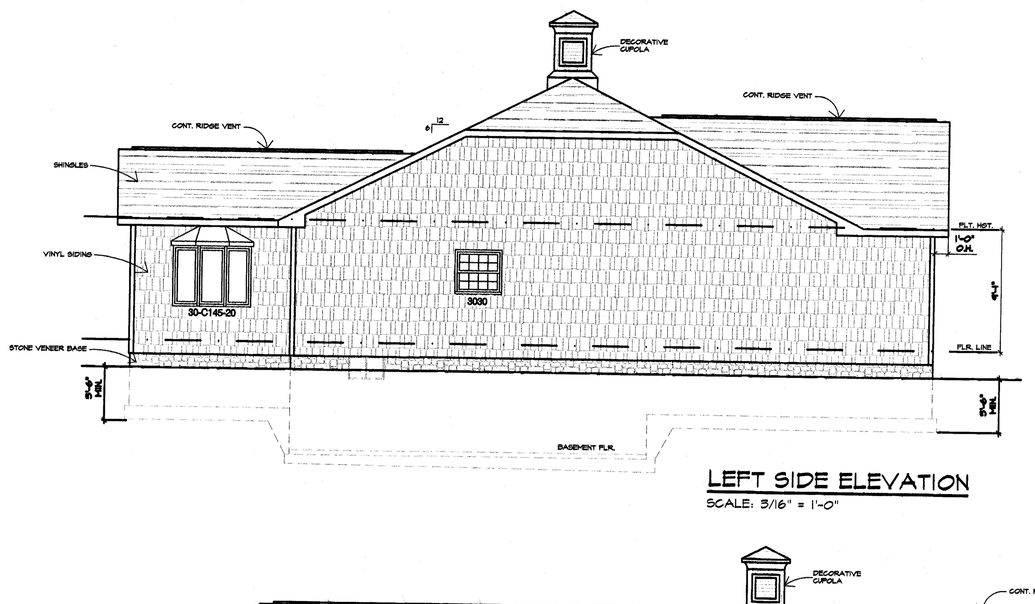
3 OF 4

File Number: 201907428.79

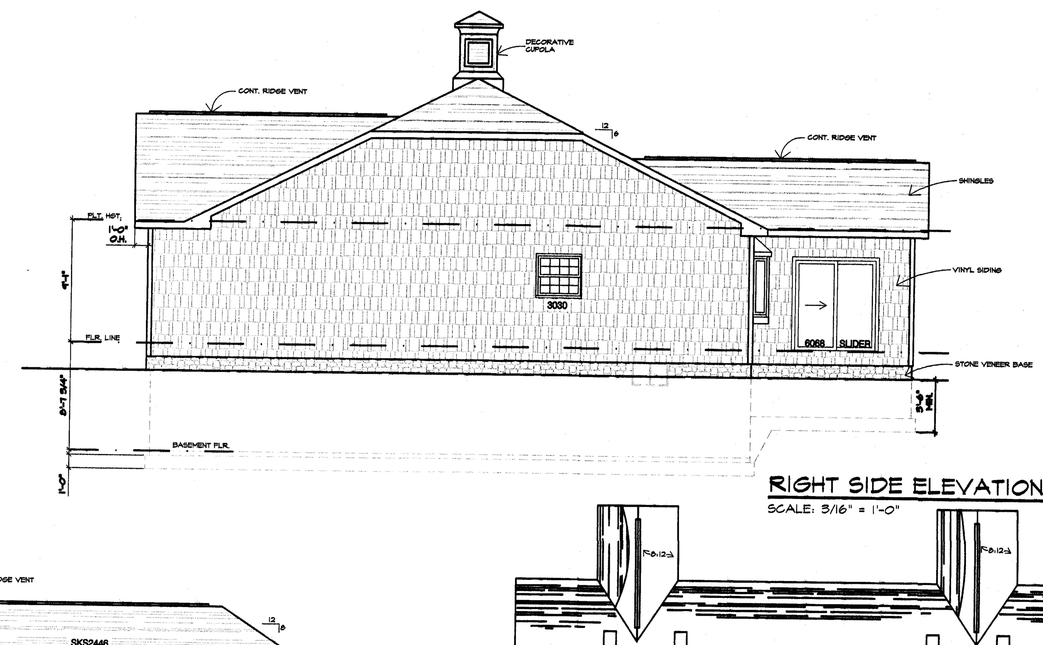
CERTIFICATE OF CORRECTION SEE #19-04238-C



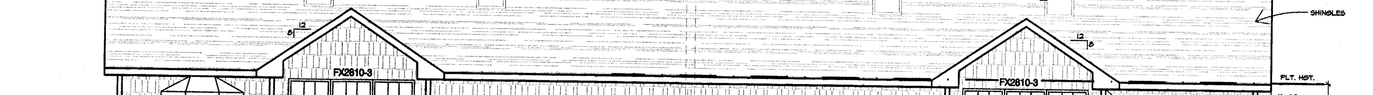
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



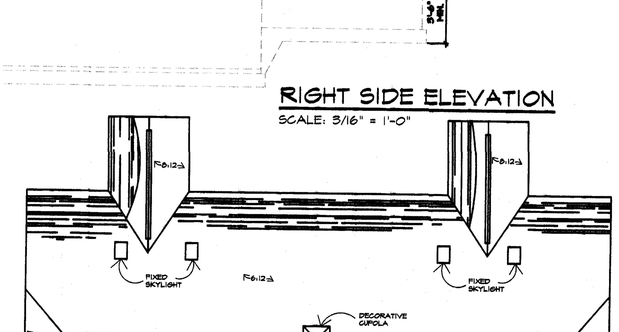
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



NOTE: 1'-0" O.H. THROUGHOUT

ROOF PLAN
SCALE: N.T.S.

I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION, THE DRAWINGS REPRESENT THE STRUCTURES AS BUILT.

Mark W. Ruby
Mark W. Ruby, Architect #9199

REVISIONS	BY

MARK W. RUBY
ARCHITECT
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(440) 985-2091

TITLE
BUILDING 33
LAKESIDE VILLAS
209/211 LEEWARD COURT
VERMILION, OHIO

STATE OF OHIO
MARK W. RUBY
9199
REGISTERED ARCHITECT

DATE 12/3/19
PROJ. 1936
SHEET
4 OF 4