

ACREAGE BREAKDOWN

AUDITORS P.P.N: 01-00-004-115-018

8.3457 ACRES

VERMILION SHORES CONDOMINIUMS II - PHASE 4

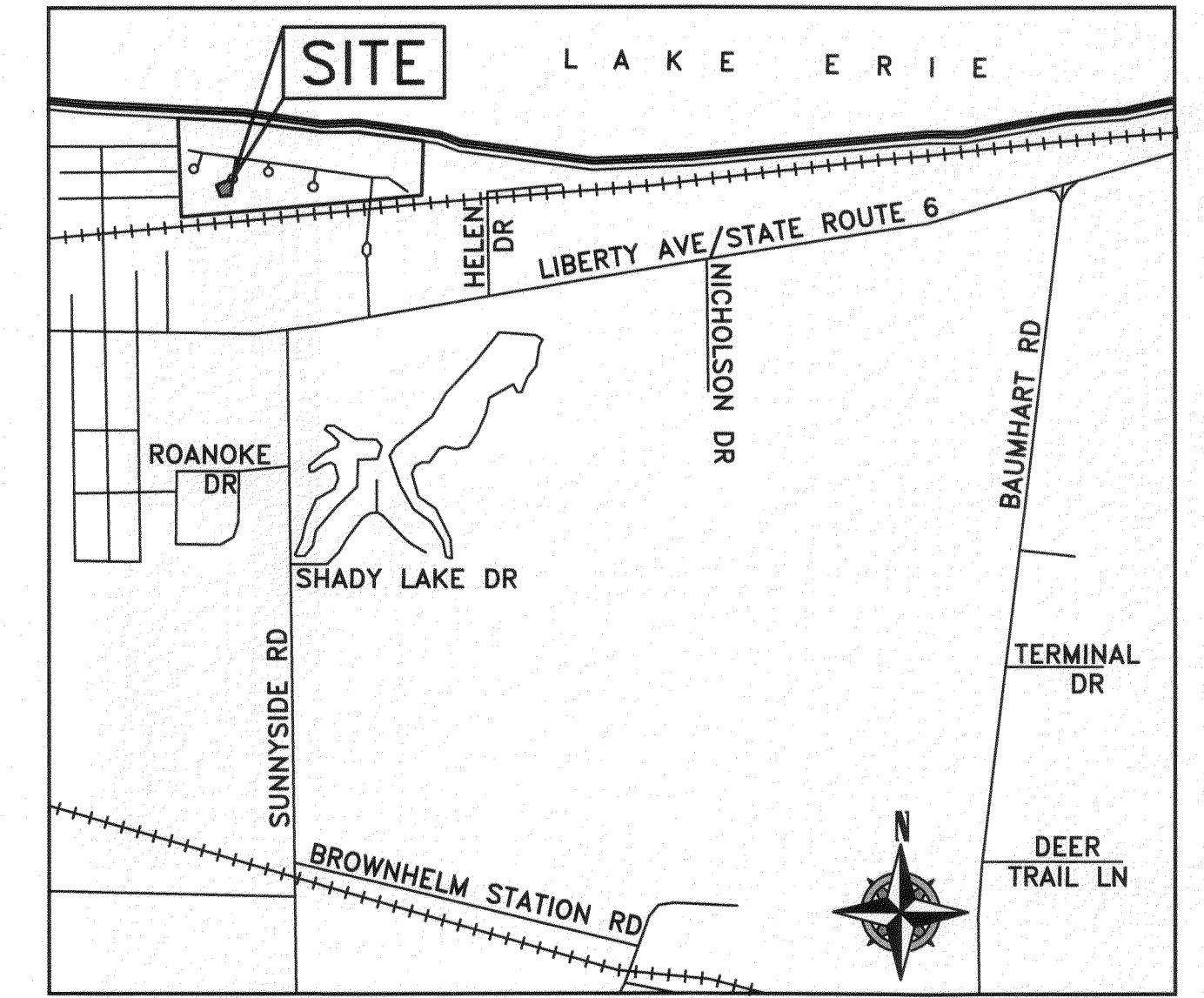
0.4500 OF AN ACRE (O.L. 4)

REMAINDER PARCEL

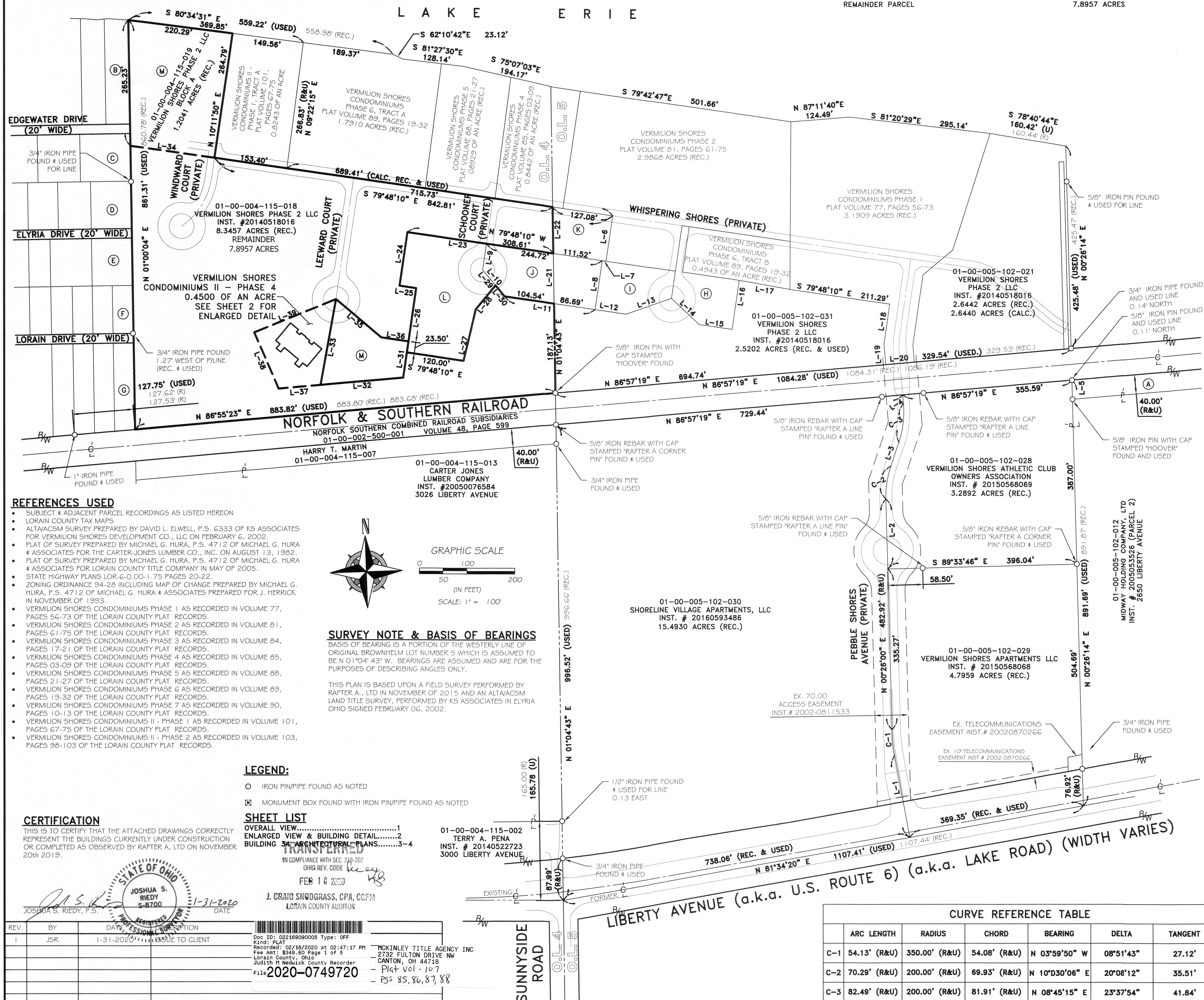
7.8957 ACRES

VERMILION SHORES CONDOMINIUMS II - PHASE 4

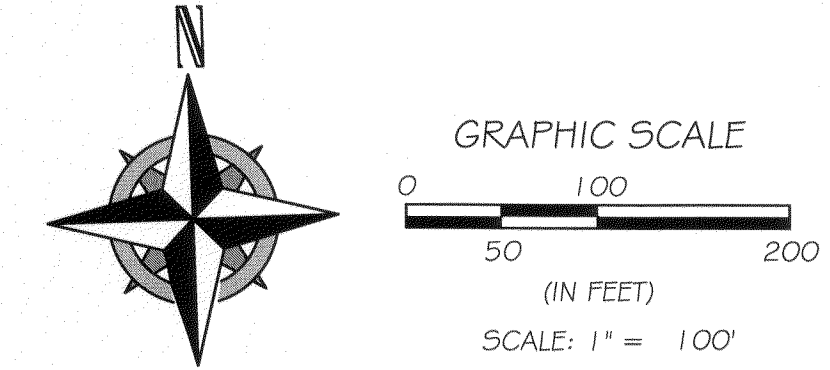
SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN,
STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL
BROWNHelm TOWNSHIP LOT NUMBERS 04.



VICINITY MAP
-NOT TO SCALE-



- REFERENCES USED**
- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
 - LORAIN COUNTY TAX MAPS
 - ALTA/CASM 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 86, 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.



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/CASM 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.
- SHEET LIST**
- | | |
|--------------------------------------|-----|
| OVERALL VIEW..... | 1 |
| ENLARGED VIEW & BUILDING DETAIL..... | 2 |
| BUILDING ARCHITECTURAL PLANS..... | 3-4 |

IN COMPLIANCE WITH SEC. 319-207 OHIO REV. CODE

FEB 18 2020

JOSHUA S. RIEDY, P.S. 5-8700

J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Doc ID: 022169090005 Type: OFF
Kind: PLAT
Recorded: 02/18/2020 at 02:47:17 PM
Fee Amt: \$349.60 Page 1 of 5
Lorain County, Ohio
Judith M Nedwick County Recorder
File # 2020-0749720

MCKINLEY TITLE AGENCY INC
2732 FULTON DRIVE NW
CANTON, OH 44718
Plat Vol - 107
Pg 85, 86, 87, 88

(A) 01-00-005-102-011 MIDWAY HOLDING COMPANY, LTD INST. # 2015053526 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 VOLUME 103 PAGES 98-103 0.8606 OF AN ACRE
		(M) VERMILION SHORES CONDOMINIUMS II - PHASE 3 PLAT VOLUME 107 PAGES 52-55 0.4520 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	64.98'	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-37	87.87'	S 86°55'23" W
L-12	65.60' (R&U)	N 79°45'03" W	L-25	35.00'	S 79°48'10" E	L-38	128.68'	N 21°31'01" W
L-13	100.77' (R&U)	N 73°05'26" E	L-26	136.00'	S 10°11'50" W	L-39	184.56'	N 69°56'45" E

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 4
OVERALL VIEW
SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN 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
JOB NO: 12361-17

CHECKED BY: RAF
SHEET 1 of 4

01-00-004-115-018
 VERMILION SHORES PHASE 2 LLC
 INST. #20140518016
 8.3457 ACRES (REC.)
 REMAINDER
 7.8957 ACRES

LEWARD COURT
 (PRIVATE)
 EX. CONC. ROADWAY

VERMILION SHORES
 CONDOMINIUMS II - PHASE 2
 PLAT VOLUME 103
 PAGES 98-103
 0.8606 OF AN ACRE

VERMILION SHORES
 CONDOMINIUMS II - PHASE 3
 PLAT VOLUME 107
 PAGES 52-55
 0.4520 OF AN ACRE

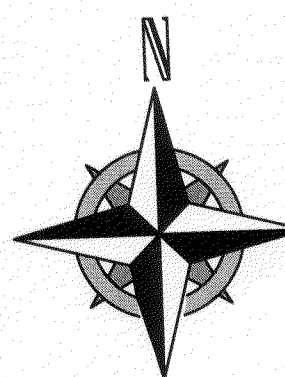
VERMILION SHORES
 CONDOMINIUMS II - PHASE 4
 0.4500 OF AN ACRE

P.P.O.B.
 PHASE 4

N 86°55'23" E 883.82' (USED) 883.80' (REC.) 883.68' (REC.)

NORFOLK & SOUTHERN RAILROAD

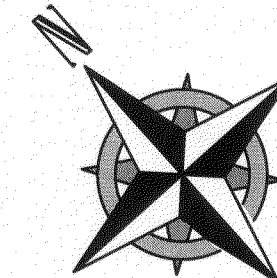
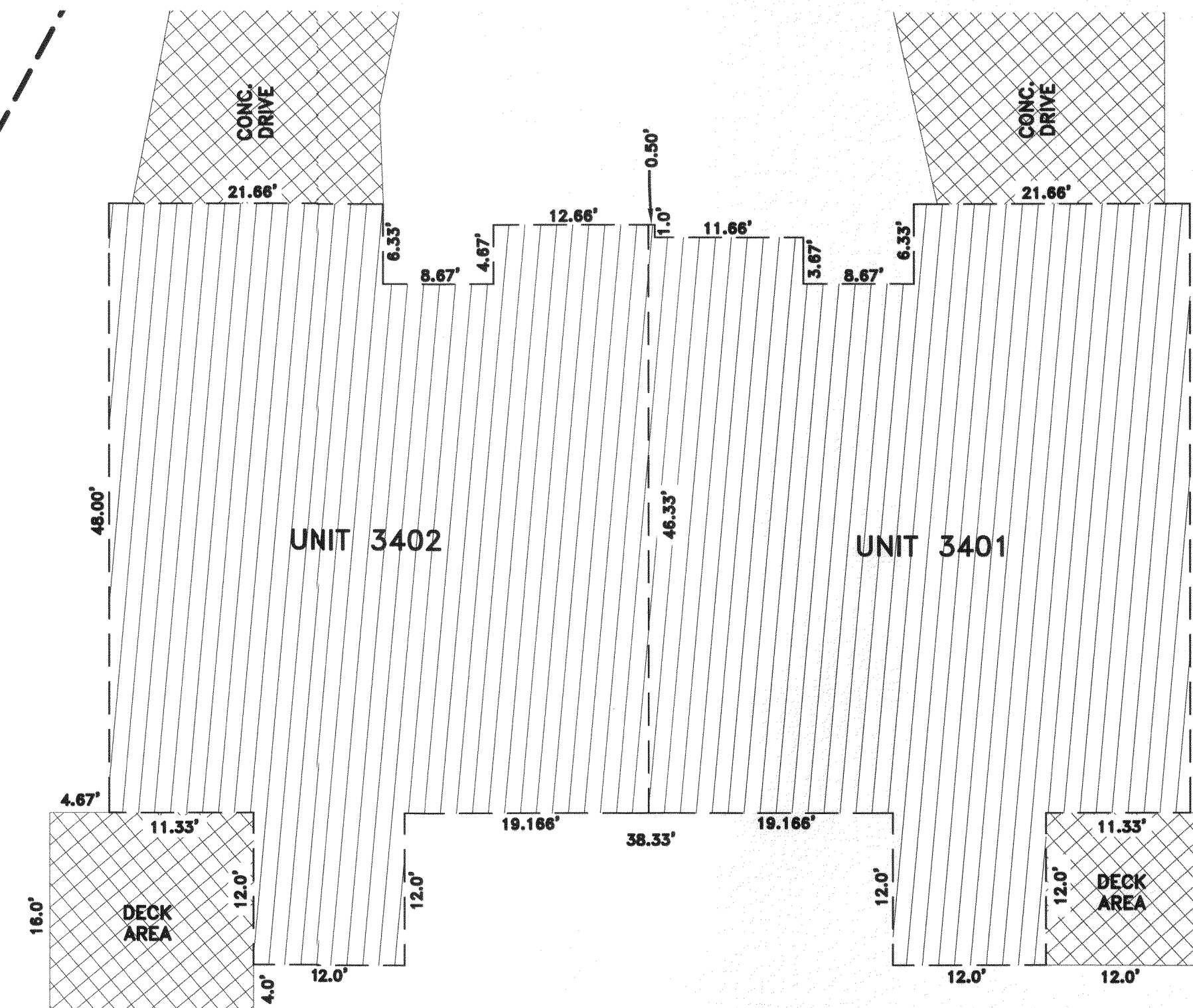
NORFOLK SOUTHERN COMBINED RAILROAD SUBSIDIARIES
 01-00-002-500-001 VOLUME 48, PAGE 599



GRAPHIC SCALE
 0 15 30 60
 (IN FEET)
 SCALE: 1" = 30'

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 FEB 18 2020
 J. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

REV.	BY	DATE	DESCRIPTION
1	JSR	1-31-2020	ISSUE TO CLIENT



BUILDING 34 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 NOVEMBER 20th 2019.

Joshua S. Riedy
 JOSHUA S. RIEDY, P.E.
 REGISTERED PROFESSIONAL SURVEYOR
 STATE OF OHIO
 1-31-2020 DATE

NOTES

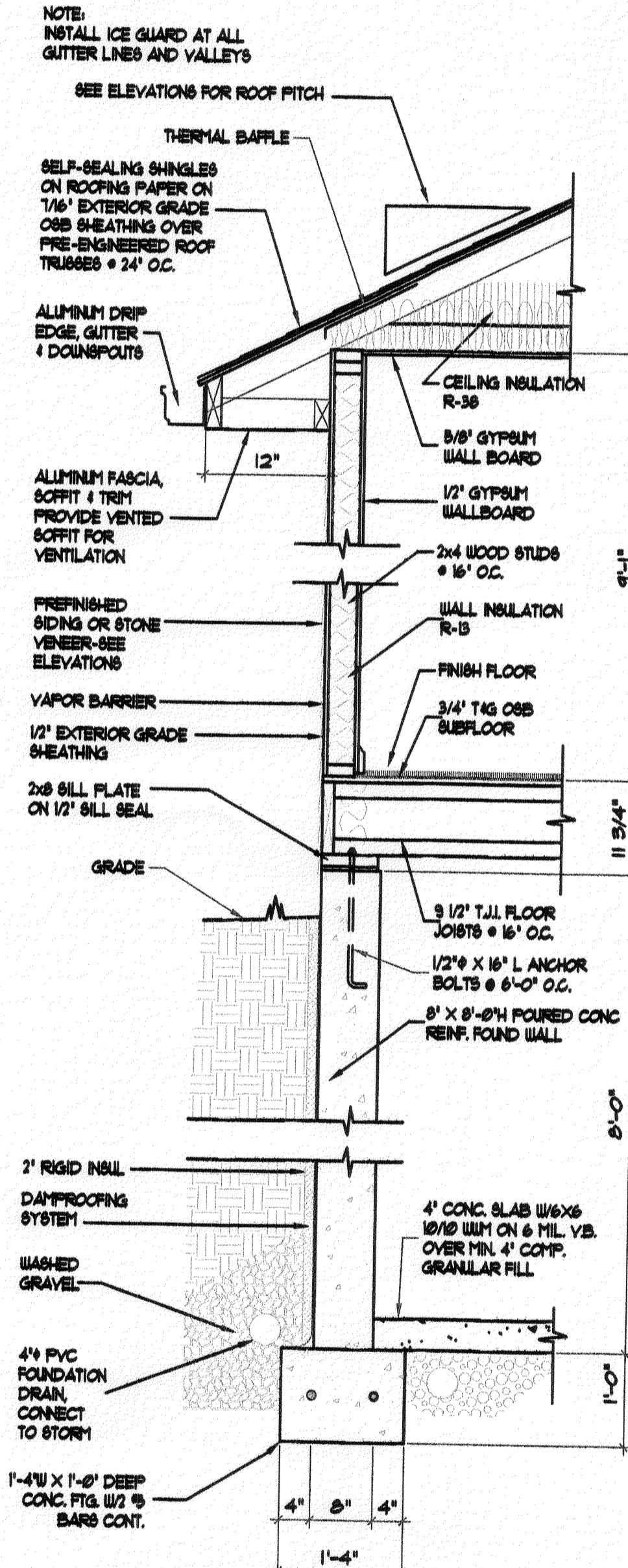
1. ALL BUILDING ANGLES ARE 90° OR 45° UNLESS NOTED OTHERWISE
2. COMMON AREA AND LIMITED COMMON AREAS ARE AS DEFINED IN EXHIBIT "B" OF THE DECLARATION.
3. DIMENSIONS SHOWN ARE FROM THE BUILDING PERPENDICULAR TO THE BOUNDARY LINES UNLESS NOTED OTHERWISE.

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

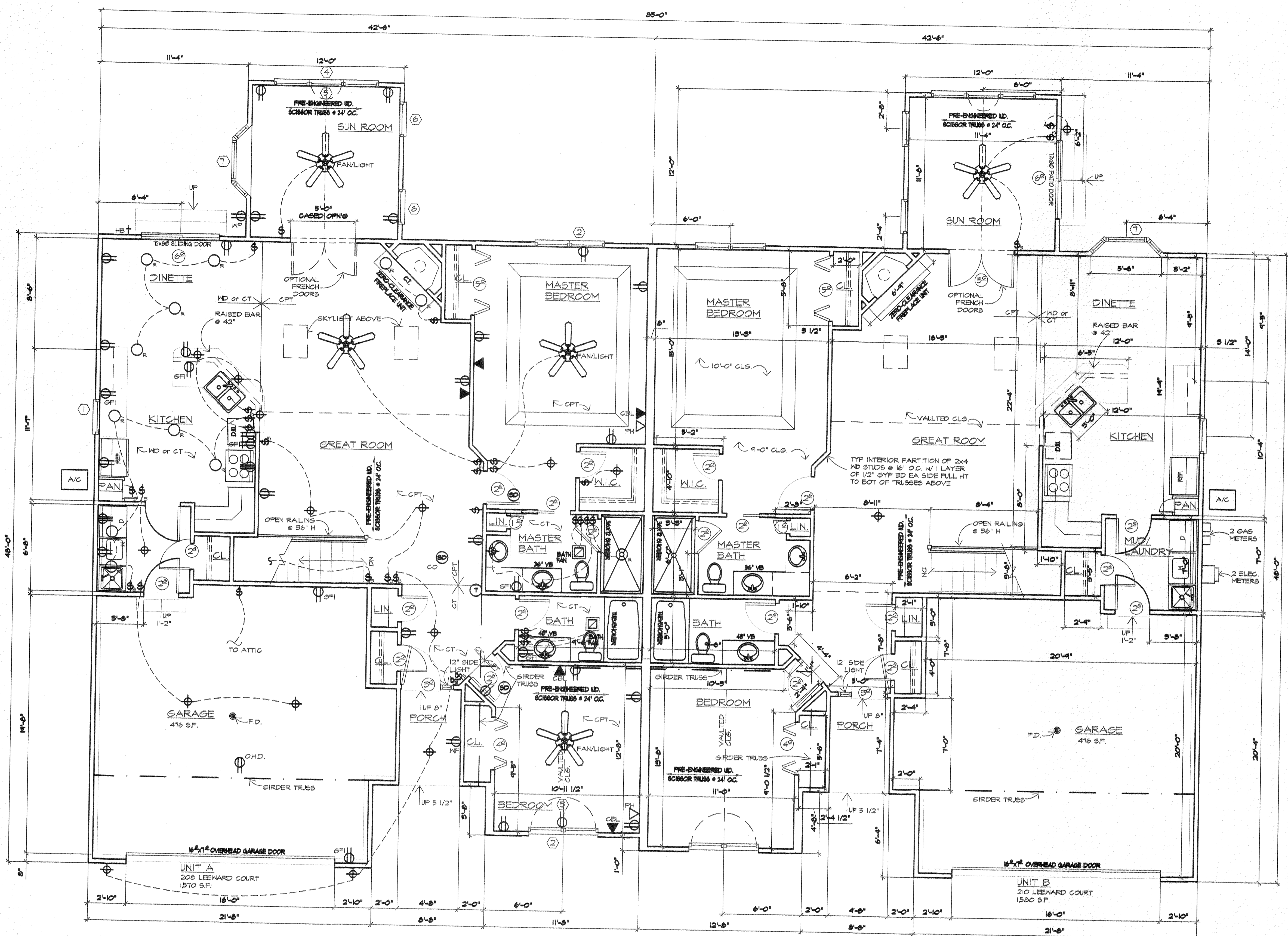
VERMILION SHORES
 CONDOMINIUMS II - PHASE 4
OVERALL VIEW
 SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE
 OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BROWNHELM
 TOWNSHIP LOT NUMBER 04.
 VERMILION SHORES PHASE 2, LLC
 4835 MUNSON STREET NW
 CANTON, OHIO 44718

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 Office: 440-458-6294 10980 LaGrange Road
 Fax: 440-458-4483 Elyria, Ohio 44035
 www.RafterA.com
 DRAWN BY: JSR CHECKED BY: RAF
 JOB No: 12361-17 SHEET 2 of 4



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

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
FEB 18 2020
J. CONNOR GRASS, CPA, CGFM
LOCAL COUNTY AUDITOR



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

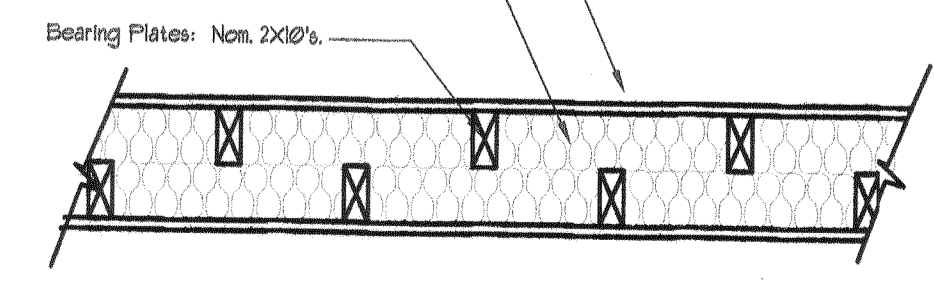
WINDOW SCHEDULE						
MARK	DESCRIPTION	ROUGH OPENING (TYP)	CLEAR AREA REQUIRED	CLEAR AREA PROVIDED	CLEAR OPENING REQUIRED	CLEAR OPENING PROVIDED
1	3020 NARRROWLINE DOUBLE HING	3'-2 1/8" x 3'-1 1/4"				
2	2846-2 TUN NARRROWLINE DOUBLE HING	3'-1 1/8" x 4'-9 1/4"	5 @ 82 FT.	5 @ 82 FT.	20" x 24"	30 11/16" x 24 5/16"
3	CTH-2 NARRROWLINE CIRCLE TOP	3'-1 1/8" x 3'-0 1/2"				
4	2846-3 TRIPLE NARRROWLINE DOUBLE HING	8'-8 1/2" x 4'-8 1/4"				
5	CTH8 NARRROWLINE CIRCLE TOP	2'-10 1/8" x 1'-3 3/4"				
6	2846 NARRROWLINE DOUBLE HING	2'-10 1/8" x 4'-8 1/4"				
7	30-CHS-20 ANDERSEN CASHEM 30" BAY	8'-10" x 4'-6 1/16"				

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

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

UL Design No. 13695: One layer 5/8" class X gypsum board, applied vertically to 2x4 studs @ 16" O.C., attached to studs with fasteners @ 11" O.C. Wall assembly to extend from top of conc. wall to the underside of the roof sheathing.
Insulation: Sound batts Min. 1" thick, min 25 pct unfaced mineral fiber insulation, pressure fit in the wall cavity between studs and plates.



TENANT SEPARATION WALL
SCALE: 1/2" = 1'-0"

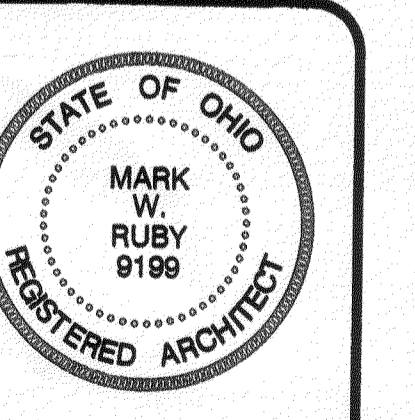
NOTES

- Dimensions are rough frame dimensions:
3 1/2" interior walls
4" exterior walls
(unless noted otherwise)
- 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 318.
- 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.
- All exhaust fans shall be vented to the exterior.
- All smoke detectors shall be electric with battery backup and shall be interconnected with one another per OBOA Residential Building Code section 316.

REVISIONS	BY

MARK W. RUBY
ARCHITECT
199 N. LEAVITT RD SUITE 201
AMHERST, OH 44001
(440) 986-2091

BUILDING 34
LAKESIDE VILLAS
208/210 LEEWARD COURT
VERMILION, OHIO



DATE 1/31/20
PROJ. 1835
SHEET

3 OF 4

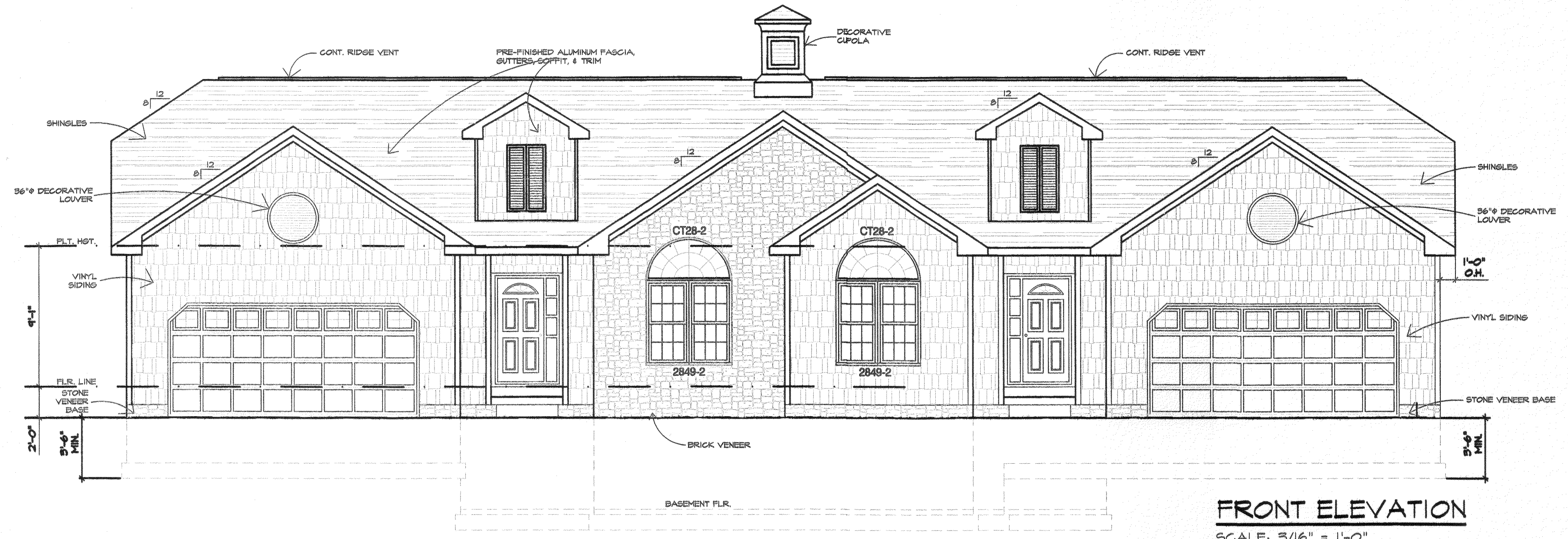
MARK W. RUBY
ARCHITECT
199 N. LEAVITT RD SUITE 201
AMHERST, OH 44001
(440) 986-2061

BUILDING 34
LAKESIDE VILLAS
208/210 LEeward COURT
VERMILION, OHIO

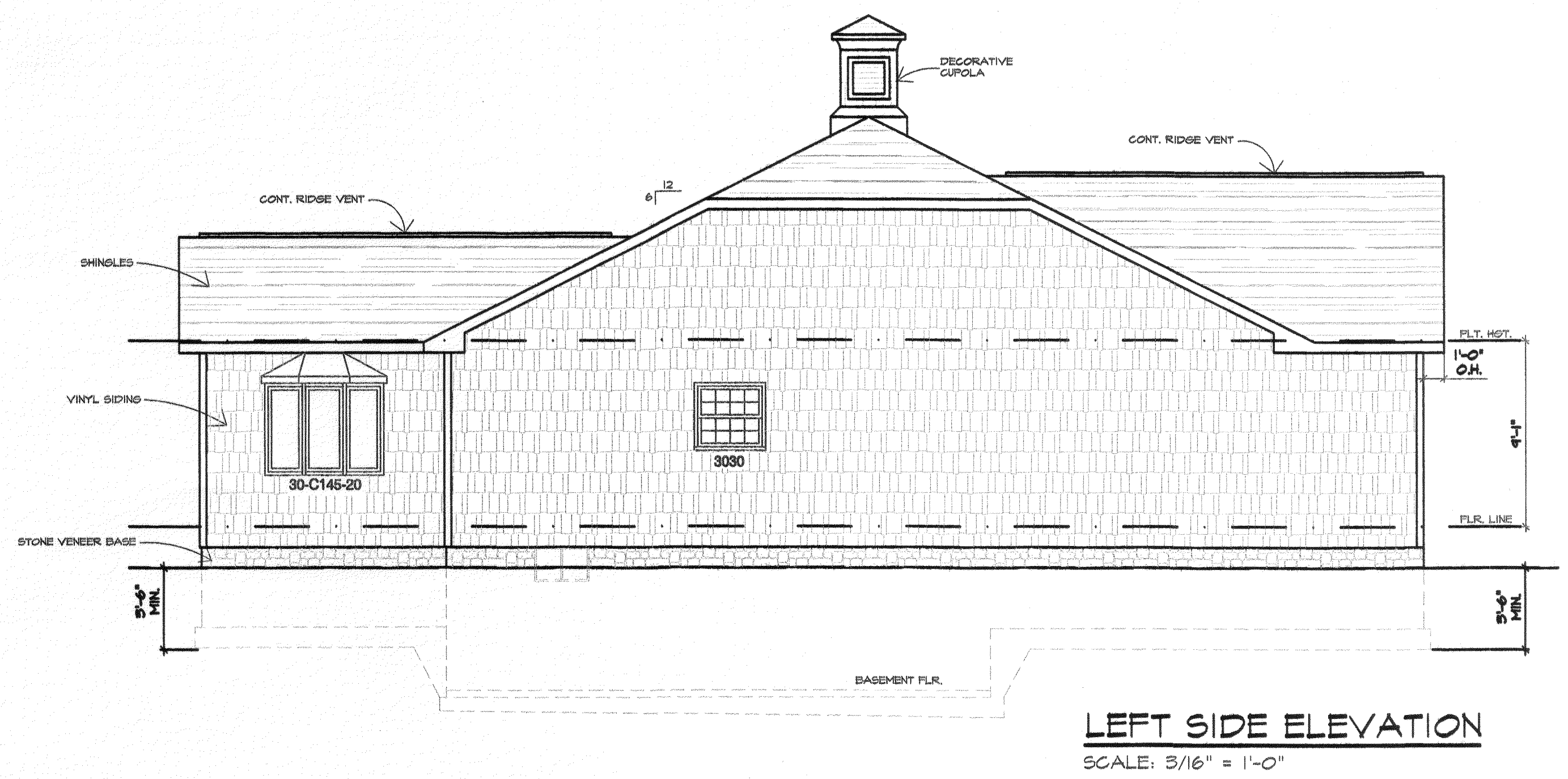
TITLE



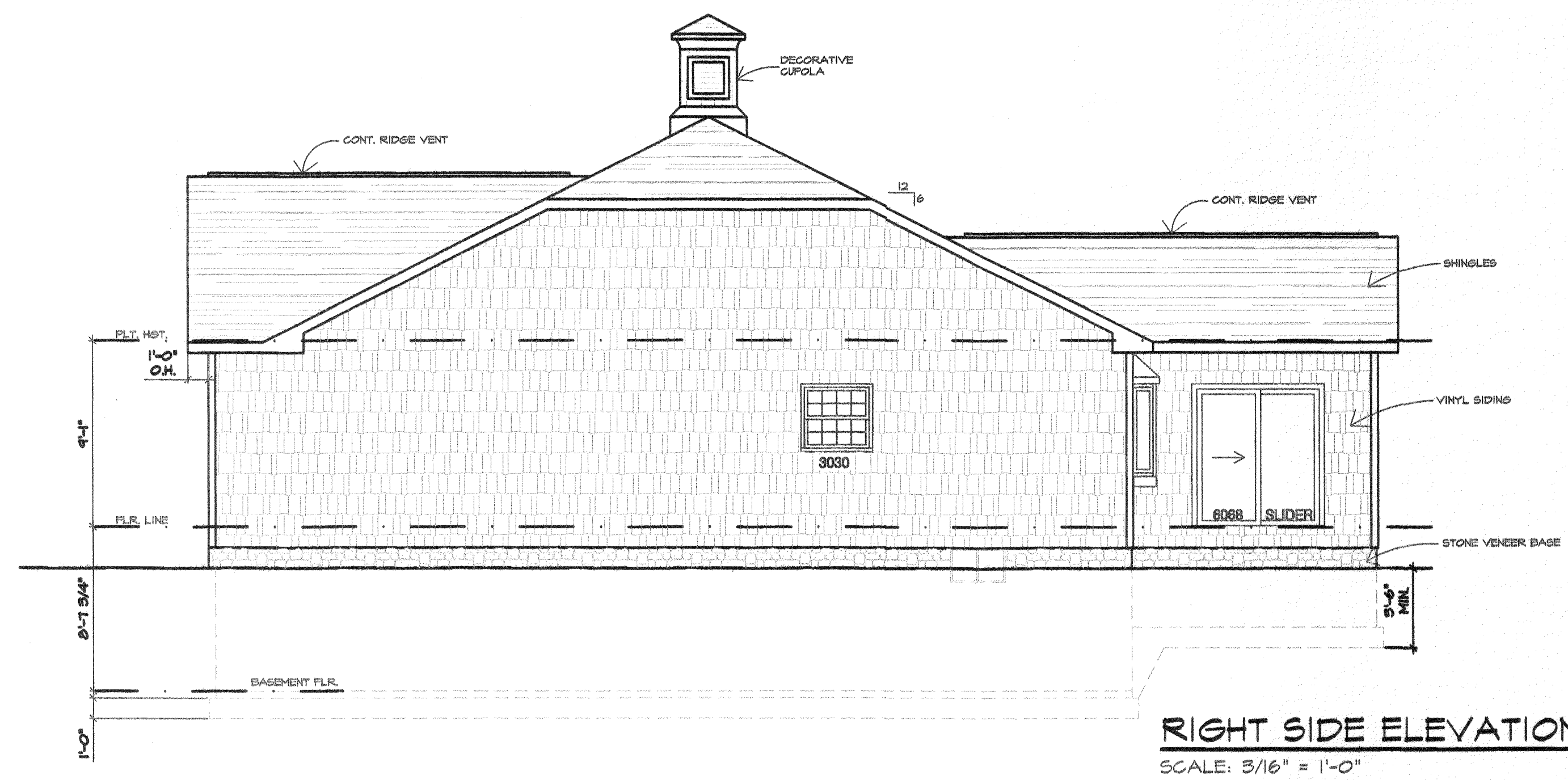
DATE 1/31/20
PROJ. 1835
SHEET



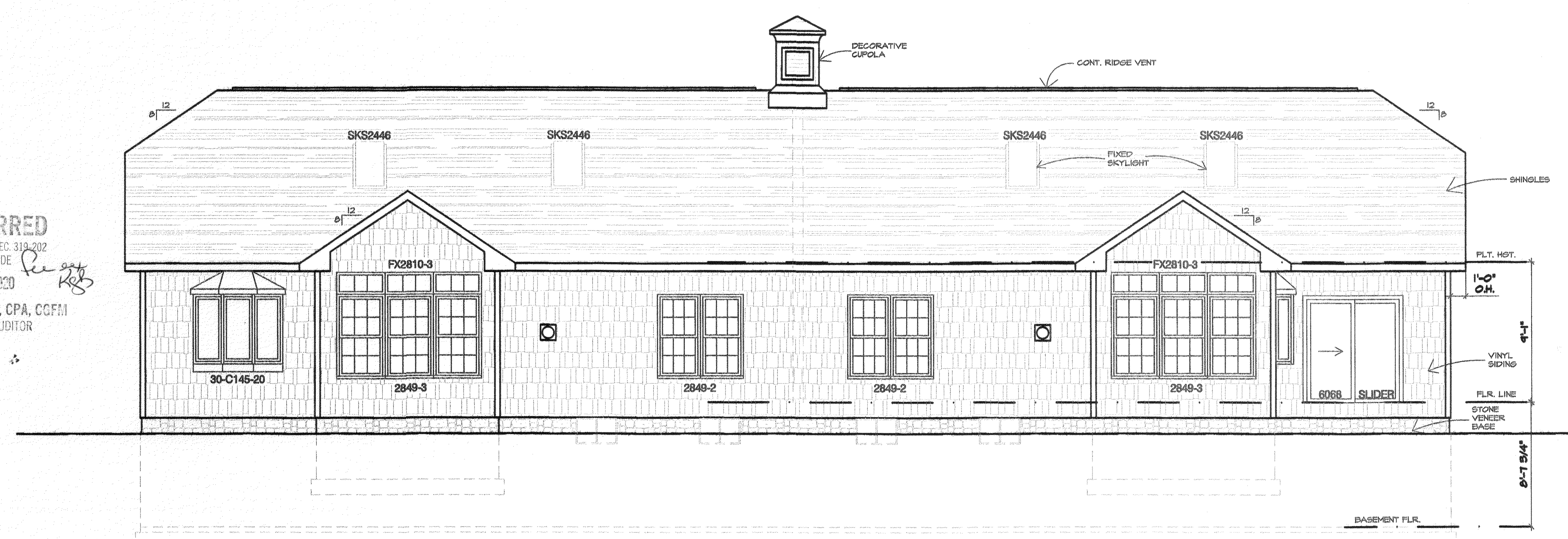
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



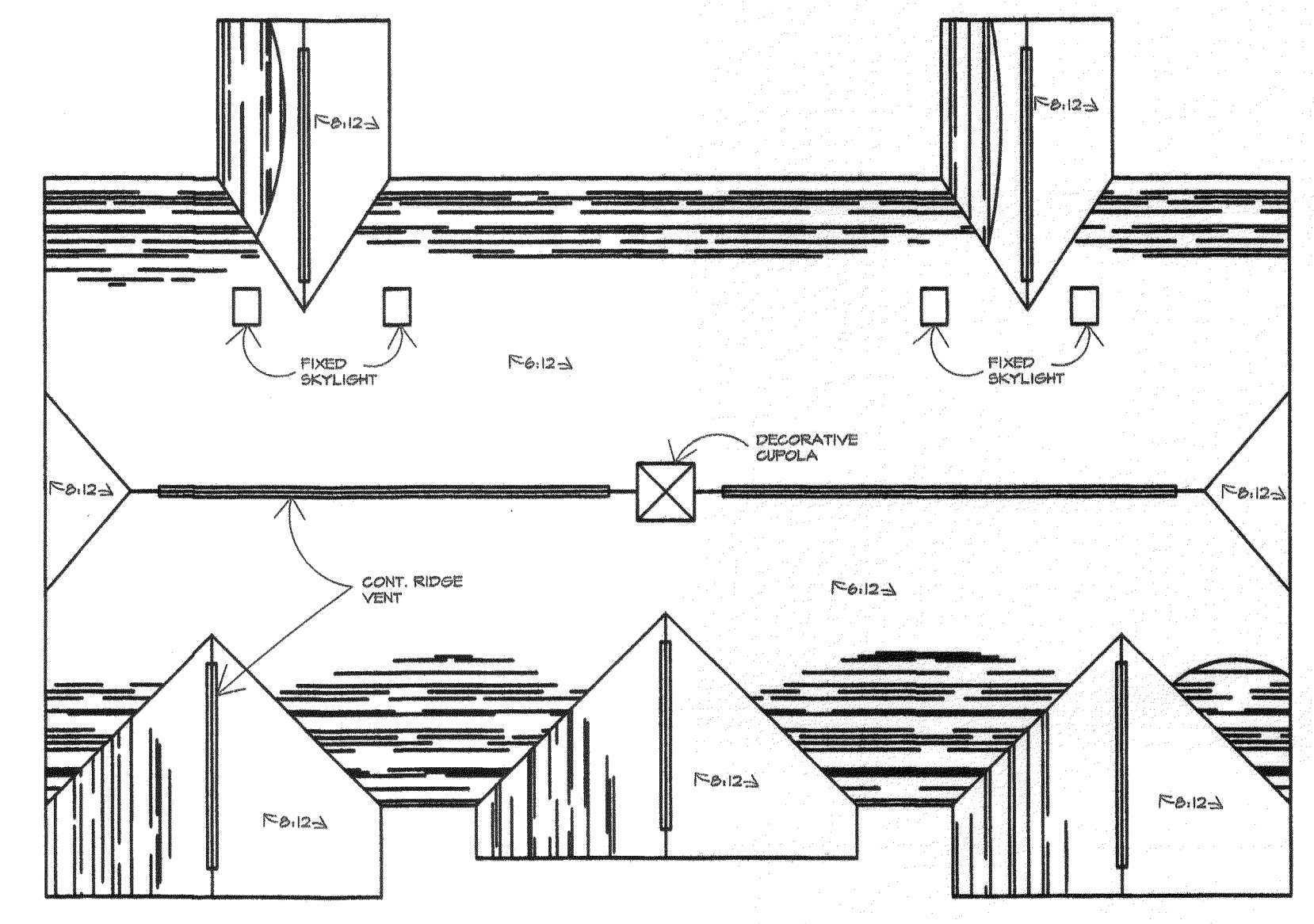
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

TRANSFERRED
IN COMPLIANCE WITH SEC. 313.202
OHIO REV. CODE
FEB 13 2020
J. CRAIG SHODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

Plat Sheet

Instrument # _____ Film # _____

Name of Plat: Vermilion Shores Condominiums II Phase 4

Owner: Vermilion Shores Phase 2 LLC

Description: Situated in the City of Vermilion, County of Lorain, State of Ohio and known as being part of Original Brownhelm Township Lot Number 4.

Units 3401 and 3402
0.4500 Acre

Floor Plans: _____

Related/Margin: ^{PV} 101 pg 67

Comments: _____

Vol. 107

Receiving Stamp

Pg. 85, 86, 87, 88

Amount: 349.60

Initials: PT