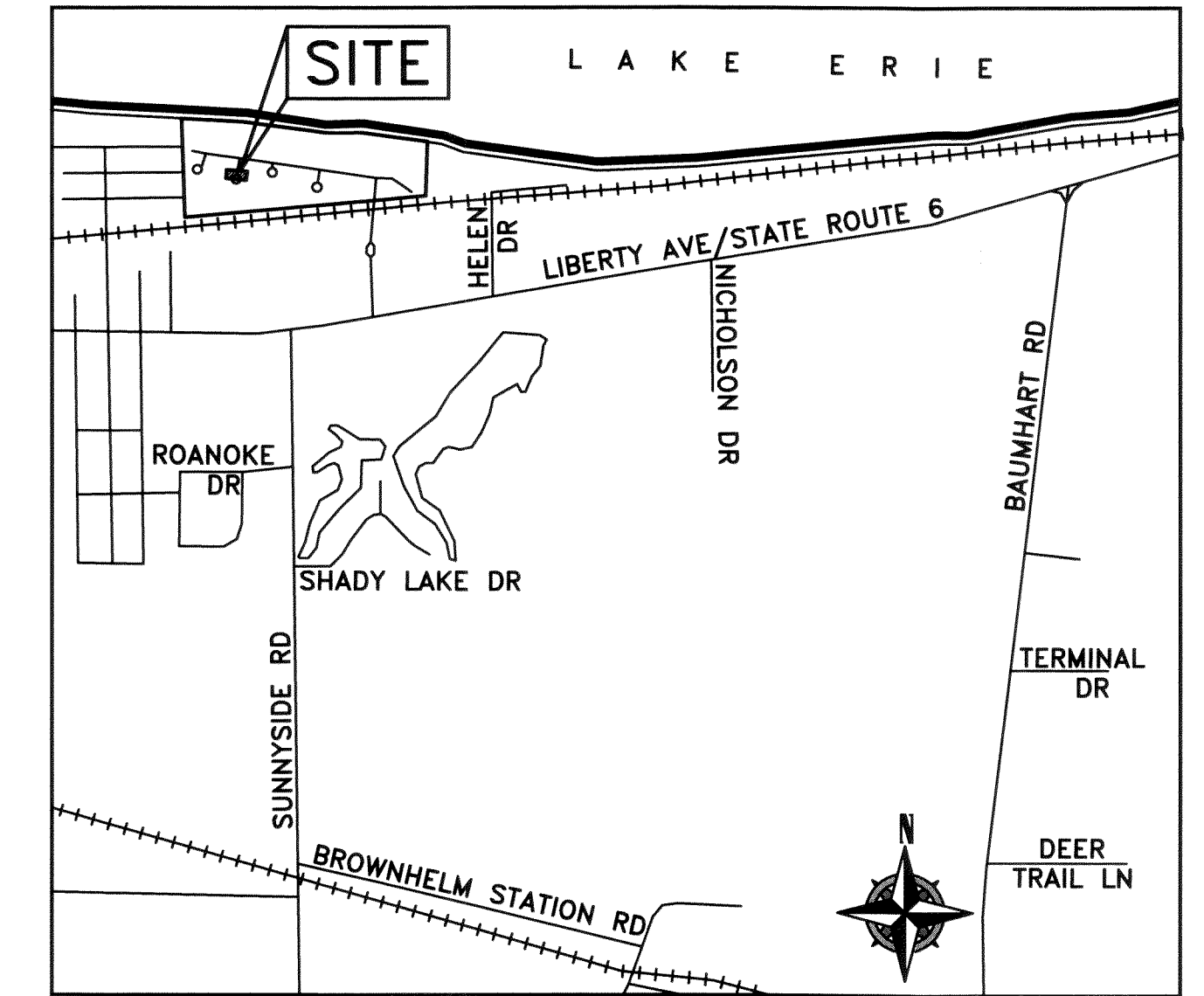


VERMILION SHORES CONDOMINIUMS II - PHASE 6

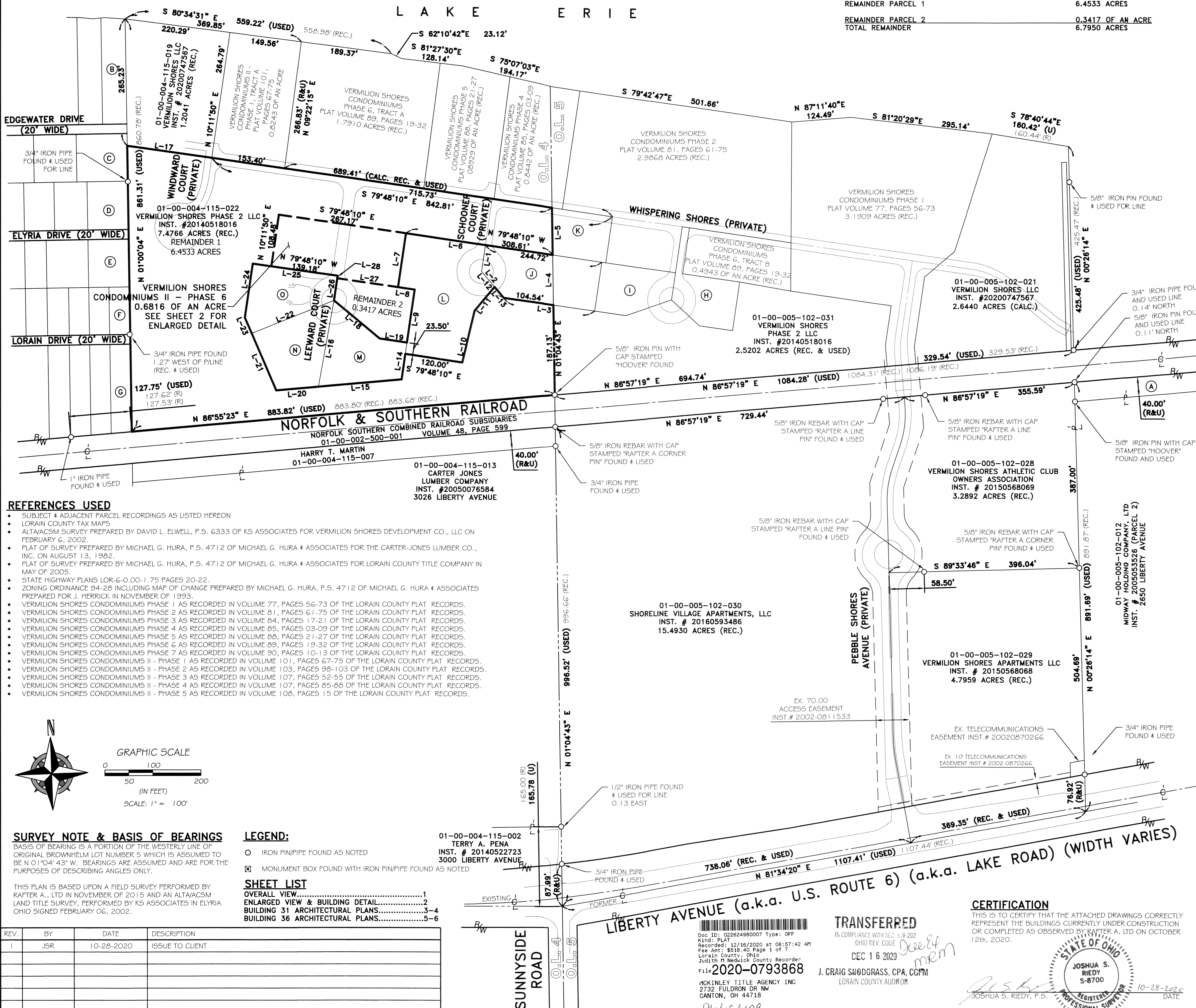
SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN,
STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL
BROWNHELM TOWNSHIP LOT NUMBERS 04.



VICINITY MAP
-NOT TO SCALE-

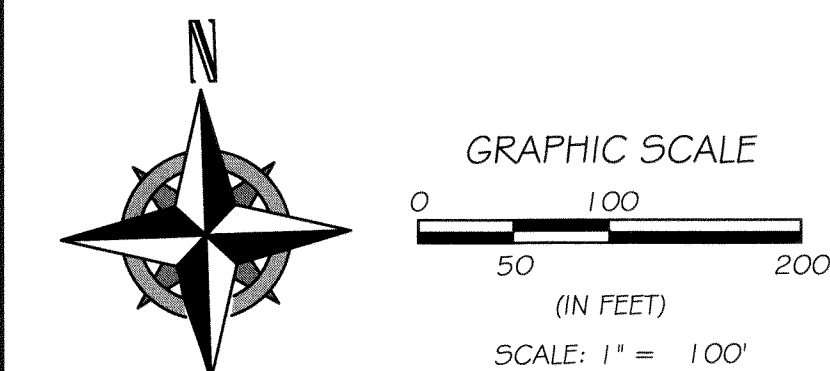
ACREAGE BREAKDOWN

AUDITORS P.P.N: 01-00-004-115-022	7.4766 ACRES
VERMILION SHORES CONDOMINIUMS II - PHASE 6	0.6816 OF AN ACRE (O.L. 4)
REMAINDER PARCEL 1	6.4533 ACRES
REMAINDER PARCEL 2	0.3417 OF AN ACRE
TOTAL REMAINDER	6.7950 ACRES



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, 1992.
- 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-G-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.
- VERMILION SHORES CONDOMINIUMS II - PHASE 3 AS RECORDED IN VOLUME 107, PAGES 52-55 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS II - PHASE 4 AS RECORDED IN VOLUME 107, PAGES 85-88 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS II - PHASE 5 AS RECORDED IN VOLUME 108, PAGES 15 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.

LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- ☒ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED

SHEET LIST

- OVERALL VIEW.....1
- ENLARGED VIEW & BUILDING DETAIL.....2
- BUILDING 31 ARCHITECTURAL PLANS.....3-4
- BUILDING 36 ARCHITECTURAL PLANS.....5-6

REV.	BY	DATE	DESCRIPTION
1	JSR	10-28-2020	ISSUE TO CLIENT

(A) 01-00-005-102-011 MIDWAY HOLDING COMPANY, LTD INST. # 2005053526 INSU.(PARCEL 1)	(F) 01-00-004-106-027 SCHWINGER PROPERTIES, LLC INST. # 20130477562	(K) 01-00-005-102-032 VERMILION SHORES PHASE 2 LLC #20190718437 0.2655 OF AN ACRE
(B) 01-00-004-102-016 MICHAEL R. GETTENS INST. # 20040998038	(G) 01-00-004-108-023 DEAN F. MACLEAN Sr. INST. # 20200752411	(L) VERMILION SHORES CONDOMINIUMS II - PHASE 2 PLAT VOLUME 103, PAGES 98-103 0.8606 OF AN ACRE (REC.)
(C) 01-00-004-104-038 CARL JASKIEWICZ INST. # 20130468327	(H) VERMILION SHORES CONDOMINIUMS PHASE 3 PLAT VOLUME 84, PAGES 17-21 0.3198 OF AN ACRE (REC.)	(M) VERMILION SHORES CONDOMINIUMS II - PHASE 3 PLAT VOLUME 107 PAGES 52-55 0.4520 OF AN ACRE
(D) 01-00-004-104-035 LARRY JAMES WHITE Jr. O.R. VOLUME 1385, PAGE 422	(I) VERMILION SHORES CONDOMINIUMS PHASE 7 PLAT VOLUME 90, PAGES 10-13 0.3223 OF AN ACRE (REC.)	(N) VERMILION SHORES CONDOMINIUMS II - PHASE 4 PLAT VOLUME 107 PAGES 85-88 0.4500 OF AN ACRE
(E) 01-00-004-106-014 MICHAEL R. & KATHY BERCHIN O.R. VOLUME 525, PAGE 788	(J) VERMILION SHORES CONDOMINIUMS II - PHASE 1 TRACT B PLAT VOLUME 101, PAGES 67-75 0.5538 OF AN ACRE (REC.)	(O) VERMILION SHORES CONDOMINIUMS II - PHASE 5 PLAT VOLUME 108 PAGES 15 0.4191 OF AN ACRE

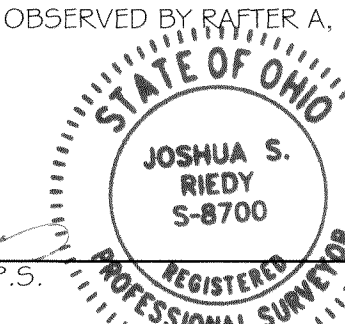
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	S 55.73'	N 10°11'50" E	L-10	110.87'	N 15°15'36" E	L-19	57.44'	S 79°48'10" E
L-2	72.07'	S 37°43'22" E	L-11	64.99'	N 41°34'52" E	L-20	87.87'	S 86°55'23" W
L-3	191.23'	S 79°56'09" E	L-12	42.30'	S 37°43'22" E	L-21	128.68'	N 21°31'01" W
L-4	105.11'	N 01°04'43" E	L-13	29.77'	S 37°43'22" E	L-22	184.56'	N 69°56'45" E
L-5	98.18'	N 01°04'43" E	L-14	76.90'	S 10°11'50" W	L-23	35.92'	N 21°31'01" W
L-6	167.24'	S 79°48'10" E	L-15	173.90'	S 86°55'23" W	L-24	115.00'	N 10°11'50" E
L-7	114.00'	S 10°11'50" W	L-16	182.38'	N 12°09'48" E	L-25	178.31'	S 79°48'10" E
L-8	35.00'	S 79°48'10" E	L-17	177.88'	S 79°48'10" E	L-26	52.58'	S 10°11'50" W
L-9	136.00'	S 10°11'50" W	L-18	124.19'	S 48°00'13" E	L-27	127.99'	N 79°48'10" W
			L-18	5.52'	N 10°11'50" E			

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 OCTOBER 12th, 2020.

TRANSFERRED

IN COMPLIANCE WITH SEC. 3.9-202
OHIO REV. CODE
DEC 1 6 2020
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR



VERMILION SHORES
CONDOMINIUMS II - PHASE 6
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

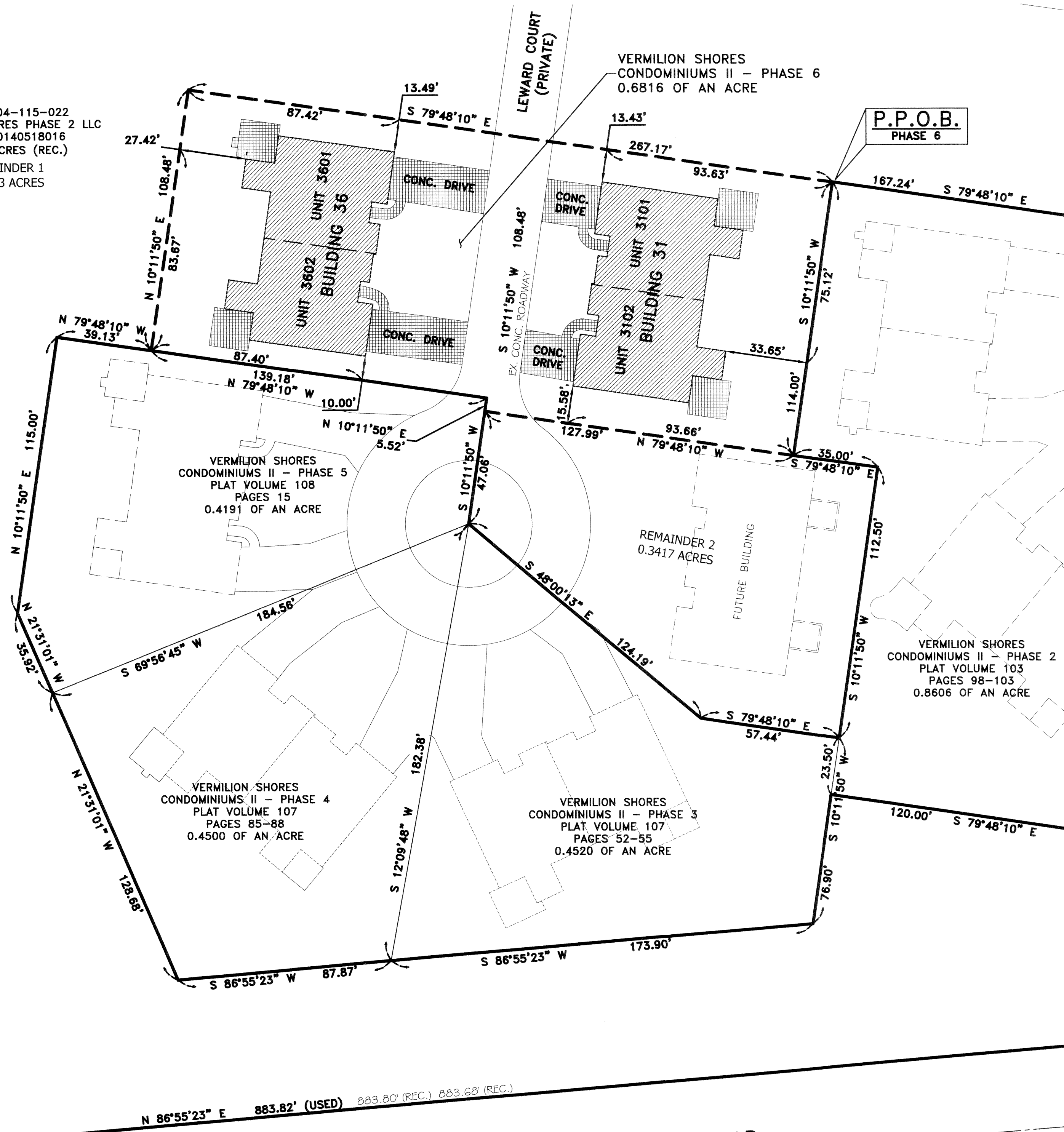
RAFTER A, LTD
LAND SURVEYING & ENGINEERING
Office: 440-458-6294
Fax: 440-458-4483
www.RafterA.com
10980 LaGrange Road
Elyria, Ohio 44035
DRAWN BY: JSR
CHECKED BY: RAF
JOB NO: 1236R-20
SHEET 1 of 6

Doc ID: 022624980007 Type: OFF
Kind: PLAT
Recorded: 12/16/2020 at 08:57:42 AM
Fee Amt: \$516.40 Page 1 of 7
Lorain County, Ohio
Judith N. Neudick County Recorder
2020-0793868
MCKINLEY TITLE AGENCY INC
2732 FULDRON DR NW
CANTON, OH 44718
Plat Vol 109
Pgs 1, 2, 3, 4, 5, 6.

01-00-004-115-022
 VERMILION SHORES PHASE 2 LLC
 INST. #20140518016
 7.4766 ACRES (REC.)
 REMAINDER 1
 6.4533 ACRES

VERMILION SHORES
 CONDOMINIUMS II - PHASE 6
 0.6816 OF AN ACRE

P.P.O.B.
 PHASE 6



VERMILION SHORES
 CONDOMINIUMS II - PHASE 5
 PLAT VOLUME 108
 PAGES 15
 0.4191 OF AN ACRE

VERMILION SHORES
 CONDOMINIUMS II - PHASE 4
 PLAT VOLUME 107
 PAGES 85-88
 0.4500 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 2
 PLAT VOLUME 103
 PAGES 98-103
 0.8606 OF AN ACRE

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

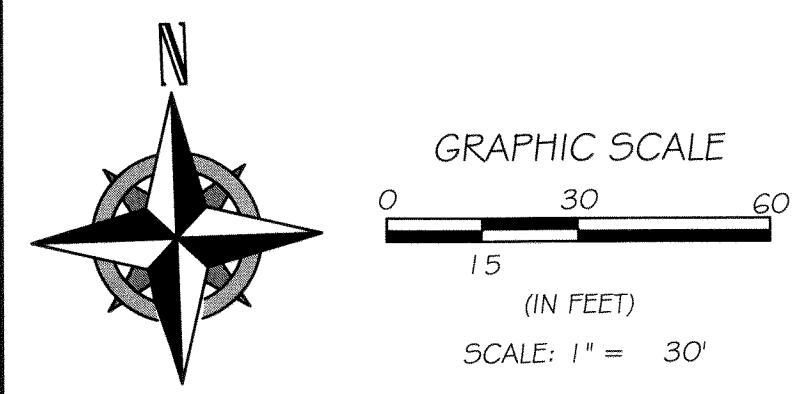
NOTES

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.

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 OCTOBER 12th, 2020.

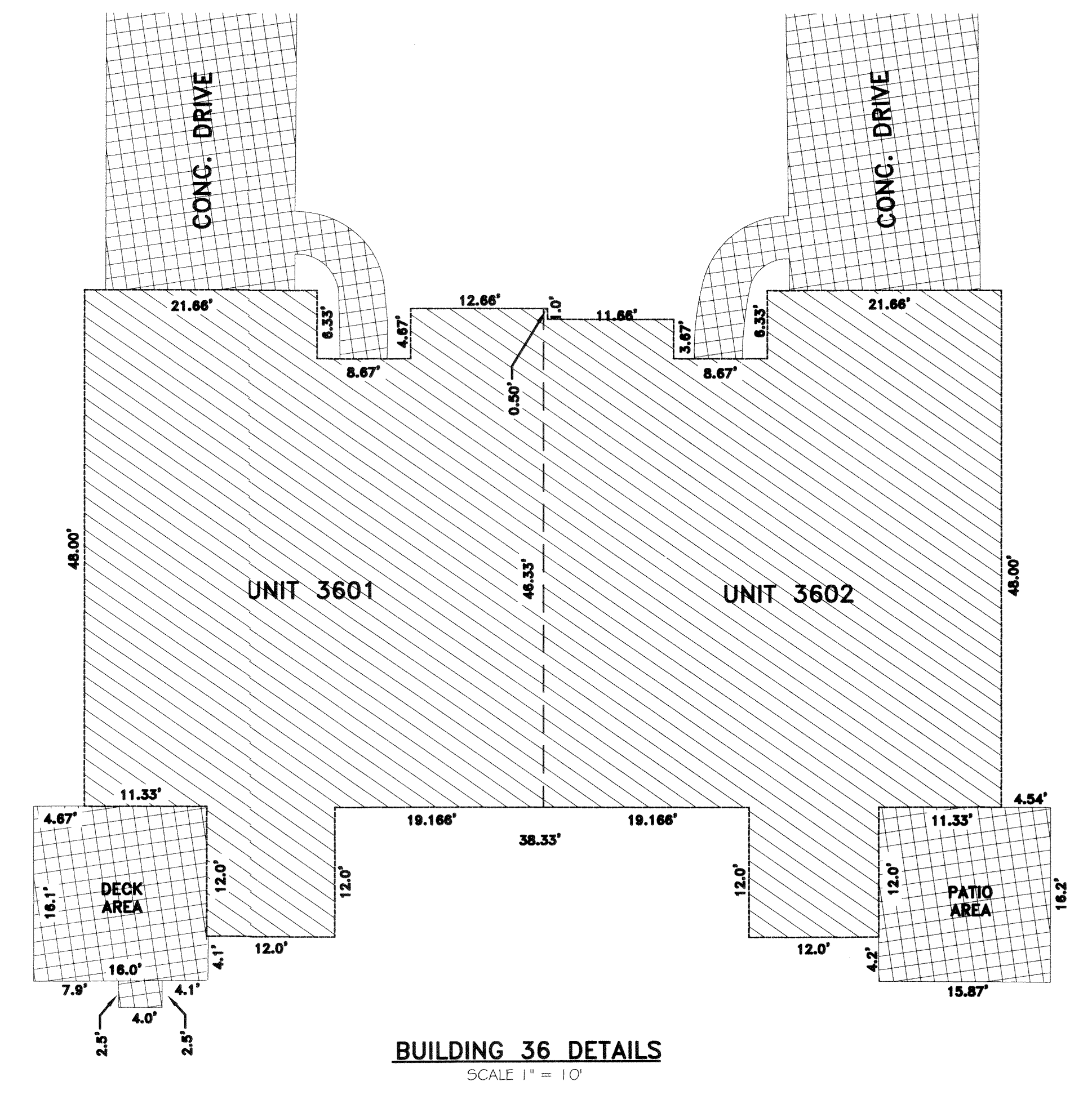
JOSHUA S. RIEDY, P.S.
 STATE OF OHIO REGISTERED PROFESSIONAL SURVEYOR
 10-28-2020 DATE



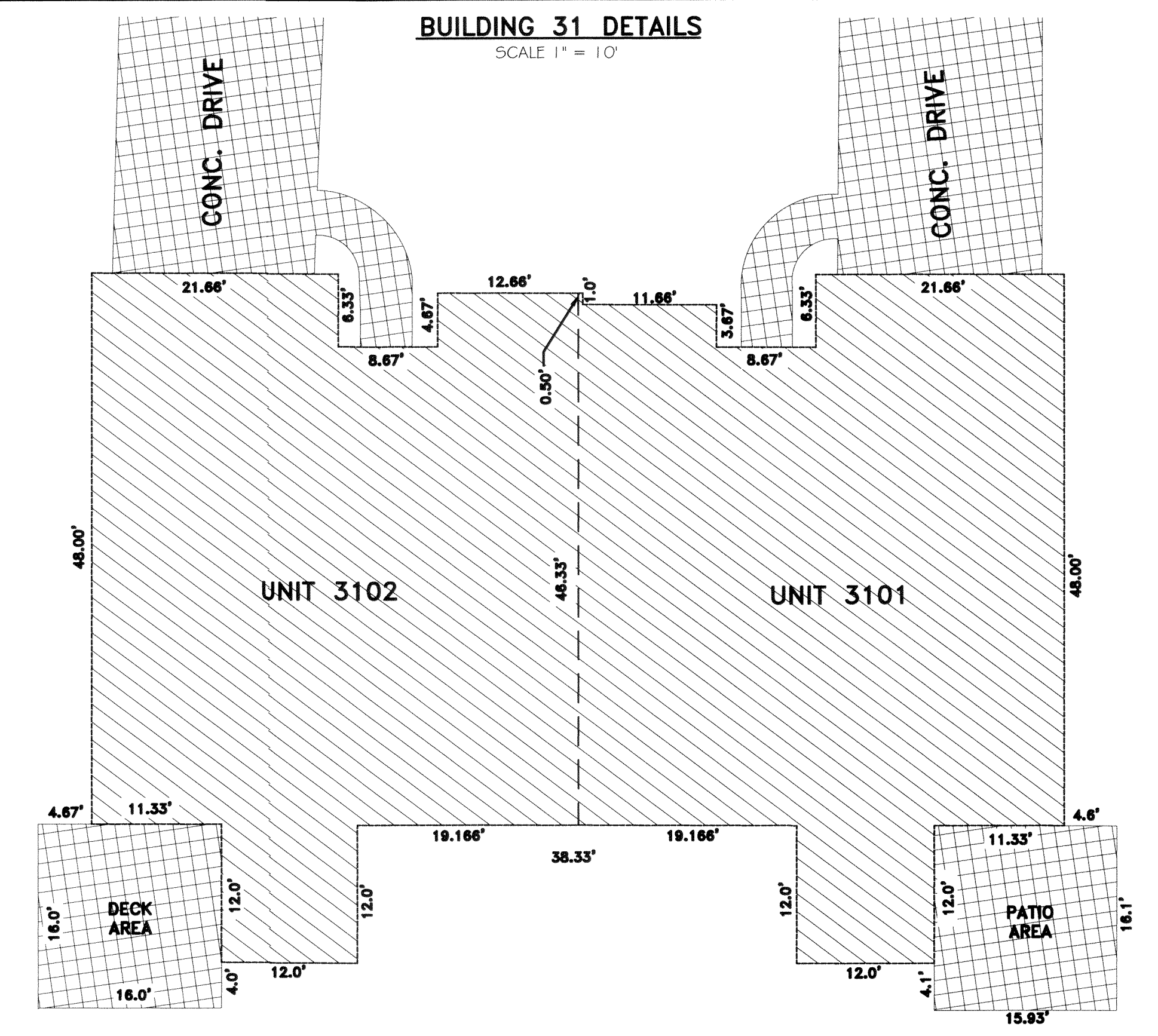
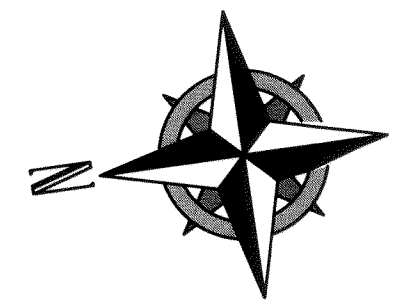
LEGEND

	BUILDING UNIT
	LIMITED COMMON AREA
	COMMON AREA

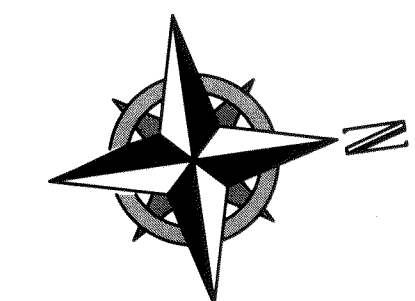
REV.	BY	DATE	DESCRIPTION
1	JSR	10-28-2020	ISSUE TO CLIENT



BUILDING 36 DETAILS
 SCALE 1" = 10'



BUILDING 31 DETAILS
 SCALE 1" = 10'

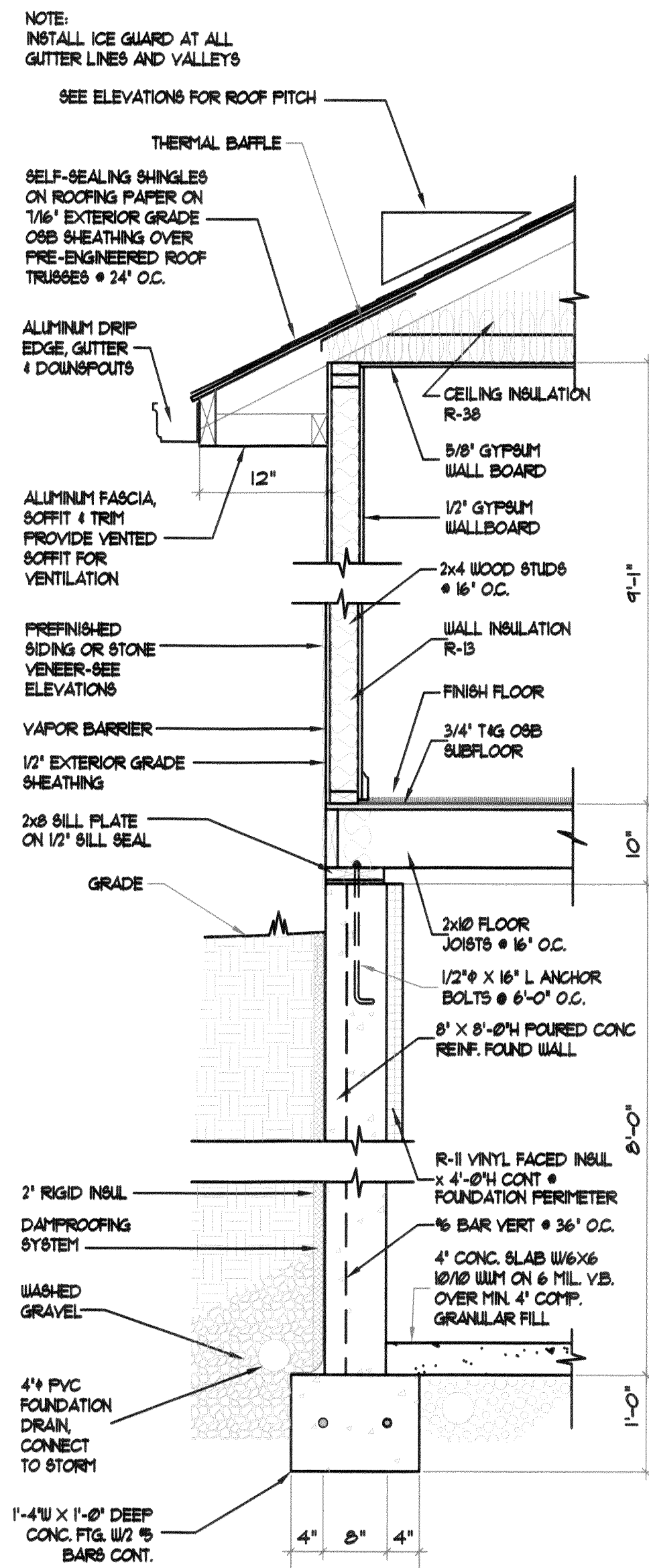


UNDERGROUND UTILITIES
 TWO WORKING DAYS BEFORE YOU DIG
 CALL 1-800-362-2764 (TOLL FREE)
 OHIO UTILITIES PROTECTION SERVICE
 NON-MEMBERS MUST BE CALLED DIRECTLY
 CALL 1-800-925-0988 (TOLL FREE)
 OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE

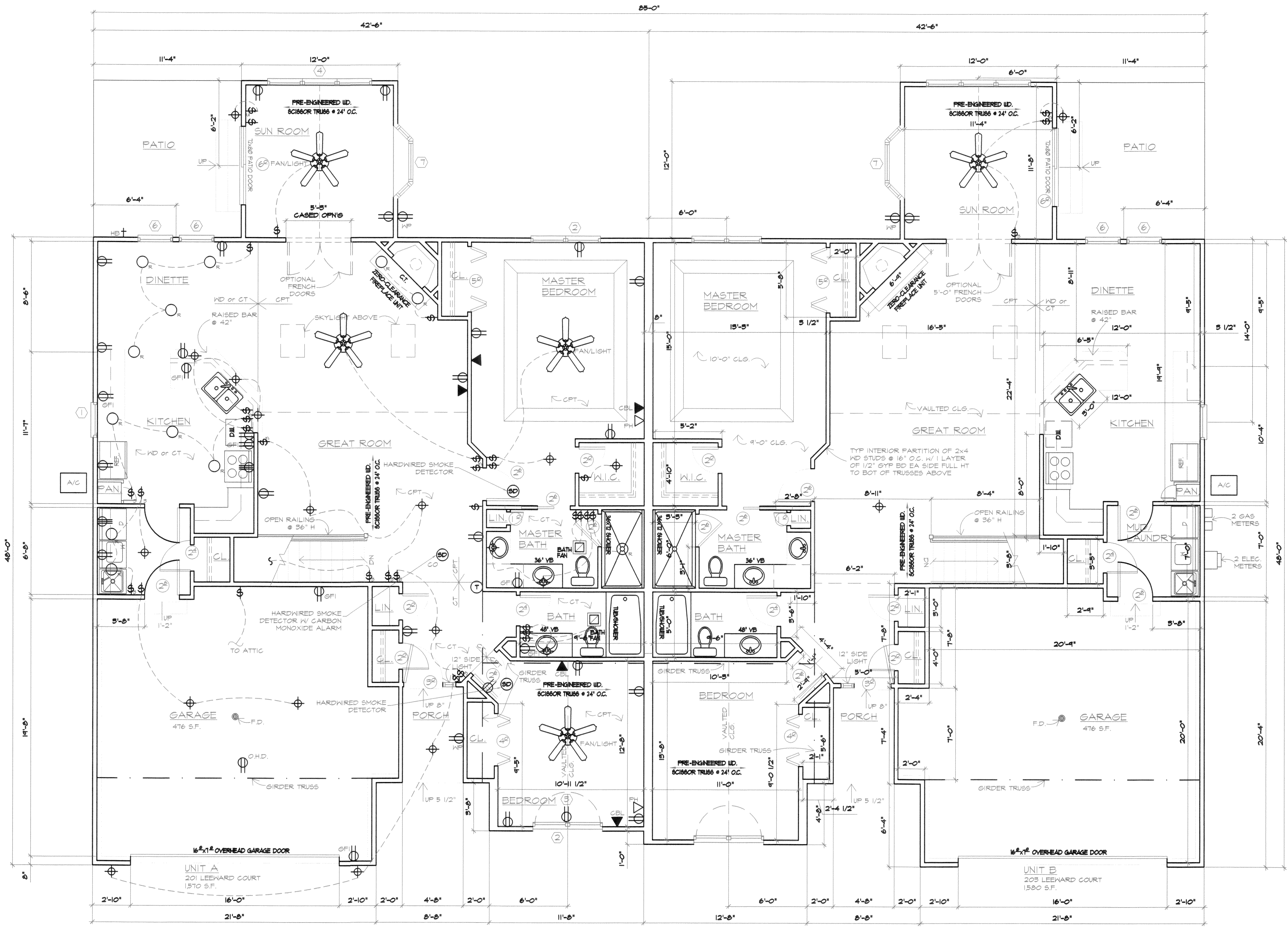
VERMILION SHORES
 CONDOMINIUMS II - PHASE 6
OVERALL VIEW
 SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 04.
 VERMILION SHORES PHASE 2, LLC
 4835 MUNSON STREET NW
 CANTON, OHIO 44718

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

DRAWN BY: JSR CHECKED BY: RAF
 JOB No: 1236R-20 SHEET 2 of 6



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



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

WINDOW SCHEDULE						
MANUFACTURER: ANDERSEN						
MARK	DESCRIPTION	ROUGH OPENING (WxH)	CLEAR AREA REQUIRED	CLEAR AREA PROVIDED	CLEAR OPENING REQUIRED	CLEAR OPENING PROVIDED
1	30210 NARROWLINE DOUBLE HUNG	3'-2 1/8" x 3'-1 1/4"				
2	2846-2 TWIN NARROWLINE DOUBLE HUNG	5'-7 13/16" x 4'-9 1/4"	5.0 SQ. FT.	5.24 SQ. FT.	20" x 24"	30 11/16" x 24 5/16"
3	CTN-2 NARROWLINE CIRCLE TOP	5'-7 13/16" x 3'-0 1/2"				
4	2846-3 TRIPLE NARROWLINE DOUBLE HUNG	8'-5 1/2" x 4'-9 1/4"				
5	CTN28 NARROWLINE CIRCLE TOP	2'-10 1/8" x 1'-3 3/4"				
6	2846 NARROWLINE DOUBLE HUNG	2'-10 1/8" x 4'-9 1/4"				
7	50-CHS-20 ANDERSEN CASEMENT 50" BAY	5'-10" x 4'-6 13/16"				

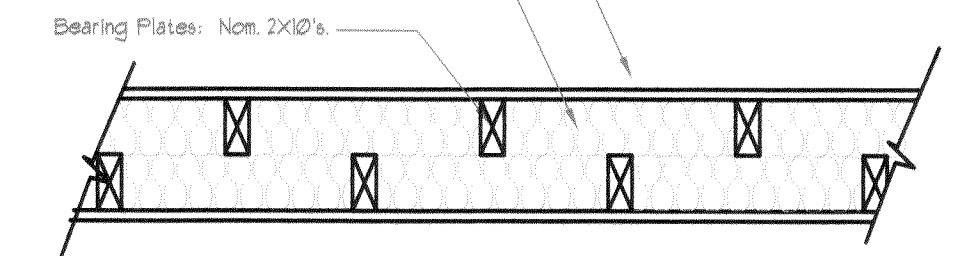
NOTES:
1. 44" MAX. SILL HEIGHT
2. AT SUN ROOM

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. U325: One layer 5/8" class X gypsum board, applied vertically to 2x4 studs @ 16" O.C., attached to studs with ed nails @ 1 in. O.C. Wall assembly to extend from top of conc. wall to the underside of the roof sheathing.

Insulation-Sound batts 1 1/2 in. thick, min 23 pcf unfaced mineral fiber insulation, pressure fit in the wall cavity between studs and plates.



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

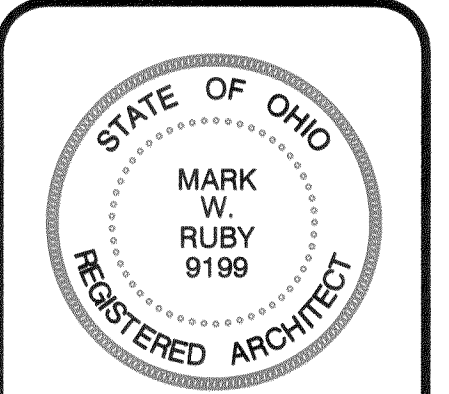
NOTES

- 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 315.
- 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) 966-2091

BUILDING 31
LAKESIDE VILLAS
201/203 LEEWARD COURT
VERMILION, OHIO

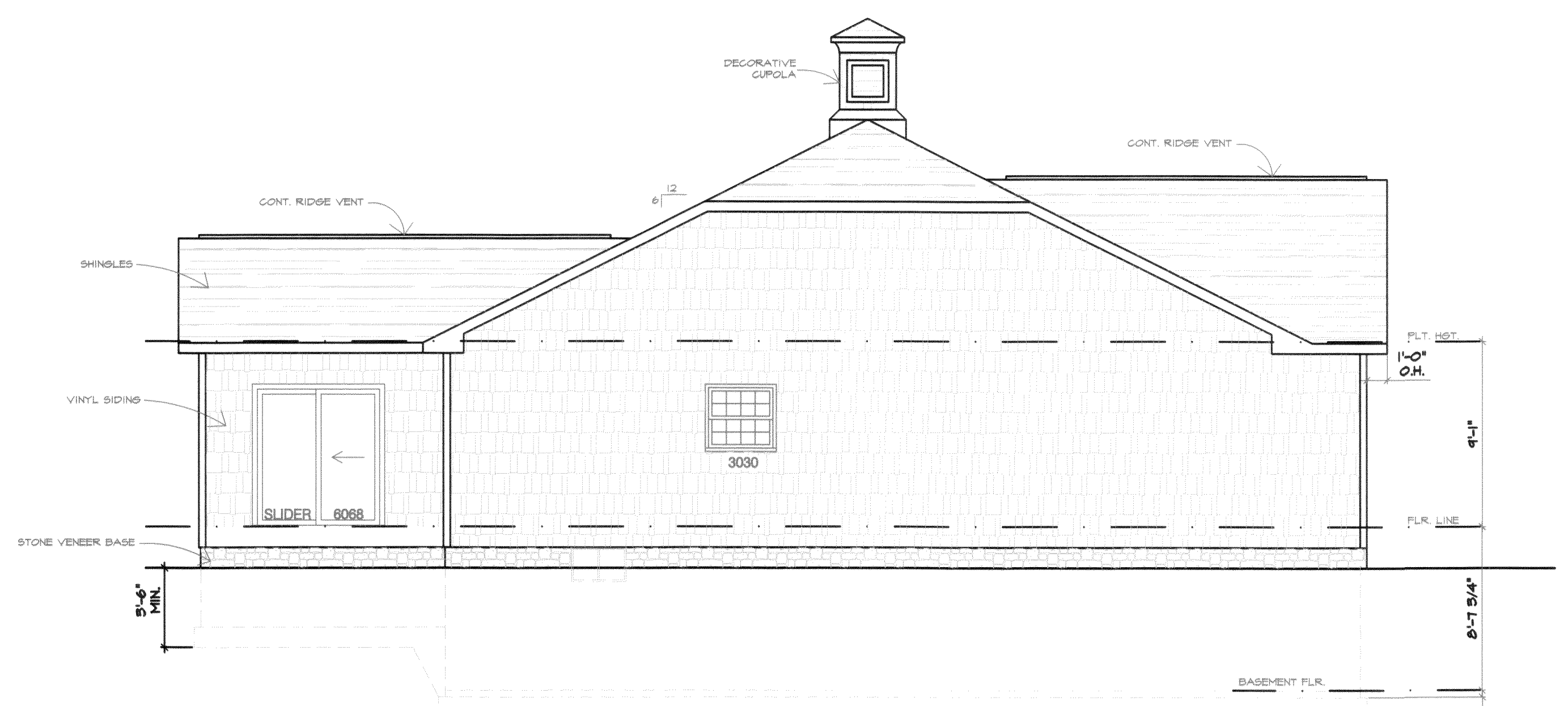


DATE 10/28/20
PROJ. 2036
SHEET

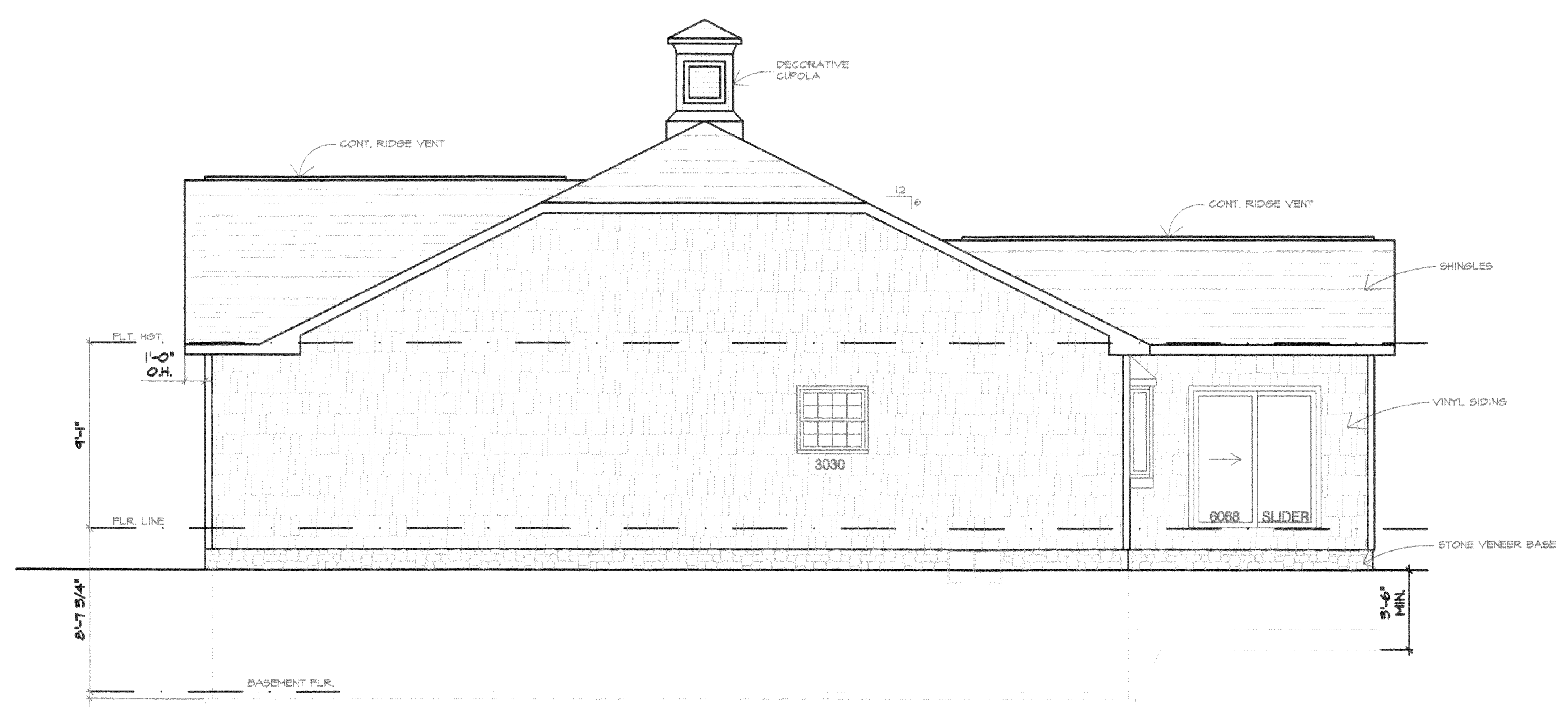
3 OF 6



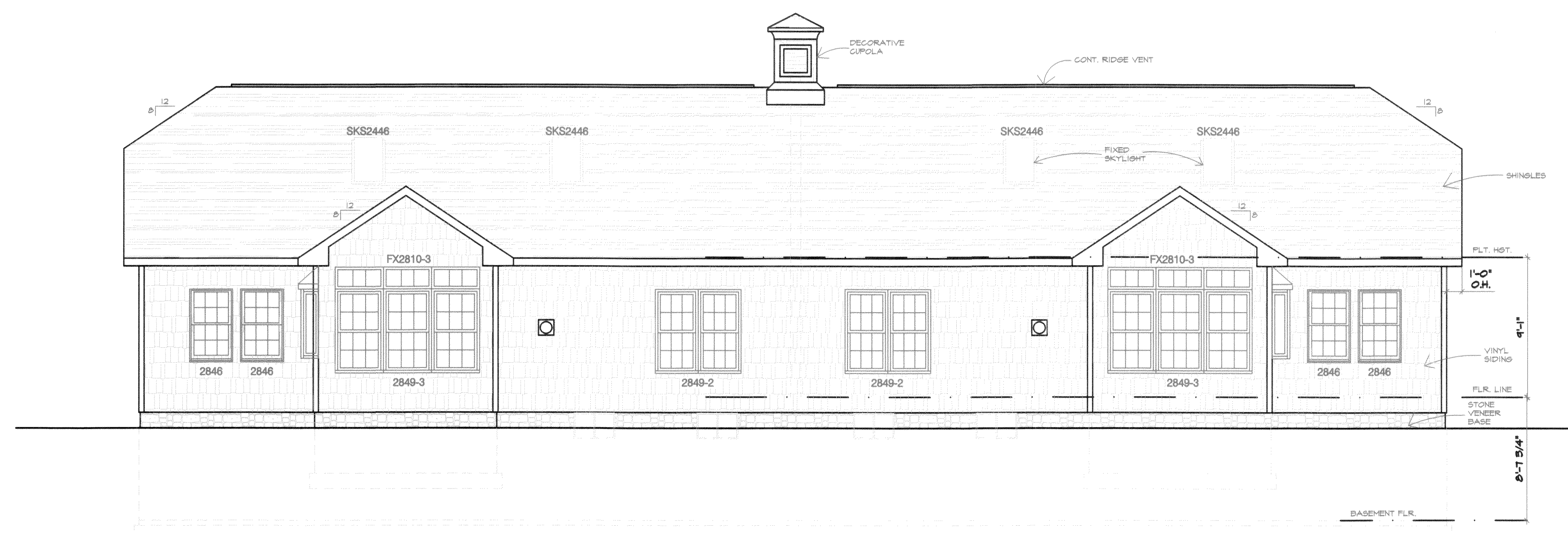
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



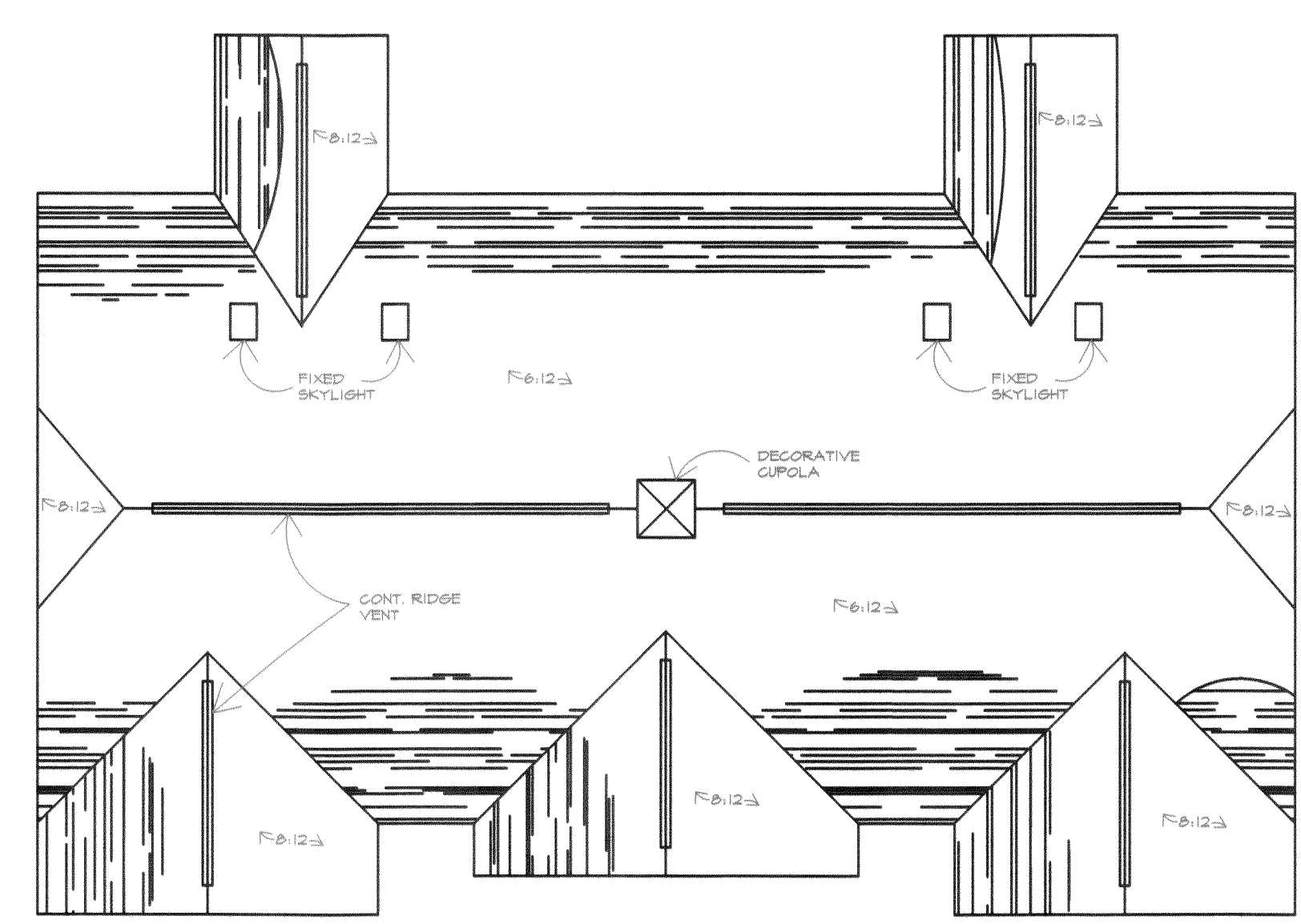
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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



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



ROOF PLAN
SCALE: N.T.S.

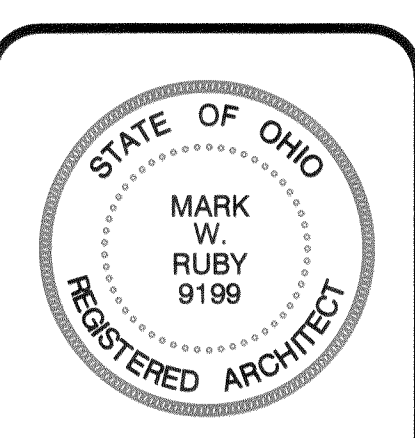
I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION, THE DRAWINGS REPRESENT THE STRUCTURES AS BUILT.

Mark W. Ruby
Mark W. Ruby, Architect #1999

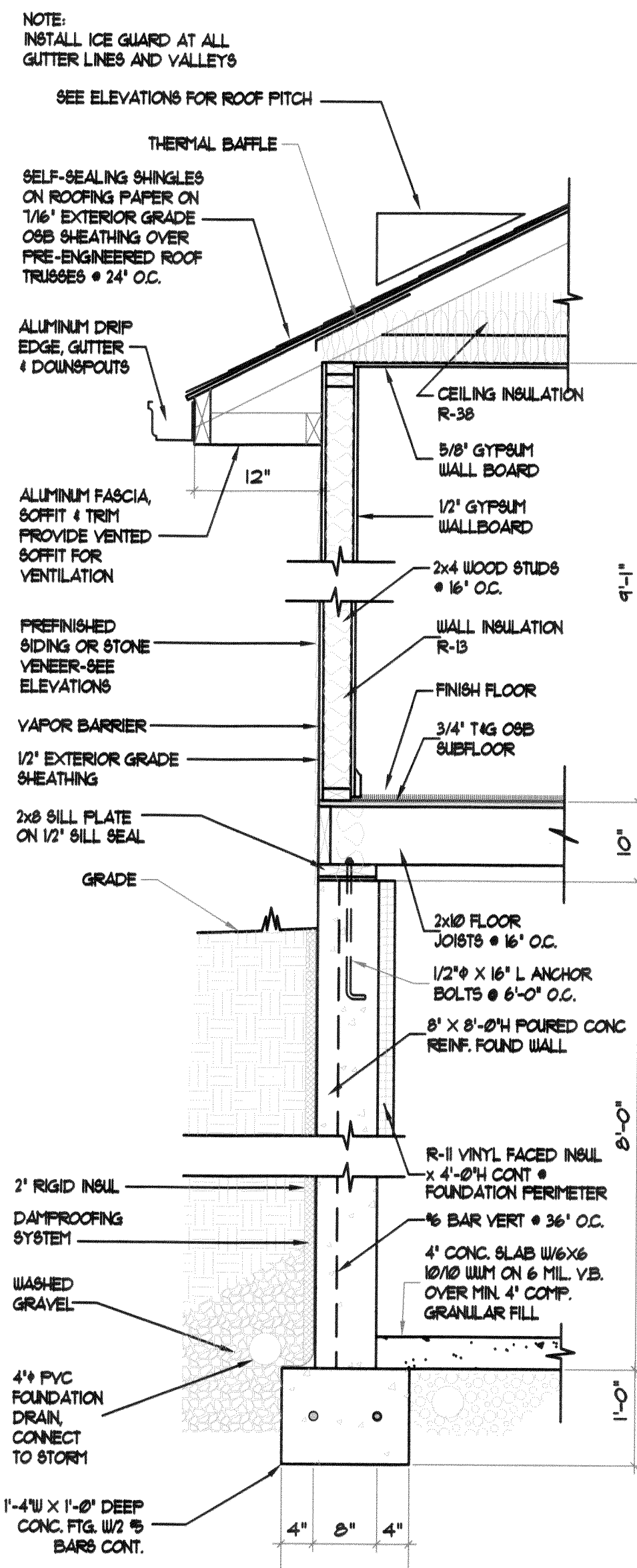
REVISIONS	BY

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

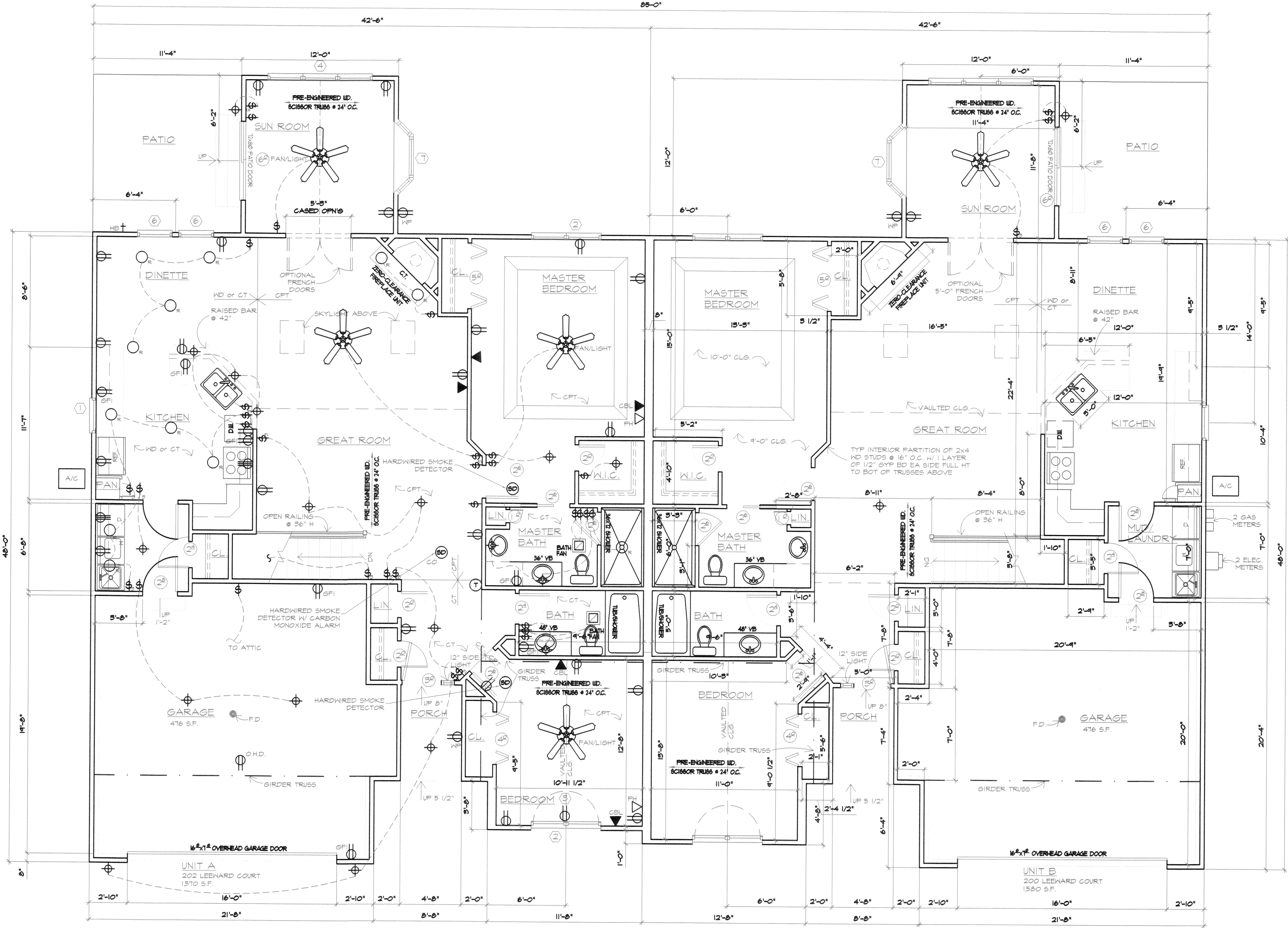
BUILDING 31
LAKESIDE VILLAS
201/203 LEeward COURT
VERMILION, OHIO



DATE 10/28/20
PROJ. 2036
SHEET



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



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

WINDOW SCHEDULE						
MANUFACTURER: ANDERSEN						
MARK	DESCRIPTION	ROUGH OPENING (MIN)	CLEAR AREA REQUIRED	CLEAR AREA PROVIDED	CLEAR OPENING REQUIRED	CLEAR OPENING PROVIDED
1	30210 NARROWLINE DOUBLE HUNG	3'-2 1/8" x 3'-1 1/4"				
2	2846-2 TWIN NARROWLINE DOUBLE HUNG	5'-1 13/16" x 4'-9 1/4"	5.07 SQ. FT.	5.24 SQ. FT.	20" x 24"	30 1/16" x 24 9/16"
3	CTH-2 NARROWLINE CIRCLE TOP	5'-1 13/16" x 3'-0 1/2"				
4	2846-3 TRIPLE NARROWLINE DOUBLE HUNG	8'-5 1/2" x 4'-9 1/4"				
5	CTH28 NARROWLINE CIRCLE TOP	2'-10 1/8" x 1'-3 3/4"				
6	2846 NARROWLINE DOUBLE HUNG	2'-10 1/8" x 4'-9 1/4"				
7	50-GH8-20 ANDERSEN CASHEMENT 30" BAY	5'-10" x 4'-6 13/16"				

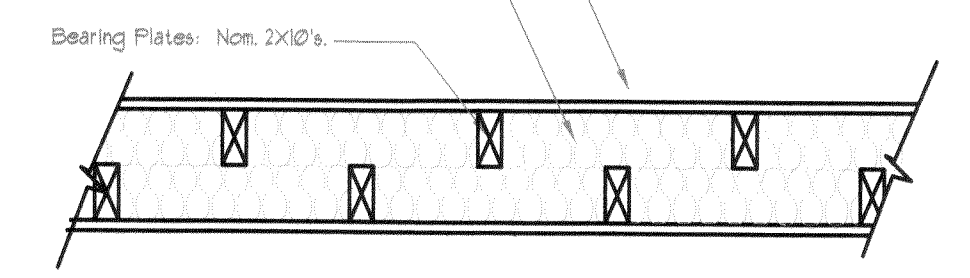
NOTES:
1. 44" MAX. GILL HEIGHT
2. AT SUN ROOM

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. U325. One layer 5/8" class X gypsum board, applied vertically to 2x4 studs @ 16" O.C., attached to studs with 6d nails @ 1 in. O.C. Wall assembly to extend from top of conc. wall to the underside of the roof sheathing.

Insulation - Sound batts Min. in thick, min 25 pcf unfaced mineral fiber insulation, pressure fit in the wall cavity between studs and plates.



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

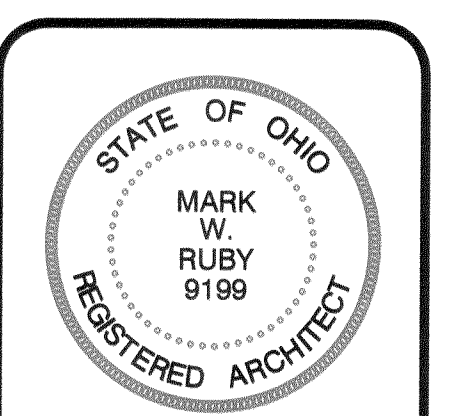
NOTES

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4" exterior walls
(unless noted otherwise)
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- 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 36
LAKESIDE VILLAS
200/202 LEEWARD COURT
VERMILION, OHIO

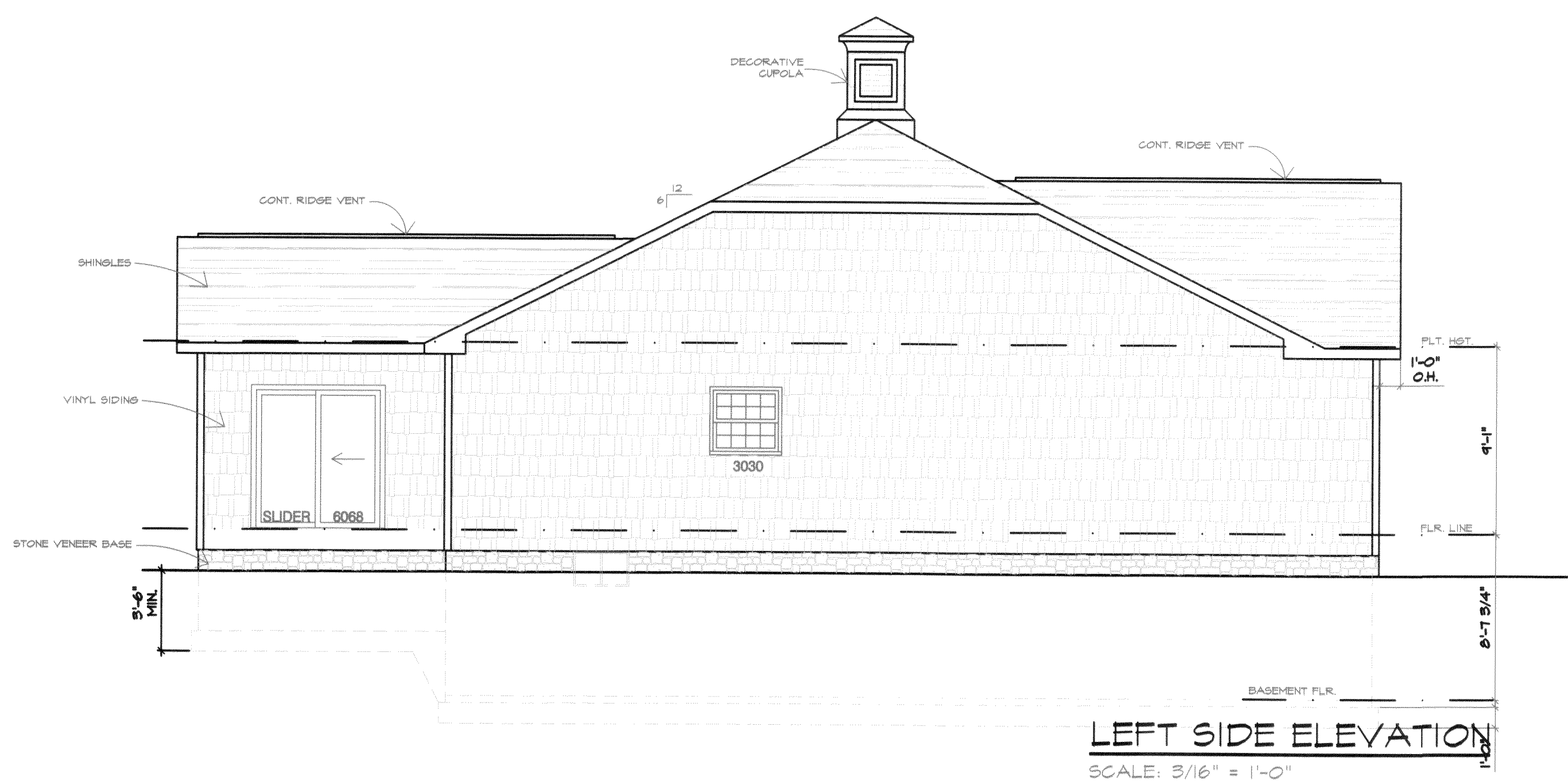


DATE 10/28/20
PROJ. 2028
SHEET

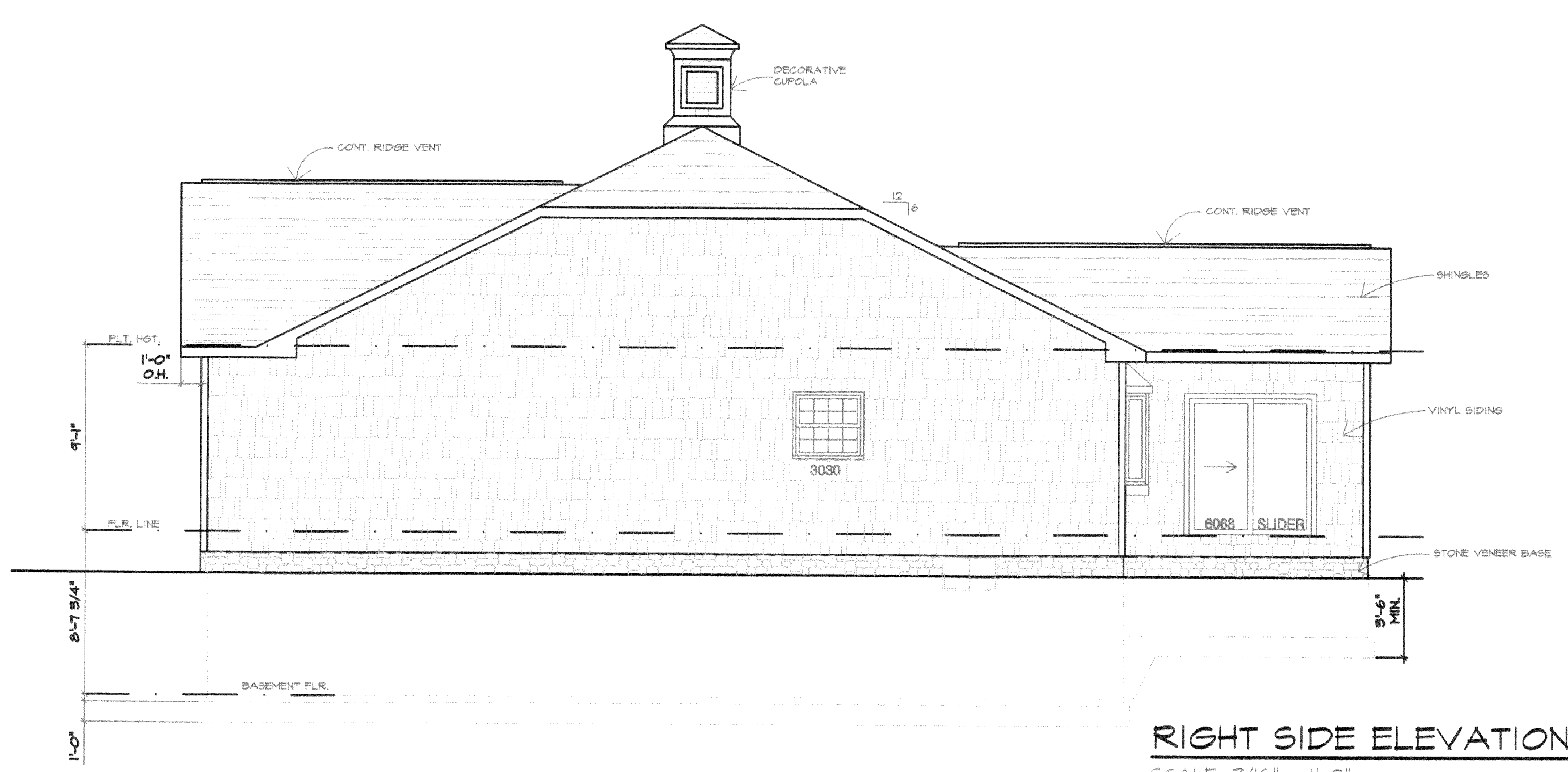
5 OF 6



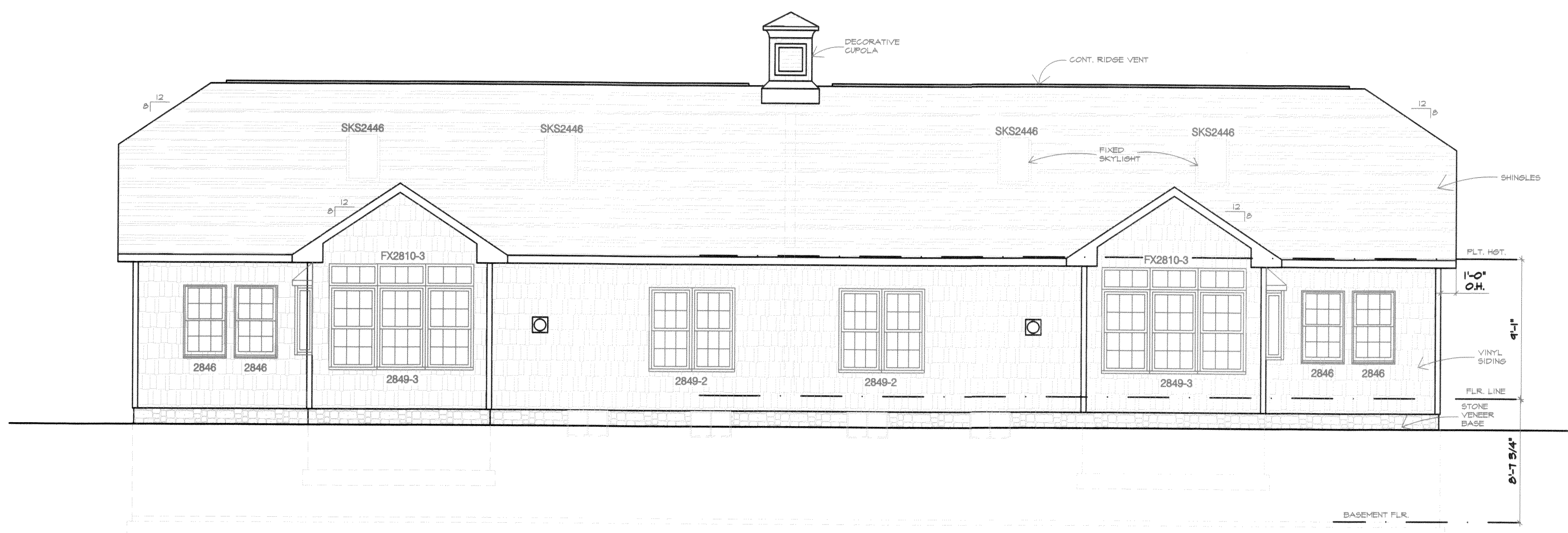
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



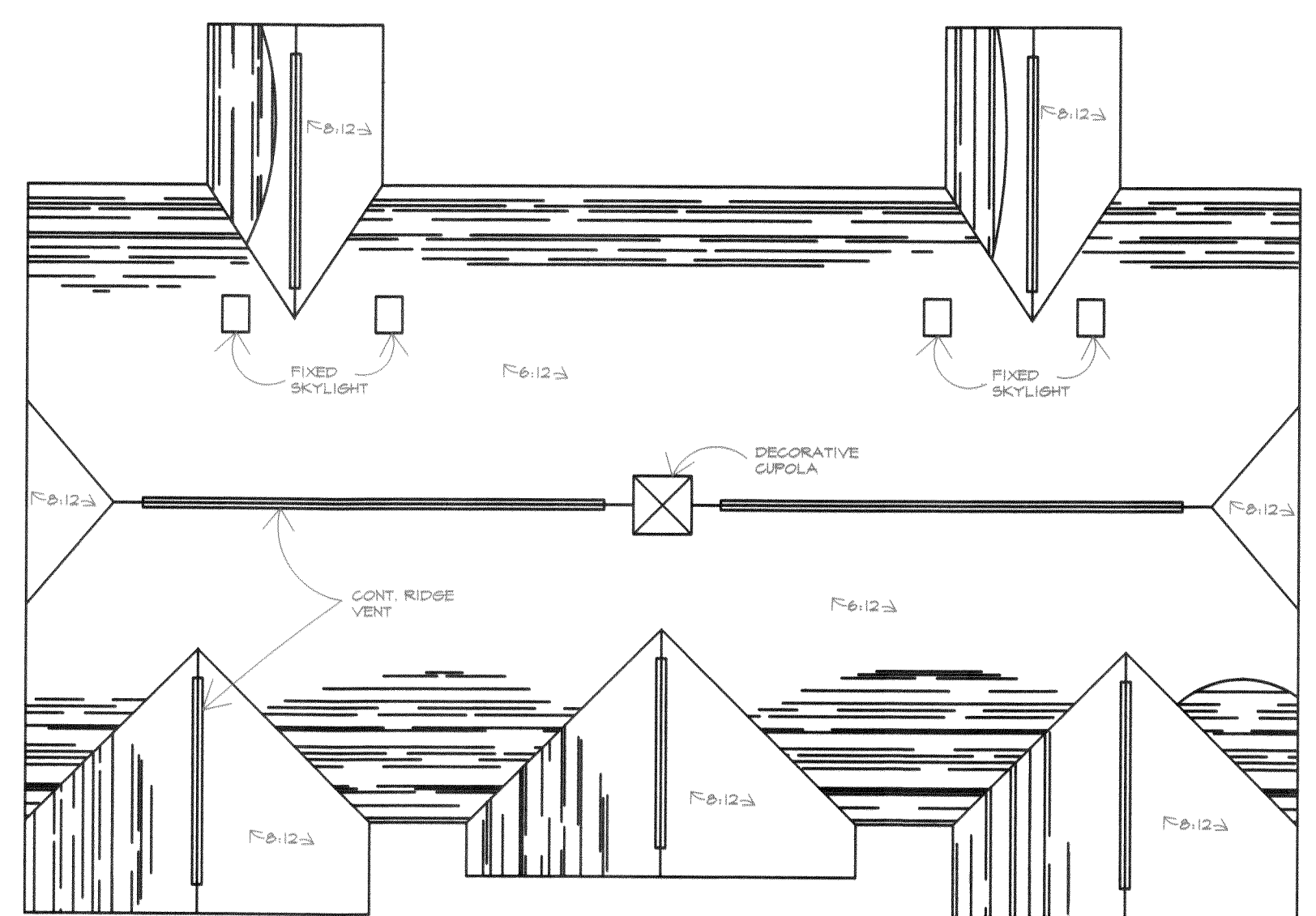
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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



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



ROOF PLAN
SCALE: N.T.S.

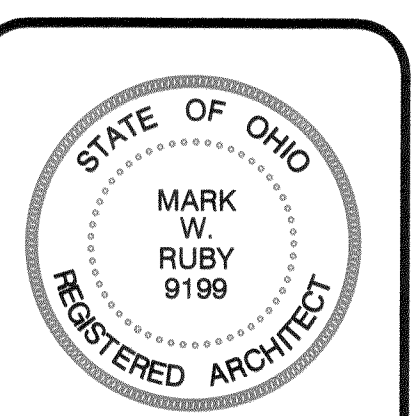
I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION, THE DRAWINGS REPRESENT THE STRUCTURES AS BUILT.

Mark W. Ruby
Mark W. Ruby, Architect #3199

REVISIONS	BY

MARK W. RUBY
ARCHITECT
199 N. LEAVITT RD SUITE 201
AMHERST, OH. 44001
(440) 866-2091

BUILDING 36
LAKESIDE VILLAS
200/202 LEeward COURT
VERMILION, OHIO



DATE 10/28/20
PROJ. 2028
SHEET

6 OF 6

Plat Sheet

Instrument # 2020-0793868 Film # _____

Name of Plat: Vermilion Shores Condominiums II Phase 6

Owner: Vermilion Shores Phase 2 LLC

Description: Situated in the City of Vermilion, County of Lorain, State of Ohio; Being a part of Original Brownhelm Township Lot No. 4 = 0.6816 acre Easements also -

Creating Units 3101-3102 and 3601-3602.

Floor Plans: See Image

Related/Margin: Seventh Amendment to Declaration 2020-0793869

Comments: /

Vol. 109

Receiving Stamp

Pg. 1,2,3,4,5,6.

MCKINLEY TITLE AGENCY INC
2732 FULDRON DR NW
CANTON, OH 44718

Amount: \$ 518.40

Initials: SC