

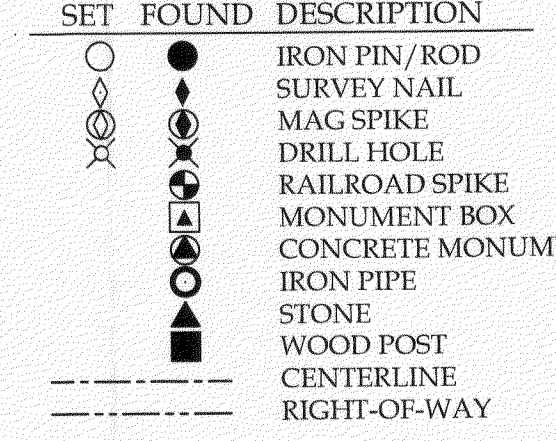
REFERENCES

Lorain County Survey Records
Survey for M.W. & Bertha Gergel and George Mauer by J.W. Warden (Feb, 1947)
Survey by Gary Penfound (Sep, 1970)
Survey by Paul Richard Shulsky (Sep, 1976)
Survey for The Carter-Jones Lumber Co., Inc. by Michael G. Hura & Assoc. (Aug, 1982)
Lorain County Map Records
Rockport Realty Co.'s Sunnyside Beach Subdivision (PV 12, Pg. 8)(Jun, 1925)
Rockport Realty Co.'s Sunnyside Beach Subdivision (PV 12, Pg. 20)(Jun, 1926)
Woodside Ave. Dedication Plat (PV 24, Pg. 21)(1964)
Woodview Estates Subdivision #1 (PV 29, Pg. 4)(1973)
Woodview Estates Subdivision #3 (PV 33, Pg. 53)(1977)
Sunnyside Beach Subdivision No. 4 (PV 102, Pg. 24)(2016)
Lorain County Deed Records
Volume and Pages as indicated
Miscellaneous Records
Elmwood Street Rehabilitation Construction Plans prepared by Bramhall Eng. (Sep, 2006)
Sunnyside Beach Subdivision No. 5 by Vector Surveying (unrecorded)(Mar, 2019)
Retracement for Vikas Patel by Vector Surveying (Mar, 2019)

OWNERSHIP TABLE

- A John D. Woodruff & Mary Lilak
Instrument # 2015-055597
B Faris D., Jr. & Karen M. Neely
Instrument # 2005-0119412
C Stephanie M. Cochran
Instrument # 2003-0903961
D Aleda Darlene Brown
Instrument # 2018-0683776

LEGEND



NOTES

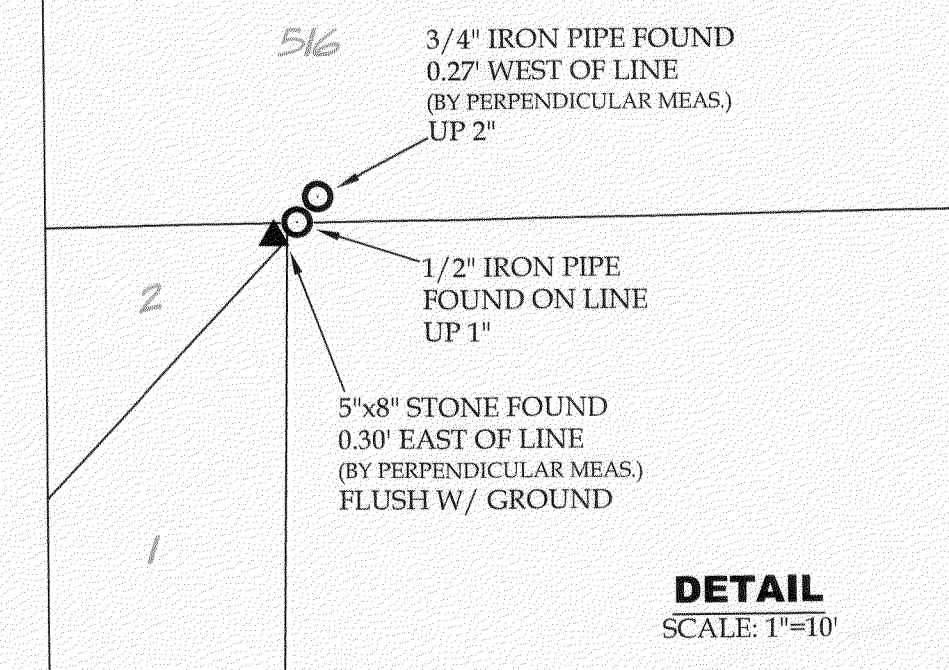
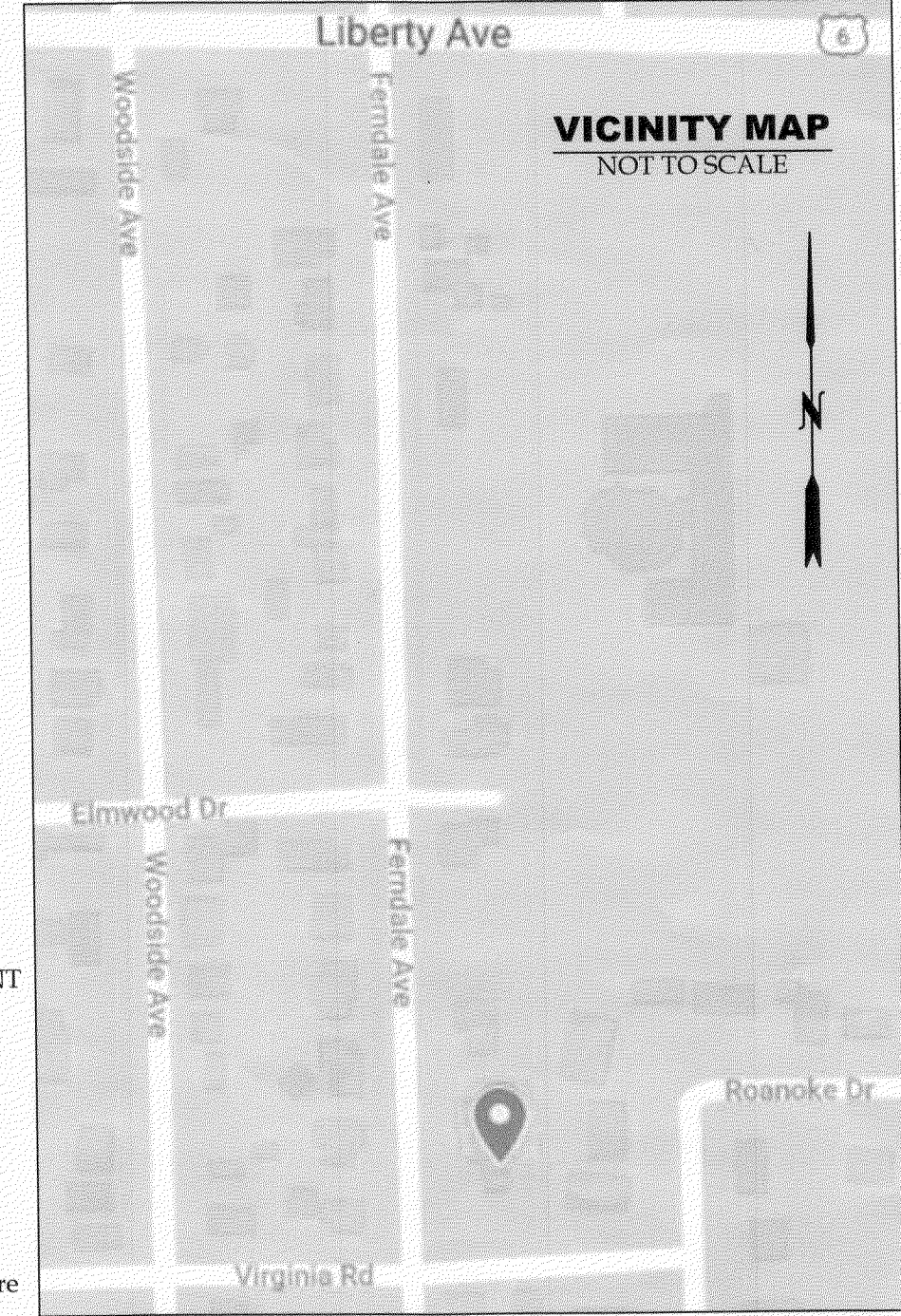
- All iron pins set are 5/8"x30" rebar with yellow plastic caps stamped "HOZALSKI P.S. 8677 VECTOR SURVEYING", set 2" above ground, unless otherwise noted.
- All drillholes set are 5/8" in diameter.

ABBREVIATIONS

- D per deed
P per plat
M measured
C calculated
U used
FND found
CL centerline
POB place of beginning
PPOB principal place of beginning
PC point of curvature
PCC point of compound curvature
FT point of tangency
OL Original Lot
GL Great Lot
SL Sublot
R/W right-of-way
SL right-of-way
place of beginning
principal place of beginning

TOTAL AREA

0.3212 acres (13,990.1785 ft²)
0.1070 acres (4,659.8695 ft²) Within Sublot 504
0.1070 acres (4,663.3928 ft²) Within Sublot 505
0.1071 acres (4,666.9162 ft²) Within Sublot 506



TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
DEC 30 2020
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

2020-0796046
PIAT 101 104 Pg 17
JOHN WOODRUFF
687 FERNDALE AVE
VERMILION, OH 44089

PLANNING COMMISSION CERTIFICATE

This is to certify that this plat of "Sunnyside Beach Subdivision No. 6" is hereby approved for recording purposes only by the planning commission of the City of Vermilion, Ohio.

CITY ENGINEER CERTIFICATE

This is to certify that this plat of "Sunnyside Beach Subdivision No. 6" is hereby approved for recording purposes only by the City Engineer of the City of Vermilion, Ohio.

CITY COUNCIL CERTIFICATE

This is to certify that this plat of "Sunnyside Beach Subdivision No. 6" is hereby approved for recording purposes only by the City Council of Vermilion, Ohio.

OWNER'S CERTIFICATE

The undersigned, does hereby certify that the plat shown hereon represents "Sunnyside Beach Subdivision No. 6", Sublot 518, which is a re-subdivision and consolidation of land located in sublots 504, 505, and 506 of the Rockport Realty Company's Sunnyside Beach Subdivision (Plat Volume 12, Page 20), Original Brownhelm Township Lot 4, City of Vermilion, Township 6 North, Range 19 West, Connecticut Western Reserve, Lorain County, State of Ohio. Containing 0.3212 acres (13,990.1785 ft²) of land, and being the same tract of land conveyed to John D. Woodruff & Mary Lilak, as described in Instrument No. 2015-055597 of the Lorain County Recorder's Office.

The undersigned further agrees that any use or improvements made on this land shall be in conformity with all existing planning, zoning, health or other lawful rules and regulations including the applicable off-street loading and parking requirements of the City of Vermilion, Ohio for the benefit of themselves and all other subsequent parties taking title from, under, or through the undersigned.

In witness hereof the undersigned have hereunto set their hands

This 5th day of June 2019
John D. Woodruff, Mary Lilak

SURVEYOR'S CERTIFICATE

This is to certify that at the request of the owner(s), I have surveyed and platted "Sunnyside Beach Subdivision No. 6", Sublot 518, which is a re-subdivision and consolidation of land located in sublots 504, 505, and 506 of the Rockport Realty Company's Sunnyside Beach Subdivision (Plat Volume 12, Page 20), Original Brownhelm Township Lot 4, City of Vermilion, Township 6 North, Range 19 West, Connecticut Western Reserve, Lorain County, State of Ohio. Containing 0.3212 acres (13,990.1785 ft²) of land, and being the same tract of land conveyed to John D. Woodruff & Mary Lilak, as described in Instrument No. 2015-055597 of the Lorain County Recorder's Office. All points were found or set as indicated hereon. Distances are shown in feet and decimal parts thereof.

NOTARY SEAL

State of Ohio
County of Lorain
Before me a Notary Public in and for said county and state personally appeared above signed owners of the herein described land, who acknowledged that they did so for the foregoing plat and that it was their free act and deed for the uses and purposes here expressed.
In witness thereof, I have set my hand and seal
This 5th day of June 2019.
November 16, 2020
Notary Public My commission expires

Sunnyside Beach Subdivision No. 6
Being a re-subdivision of Sublots 504, 505 and 506 in the Rockport Realty Company's Sunnyside Beach Subdivision (PV 12, Pg. 20), Part of Original Brownhelm Township Lot 4, City of Vermilion, Township 6 North, Range 19 West, Connecticut Western Reserve, Lorain County, Ohio
SCALE 1"=60'
MINIMUM ERROR OF CLOSURE: 1 : 10,000

STATE OF OHIO
TIMOTHY D. HOZALSKI
REGISTERED PROFESSIONAL SURVEYOR
4-25-19
REVISSED 6-05-19

Table with 3 columns: SUBLOT 504, SUBLOT 505, SUBLOT 506. Includes area information for Sublot 518: 0.3212 ACRES (13,990.1785 ft²).

VECTOR SURVEYING SERVICES, LLC
OFFICE: 440-865-8445 AMHERST, OH
VECTORSURVEYING@YAHOO.COM
Job No: 19-039 Drawn By: CAD
Date: Apr, 2019 Checked By: TDH

Plat Sheet

Instrument # 20200796046

Film # _____

Name of Plat: Sunnyside Beach Subdivision NO 6

Owner: John D Woodruff And MARY LILAK

Description: Situated in The City of Vermilion,
County of Lorain, State of Ohio. Original lot
4 in Brownhelm Township, 0.3212 Acre - EASEMENTS
ALSO
Creating Sublot 518

Floor Plans: _____

Related/Margin: PLAT Vol 12 Pg 20

Comments: _____

Vol. 109

Receiving Stamp

Pg. 17

Amount: 90.40

Initials: ST