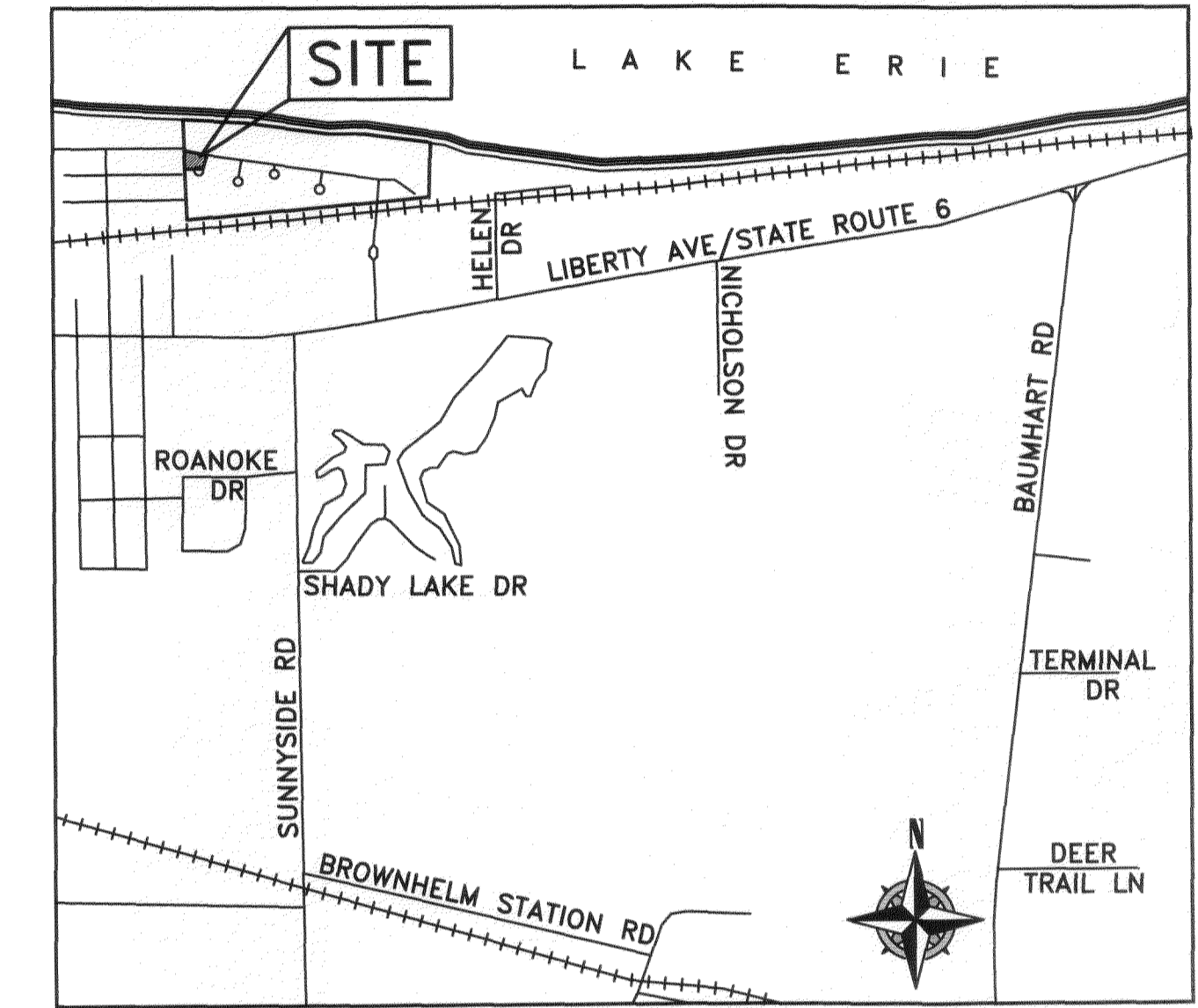
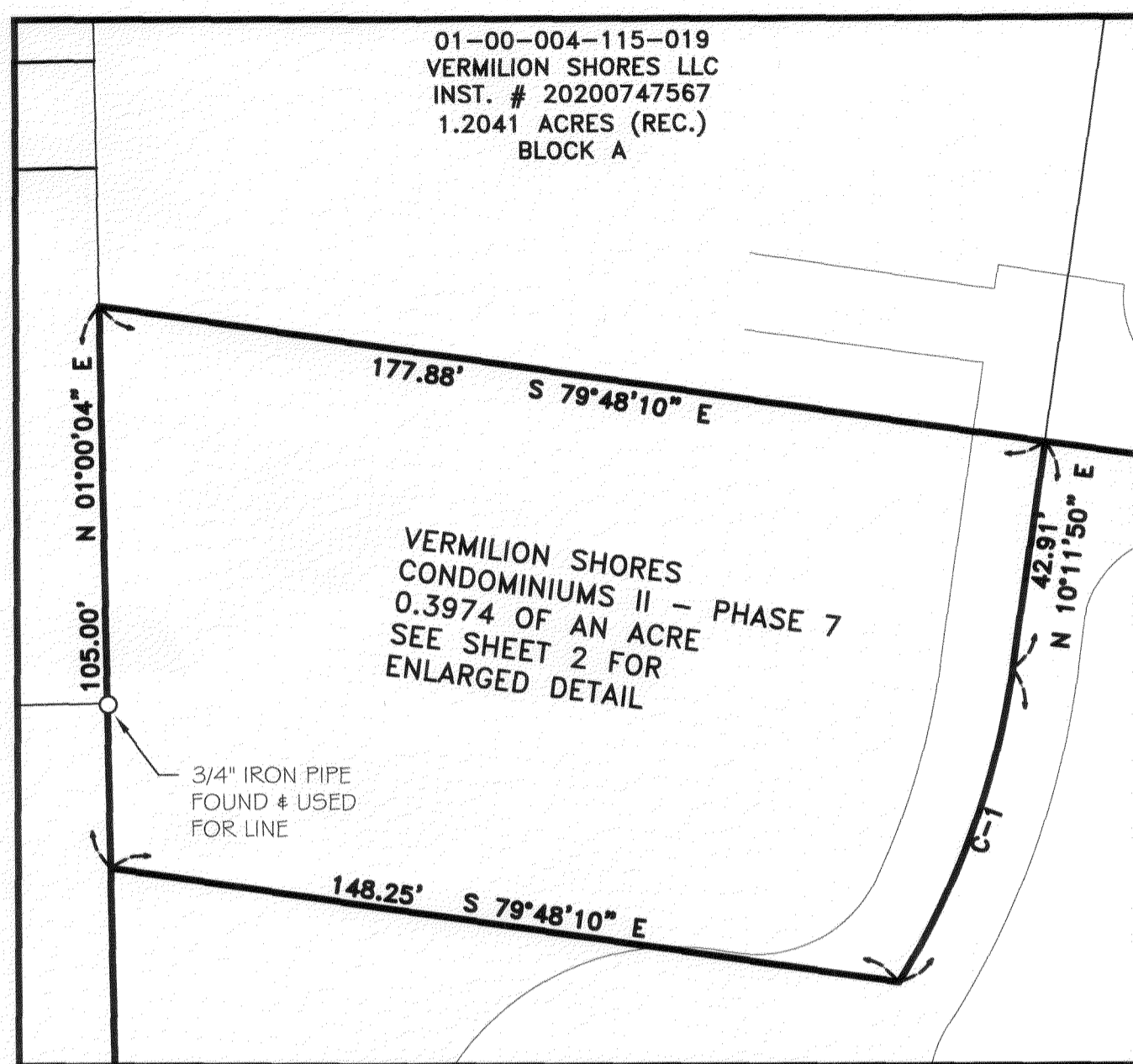


VERMILION SHORES CONDOMINIUMS II - PHASE 7

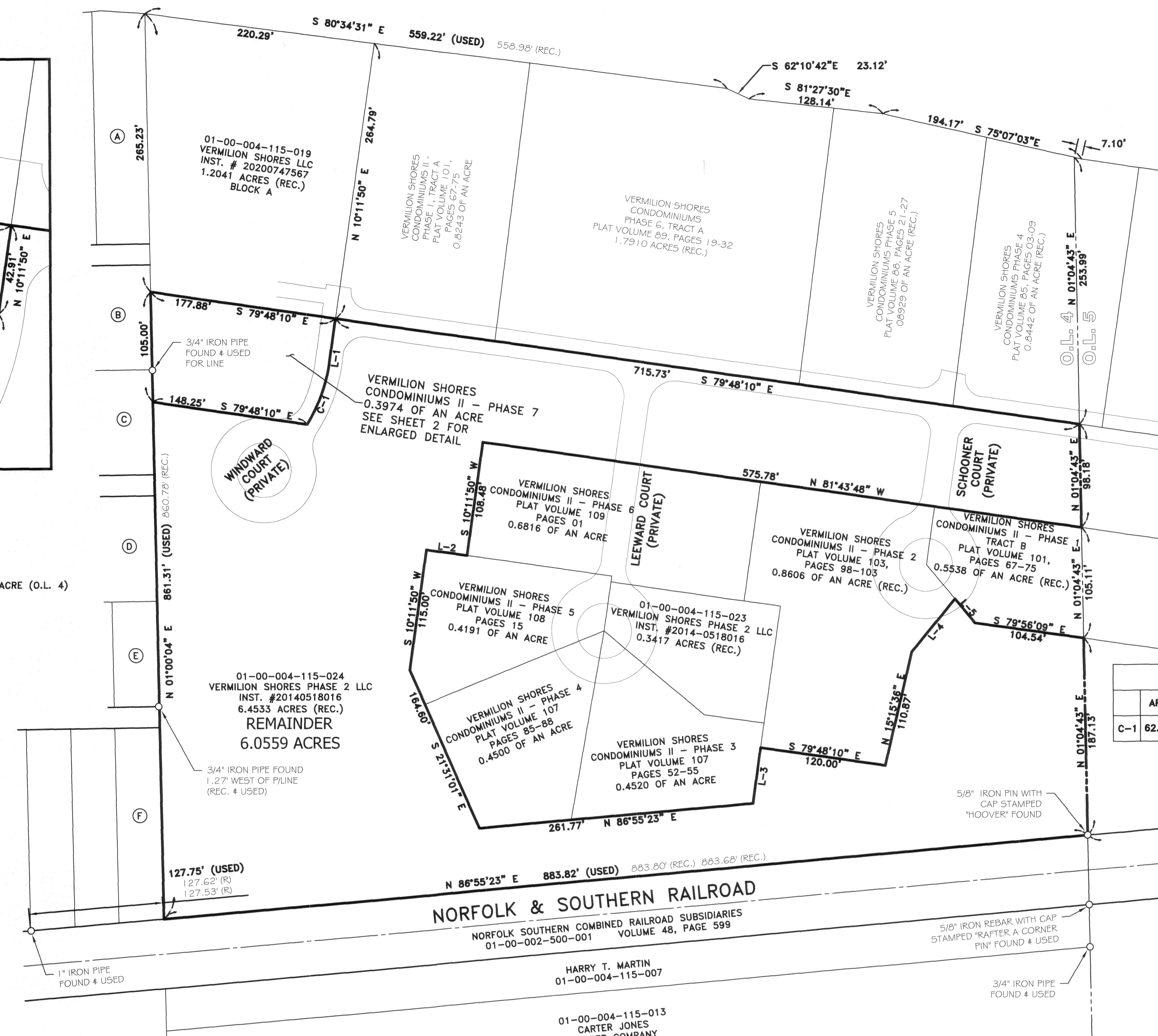
SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN,
STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL
BROWNHelm TOWNSHIP LOT NUMBERS 04.



VICINITY MAP
-NOT TO SCALE-



ENLARGED VIEW
SCALE: 1" = 30'



ACREAGE BREAKDOWN
AUDITORS P.P.N: 01-00-004-115-024

VERMILION SHORES CONDOMINIUMS II - PHASE 7	0.3974 OF AN ACRE (O.L. 4)
REMAINDER PARCEL	6.0559 ACRES

CURVE REFERENCE TABLE

ARC LENGTH	RADIUS	CHORD	BEARING	TANGENT
C-1 62.54' (CALC)	150.00' (CALC)	62.08' (CALC)	N 22°08'27" E	31.73' (CALC)

LINE REFERENCE TABLE

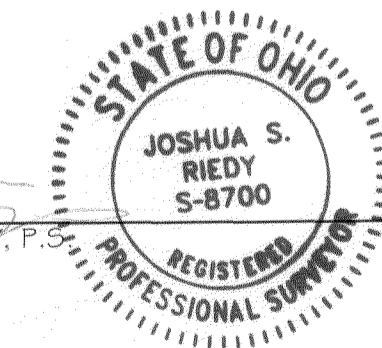
L-1	42.91'	N 10°11'50" E
L-2	39.13'	N 79°48'10" W
L-3	53.40'	N 10°11'50" E
L-4	65.00'	N 41°34'52" E
L-5	29.77'	S 37°43'22" E

(A)	01-00-004-102-016 MICHAEL R. GETTENS INST. # 20040998038
(B)	01-00-004-104-038 CARL JASKIEWICZ INST. # 20130468327
(C)	01-00-004-104-035 LARRY JAMES WHITE Jr. O.R. VOLUME 1365, PAGE 422
(D)	01-00-004-106-014 MICHAEL R. & KATHY BERCHIN O.R. VOLUME 525, PAGE 788
(E)	01-00-004-106-027 SCHWINGER PROPERTIES, LLC INST. # 20130477562
(F)	01-00-004-108-023 DEAN F. MACLEAN Sr. INST. # 20200752411

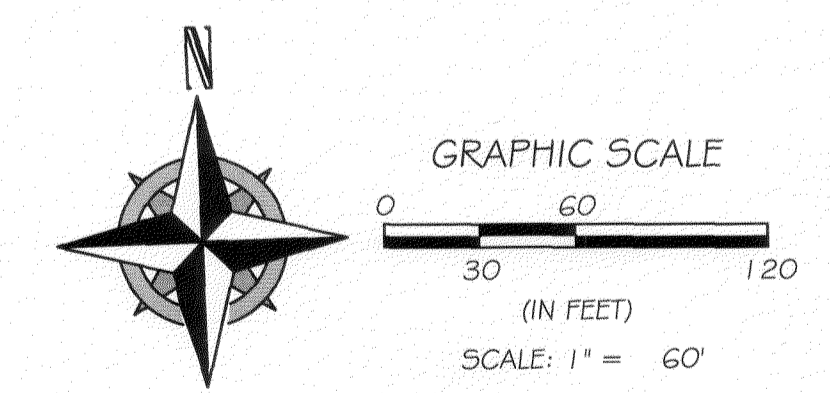
MCKINLEY TITLE AGENCY INC
2732 FULTON DRIVE N W
CANTON, OH 44718

Doc ID: 022777940005 Type: OFF
Kind: PLAT
Recorded: 03/19/2021 at 10:03:11 AM
Fee Amt: \$345.60 Page 1 of 5
Lorain County, Ohio
Mike Doran County Recorder
File: 2021-0808249
Plat Vol. 109 Pg. 178-81

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 JANUARY 7th, 2021.



TRANSFERRED
IN COMPLIANCE WITH S.C. 319-202
OHIO REV. CODE
MAR 19 2021
J. CRAIG SHODGRASS, CPA, CGFM
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.

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 41 ARCHITECTURAL PLANS.....3-4

- 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.
 - 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.
 - VERMILION SHORES CONDOMINIUMS II - PHASE 6 AS RECORDED IN VOLUME 109, PAGES 01 OF THE LORAIN COUNTY PLAT RECORDS.

REV.	BY	DATE	DESCRIPTION
1	JSR	01-25-2021	ISSUE TO CLIENT
2	JSR	02-18-2021	REVISED PER COUNTY COMMENTS
3	JSR	03-01-2021	REVISED PER OWNERS COMMENTS

VERMILION SHORES
CONDOMINIUMS II - PHASE 7
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
4855 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: 1238U-20

CHECKED BY: RAF
SHEET 1 of 4

01-00-004-115-019
VERMILION SHORES LLC
INST. # 20200747567
1.2041 ACRES (REC.)
BLOCK A

VERMILION SHORES
CONDOMINIUMS II -
PHASE 7 TRACT A
PLAT VOLUME 101,
PAGES 627-75
0.8843 OF AN ACRE

VERMILION SHORES
CONDOMINIUMS II - PHASE 7
0.3974 OF AN ACRE

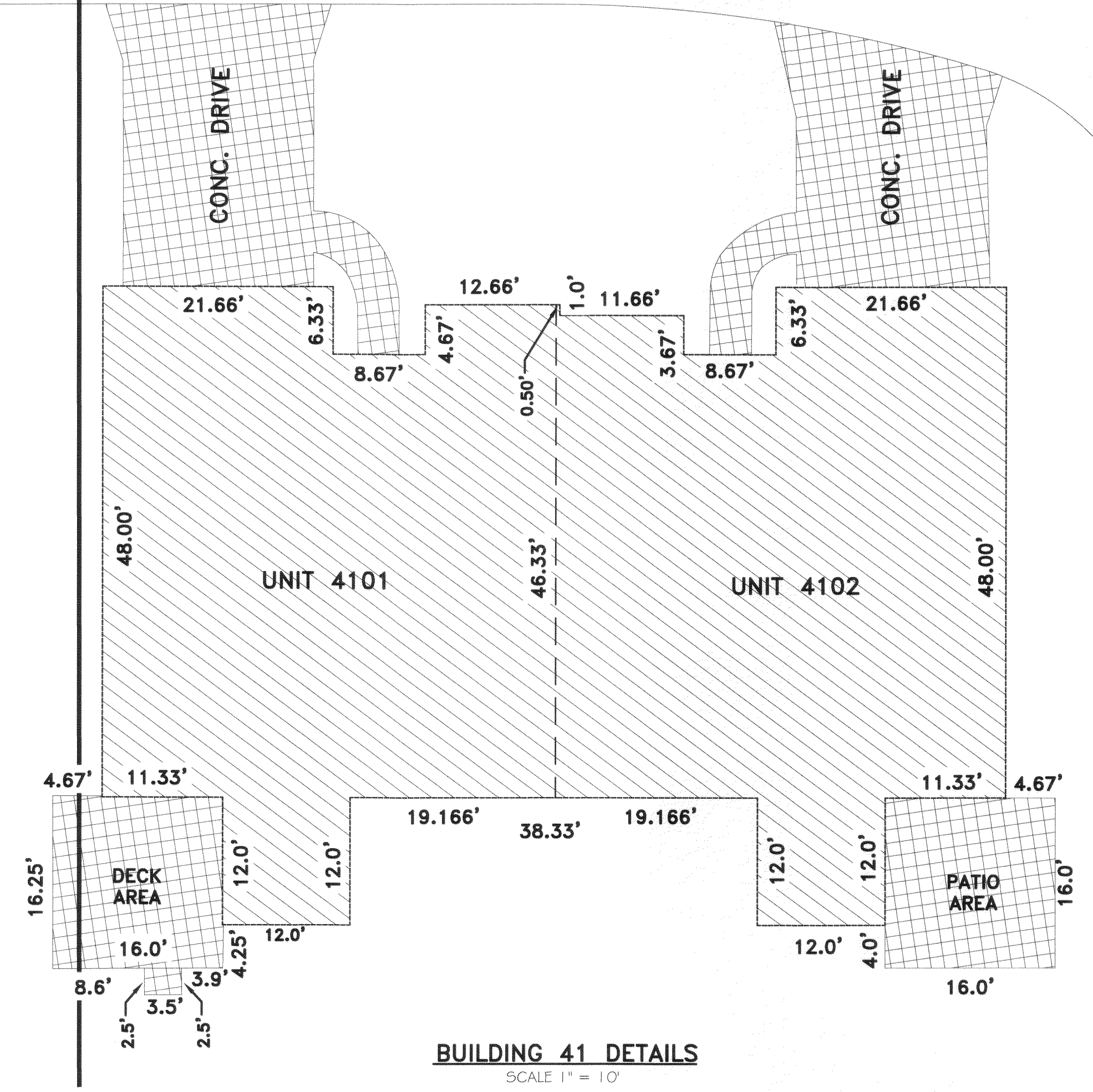
01-00-004-115-024
VERMILION SHORES PHASE 2 LLC
INST. # 20140518016
6.4533 ACRES (REC.)
REMAINDER
6.0559 ACRES

APPARENT 2.5' X 16.26'
DECK ENCROACHMENT

P.P.O.B.
PHASE 7

WINDWARD COURT
(PRIVATE)

CURVE REFERENCE TABLE					
	ARC LENGTH	RADIUS	CHORD	BEARING	TANGENT
C-1	62.54' (CALC)	150.00' (CALC)	62.08' (CALC)	N 22°08'27" E	31.73' (CALC)



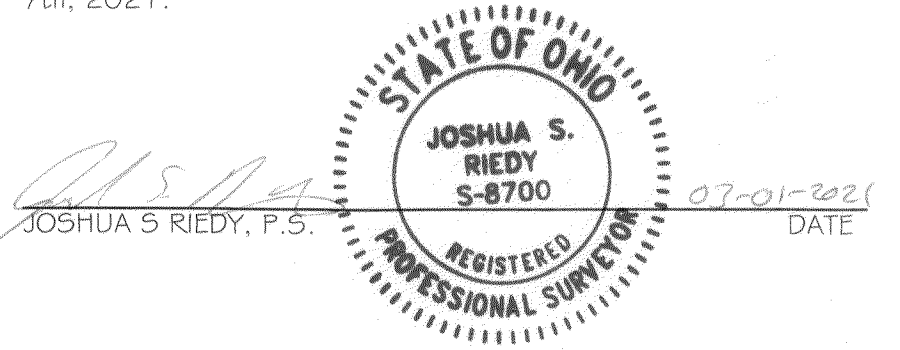
BUILDING 41 DETAILS
SCALE 1" = 10'

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 JANUARY 7th, 2021.

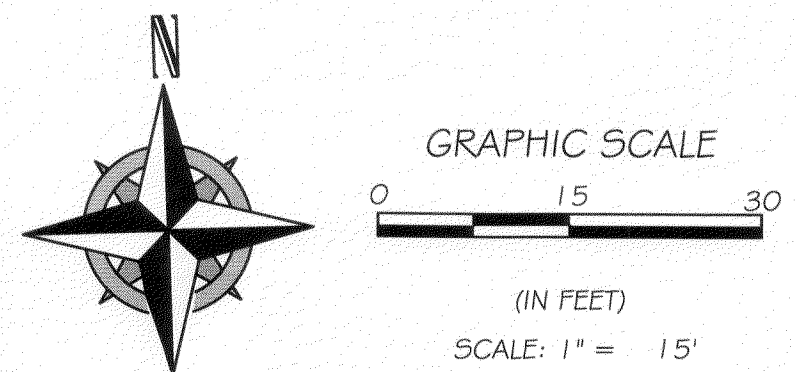


NOTES

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

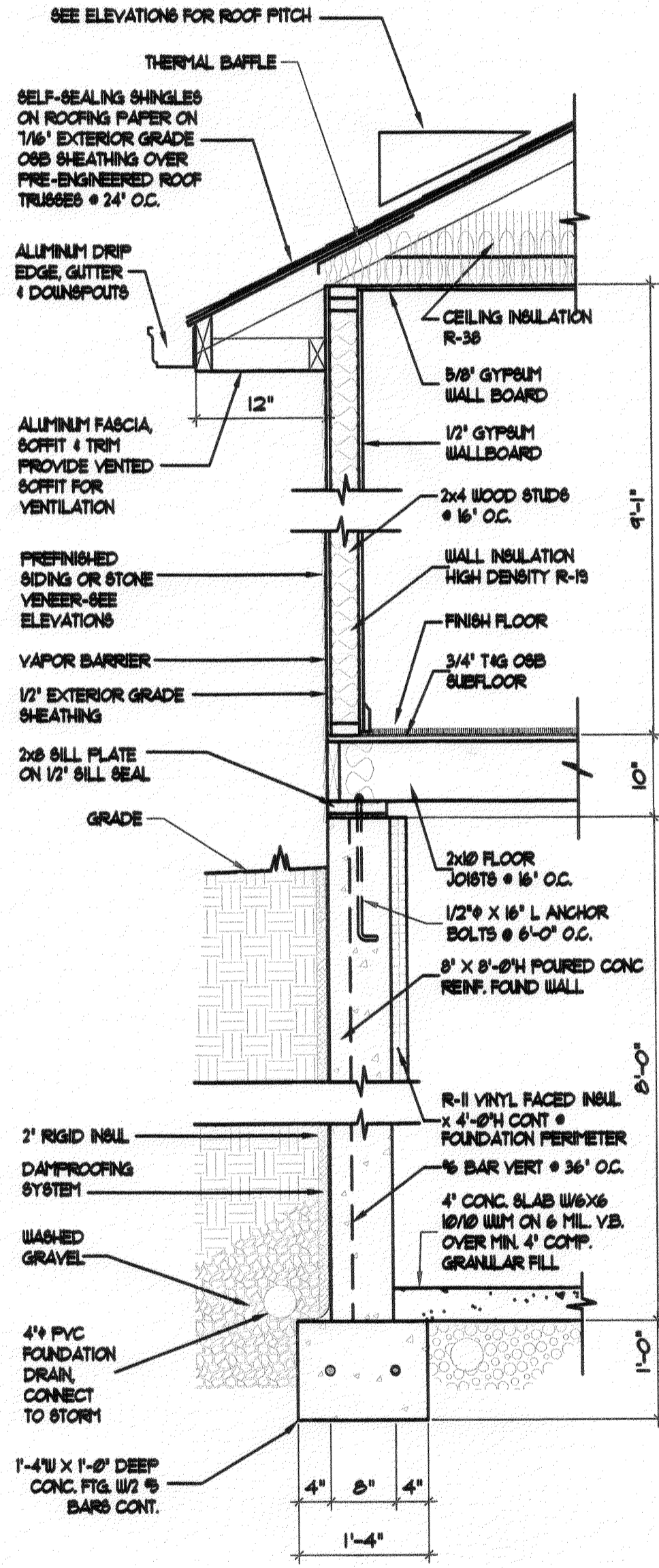


REV.	BY	DATE	DESCRIPTION
1	JSR	01-25-2021	ISSUE TO CLIENT
2	JSR	02-18-2021	REVISED PER COUNTY COMMENTS
3	JSR	03-01-2021	REVISED PER OWNERS COMMENTS

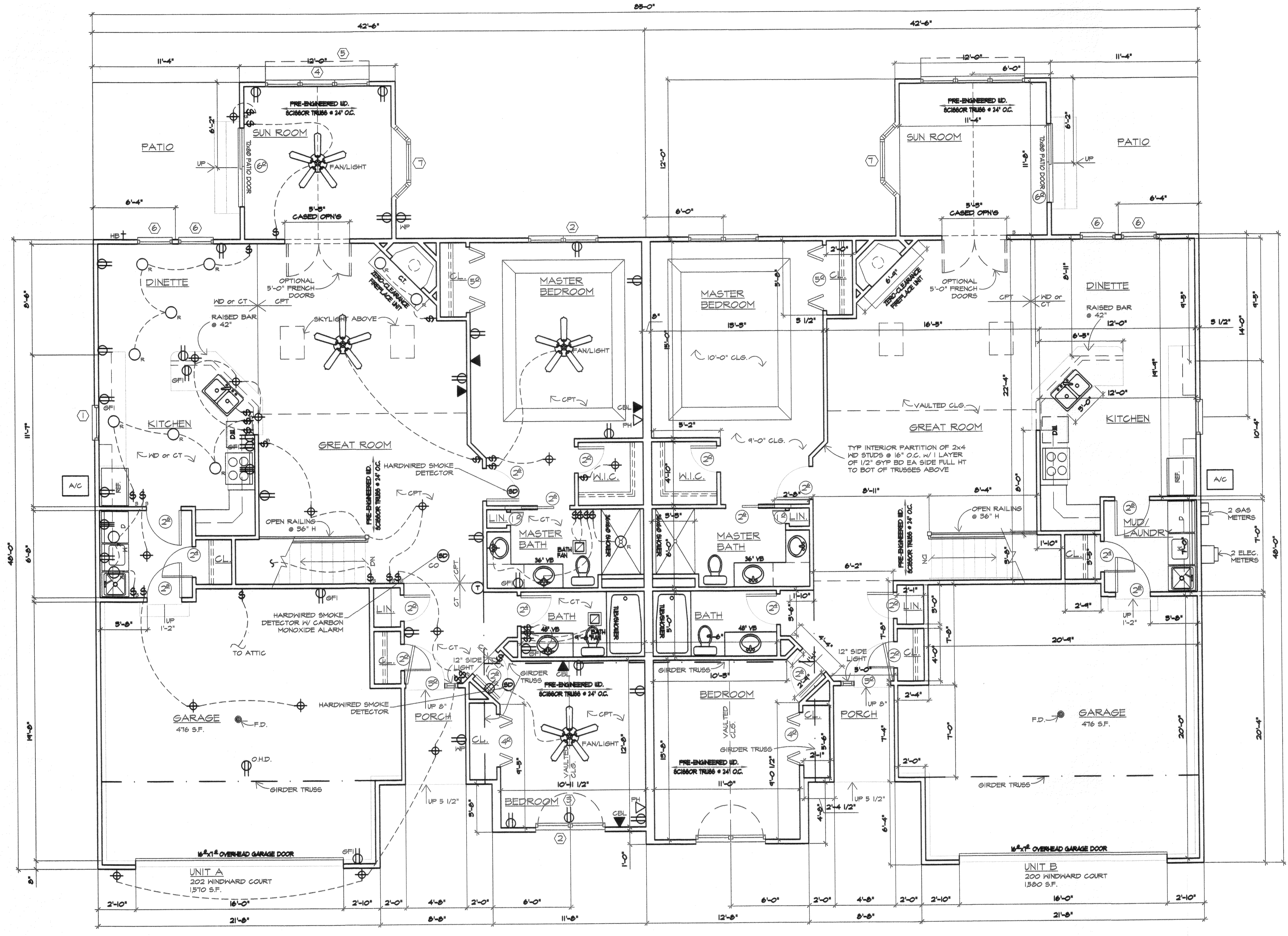
VERMILION SHORES
CONDOMINIUMS II - PHASE 7
DETAILED VIEW
SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS
BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 94.
VERMILION SHORES PHASE 2, LLC
4835 MUNSON STREET NW
CANTON, OHIO 44718

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: 1236U-20 SHEET 2 of 4

NOTE:
INSTALL ICE GUARD AT ALL
GUTTER LINES AND VALLEYS



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



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

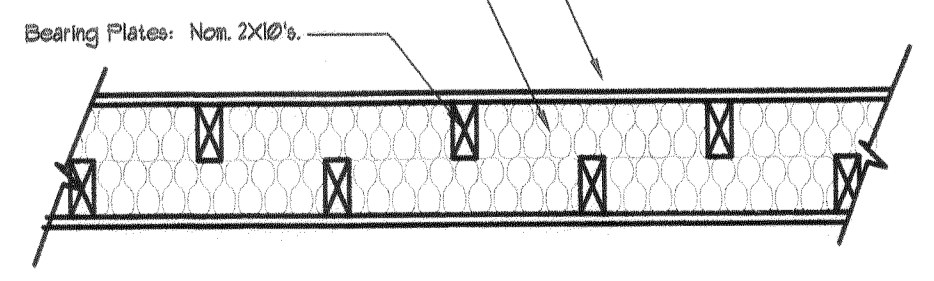
WINDOW SCHEDULE						
MARK	DESCRIPTION	ROUGH OPENING (MIN)	CLEAR AREA REQUIRED	CLEAR AREA PROVIDED	CLEAR OPENING REQUIRED	CLEAR OPENING PROVIDED
1	30210 NARRROWLINE DOUBLE HING	3'-2 1/8" x 3'-1 1/4"				
2	2846-2 TUN NARRROWLINE DOUBLE HING	3'-1 13/16" x 4'-9 1/4"	5.02 SQ. FT.	5.24 SQ. FT.	20" x 24"	30 1/16" x 24 9/16"
3	CTN-3 NARRROWLINE CIRCLE TOP	3'-1 13/16" x 3'-0 1/2"				
4	2846-3 TRIPLE NARRROWLINE DOUBLE HING	8'-5 1/2" x 4'-9 1/4"				
5	FG880-3 NARRROWLINE TRANSOM	2'-10 1/8" x 1'-5 1/2"				
6	2846 NARRROWLINE DOUBLE HING	2'-10 1/8" x 4'-9 1/4"				
7	90-CH8-20 ANDERSEN CASHEMENT 30" BAY	3'-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. U825. One layer 5/8" class X gypsum boards applied vertically to 2x4 studs @ 16" OC, attached to studs with 8d nails @ 12" OC. Wall assembly to extend from top of conc. sill to the underside of the roof sheathing.
Insulation- Sound battle "in" 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

- Dimensions are rough frame dimensions:
5 1/2" interior walls
4" exterior walls
(unless noted otherwise)
- All points of egress shall be equipped with stairgates, 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) 2x2'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

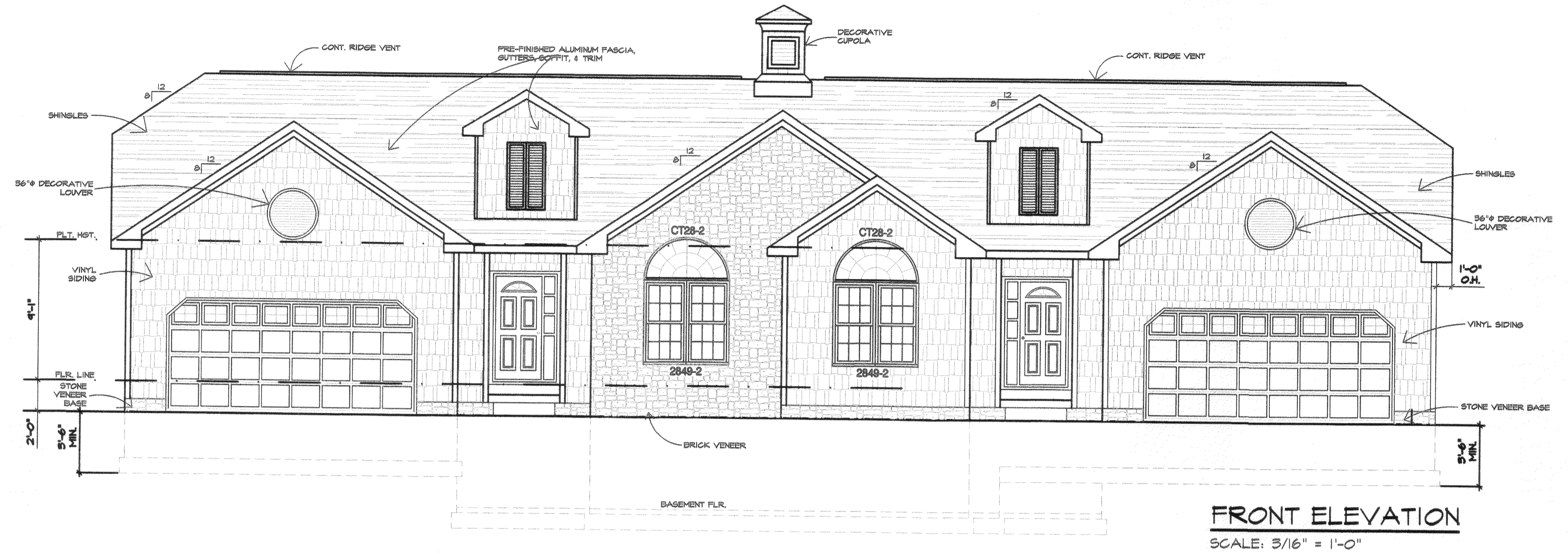
MARK W. RUBY
ARCHITECT
199 N. LEAVITT RD SUITE 201
AMHERST, OH. 44001
(440) 985-2091

BUILDING 41
LAKESIDE VILLAS
200/202 WINDWARD COURT
VERMILION, OHIO

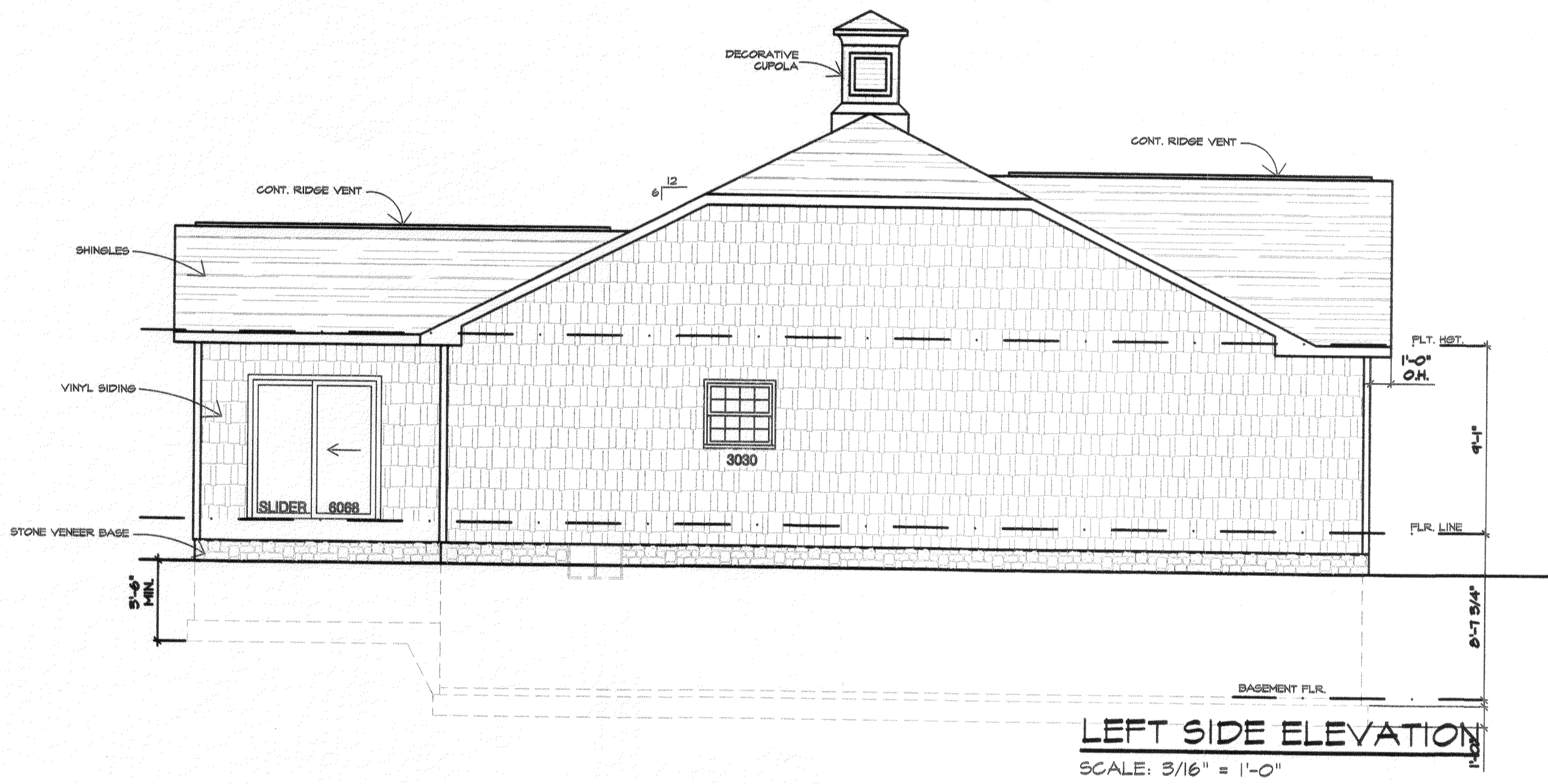


DATE 1/20/21
PROJ. 2041
SHEET

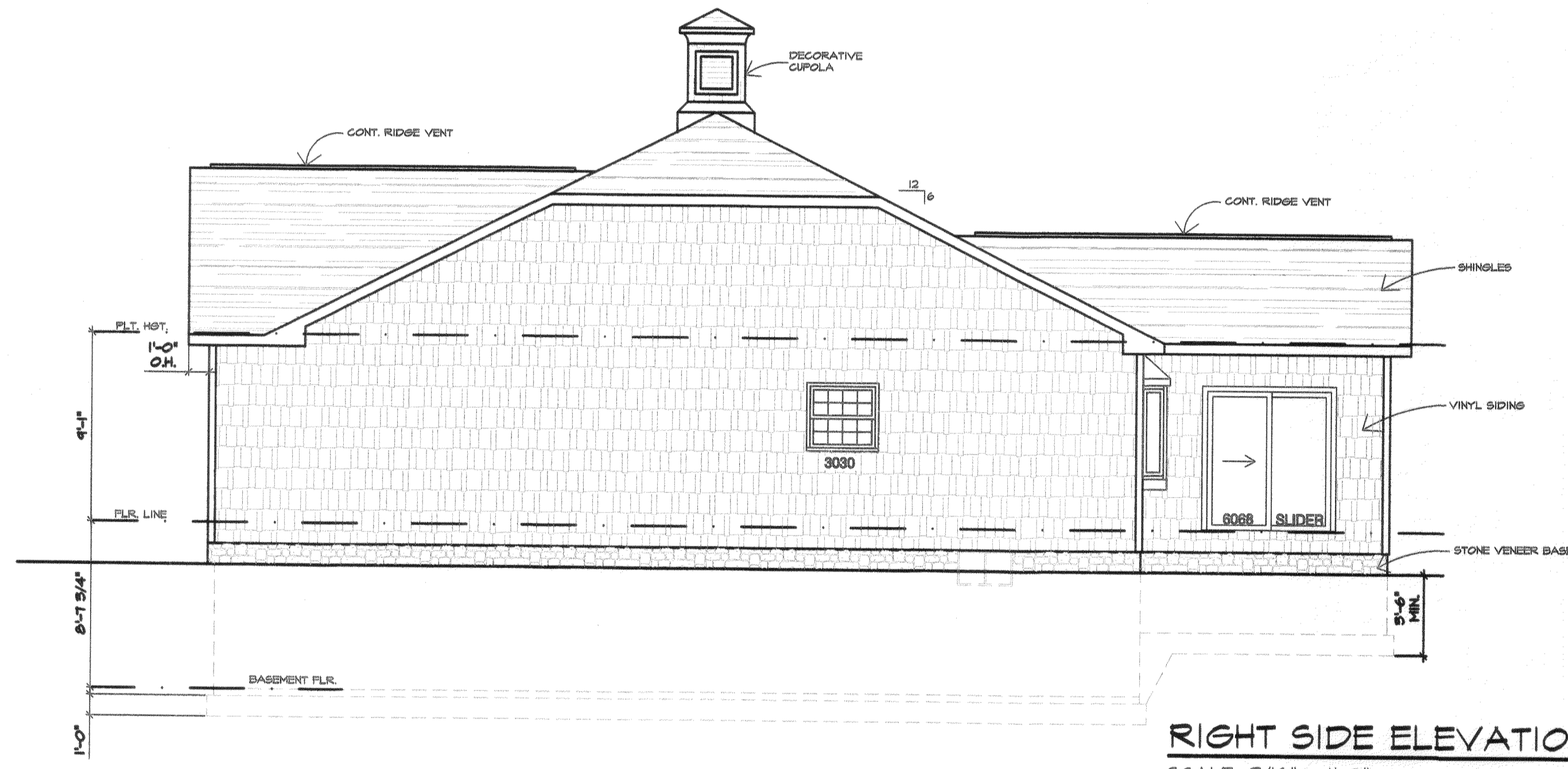
3 OF 4



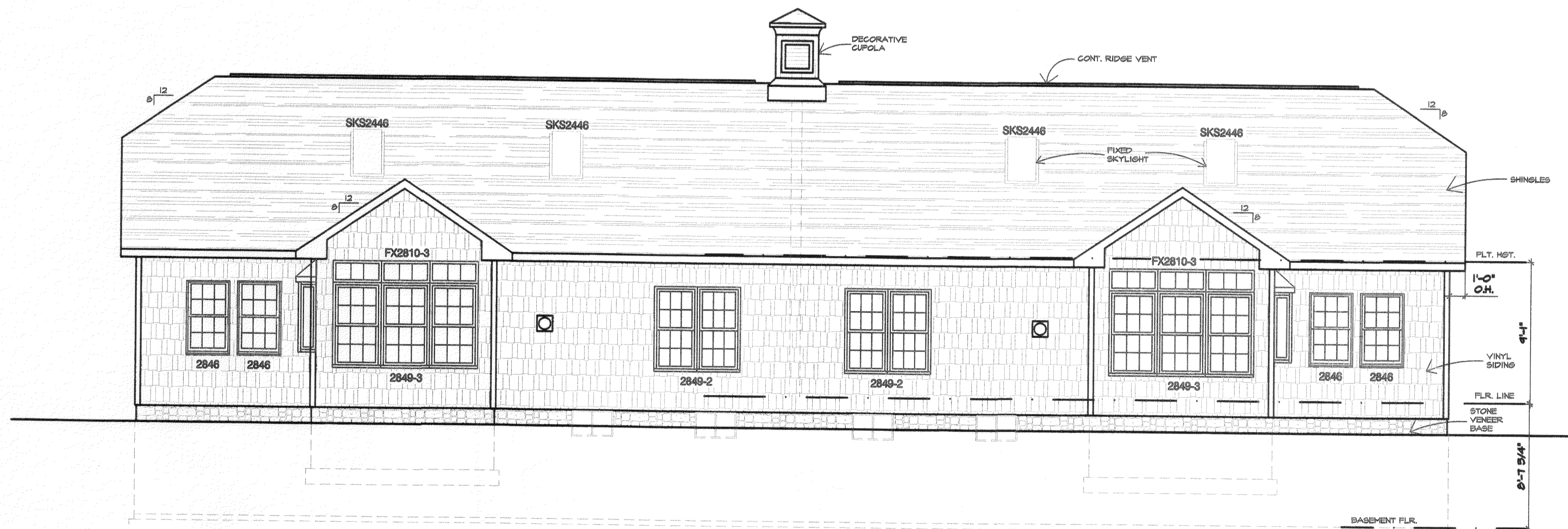
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



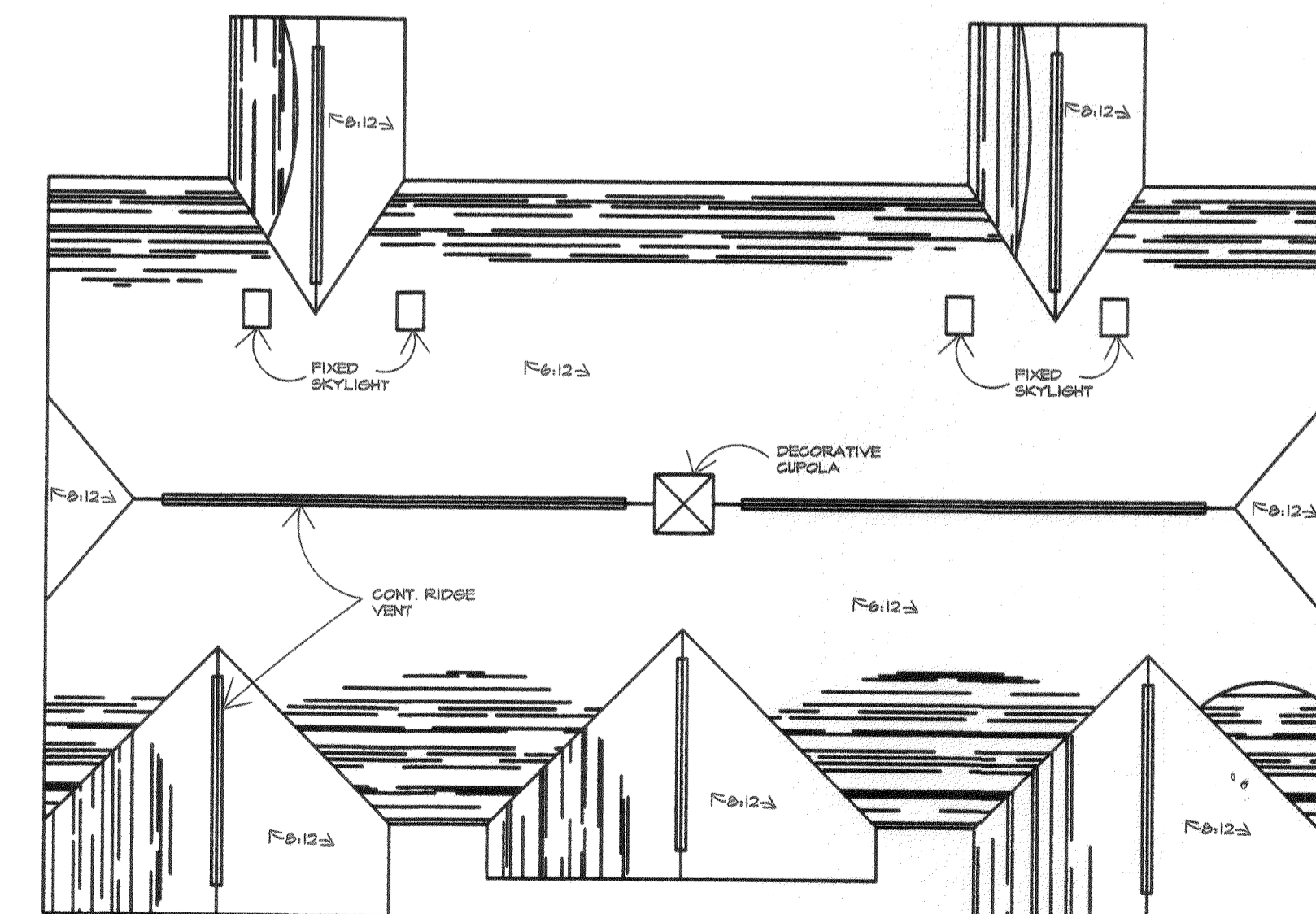
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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.

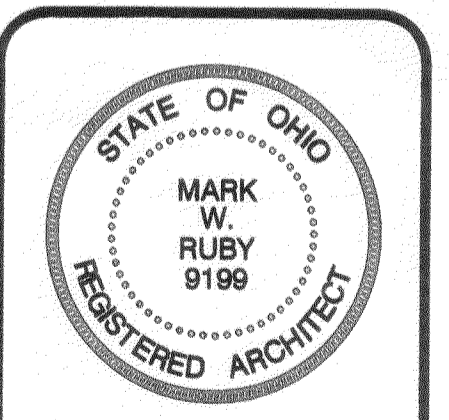
I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION, THE DRAWINGS REPRESENT THE STRUCTURES AS BUILT.

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

REVISIONS	BY

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

BUILDING 41
LAKESIDE VILLAS
200/202 WINDWARD COURT
VERMILION, OHIO



DATE 1/20/21
PROJ. 2041
SHEET

Plat Sheet

Instrument # 2021-0808249

Film # _____

Name of Plat: Vermilion Shores Condominiums II Phase 1

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.
0.3974 acre.
Creating units 4101 and 4102.

Floor Plans: See Image

Related/Margin: —

Comments: Declaration Following
2021-0808250

Vol. 109

Receiving Stamp

Pg. 78-81

MCKINLEY TITLE AGENCY INC
2732 FULTON DRIVE N W
CANTON, OH 44718

Amount: \$345.60

Initials: HR