

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)
C-2	7.26' (CALC)	150.00' (CALC)	7.26' (CALC)	N 32°41'52" E	3.63' (CALC)

LINE REFERENCE TABLE		
	LINE	BEARING
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

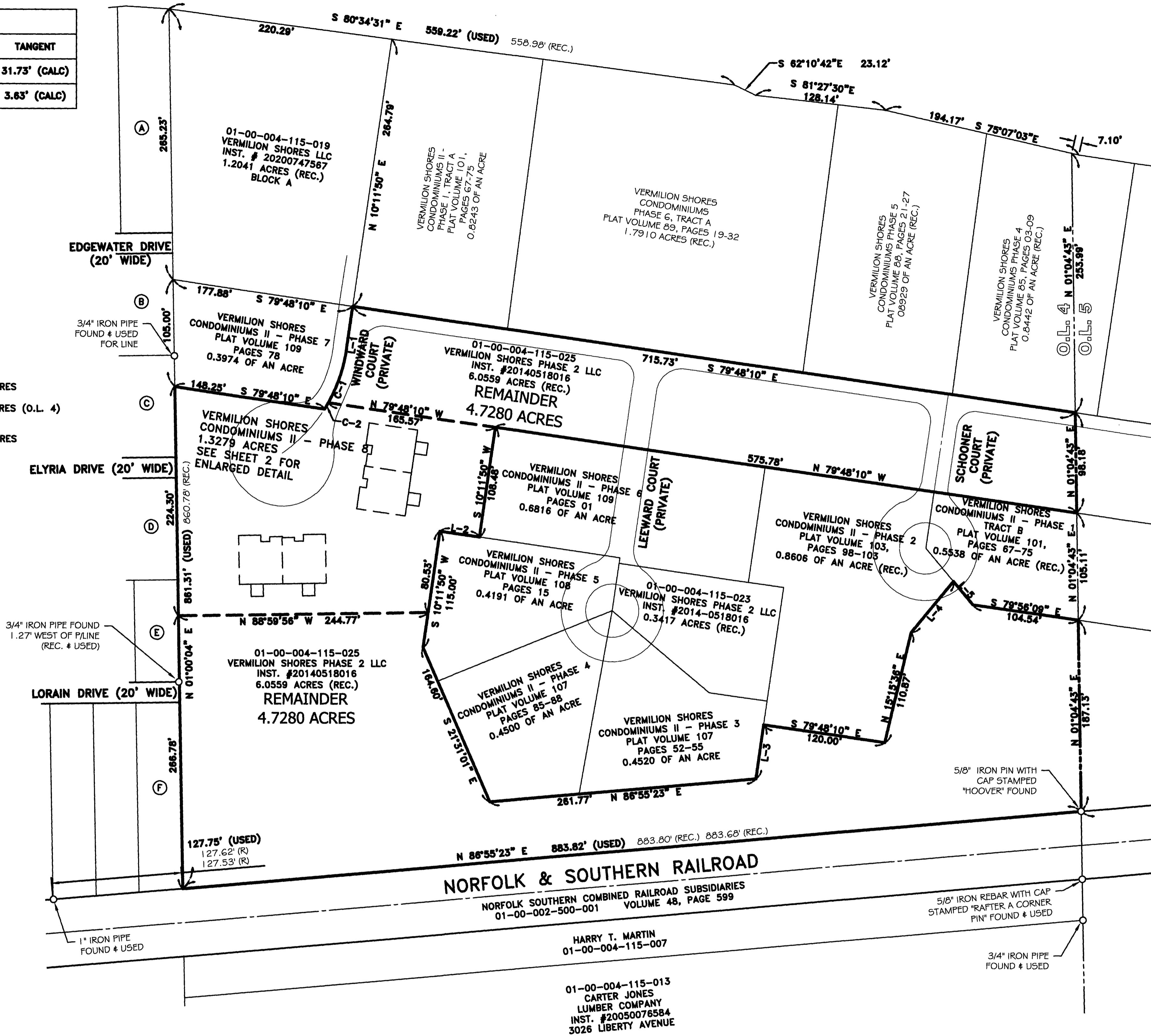
ACREAGE BREAKDOWN

AUDITORS P.P.N: 01-00-004-115-001	6.0559 ACRES
VERMILION SHORES CONDOMINIUMS II - PHASE 8	1.3279 ACRES (O.L. 4)
REMAINDER PARCEL	4.7280 ACRES

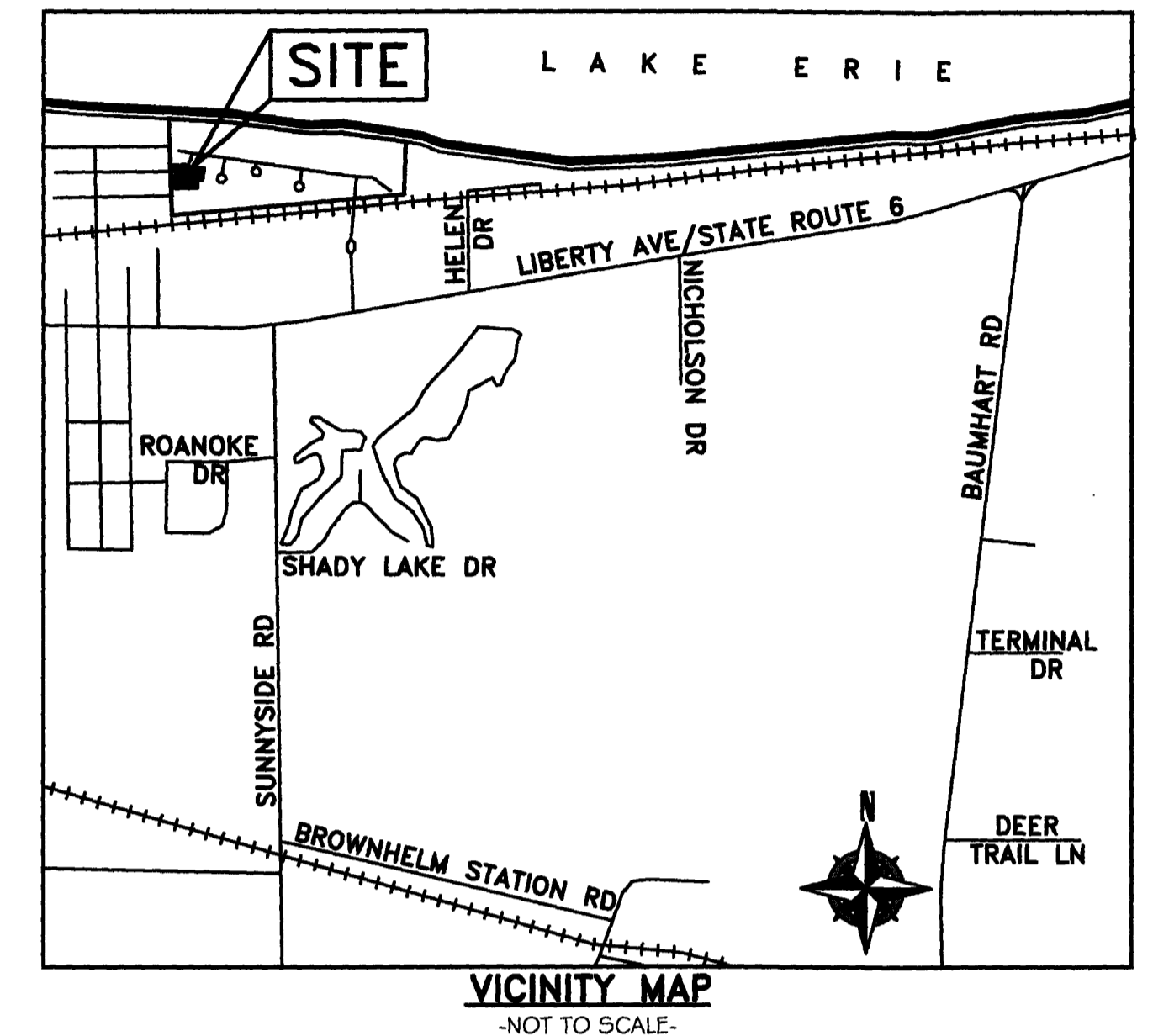
CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS CURRENTLY UNDER CONSTRUCTION OR COMPLETED AS OBSERVED BY RAFTER A, LTD ON JUNE 18th, 2021.

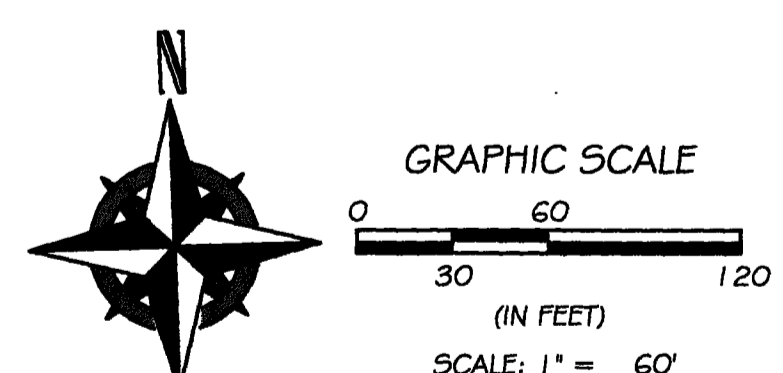
Joshua S. Riedy
 JOSHUA S. RIEDY, P.S.
 STATE OF OHIO
 REGISTERED PROFESSIONAL SURVEYOR
 6-18-2021 DATE



**VERMILION SHORES
 CONDOMINIUMS II - PHASE 8**
 SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN,
 STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL
 BROWNHELM TOWNSHIP LOT NUMBERS 04.



(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 1385, 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 II INST. # 20210818910



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

SHEET LIST

OVERALL VIEW.....	1
ENLARGED VIEW & BUILDING DETAIL.....	2
BUILDING 39 ARCHITECTURAL PLANS.....	3-4
BUILDING 40 ARCHITECTURAL PLANS.....	5-6

TRANSFERRED

IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 JUL 19 2021
 J. CRAIG SMOODGRASS, CPA, CGPM
 LORAIN COUNTY AUDITOR

Doc ID: 022995650007 Type: OFF
 Kind: PLAT
 Recorded: 07/19/2021 at 10:18:37 AM
 Fee Amt: \$622.40 Page 1 of 7
 Loran County, Ohio
 Mike Doran County Recorder
 File # 2021-0829119

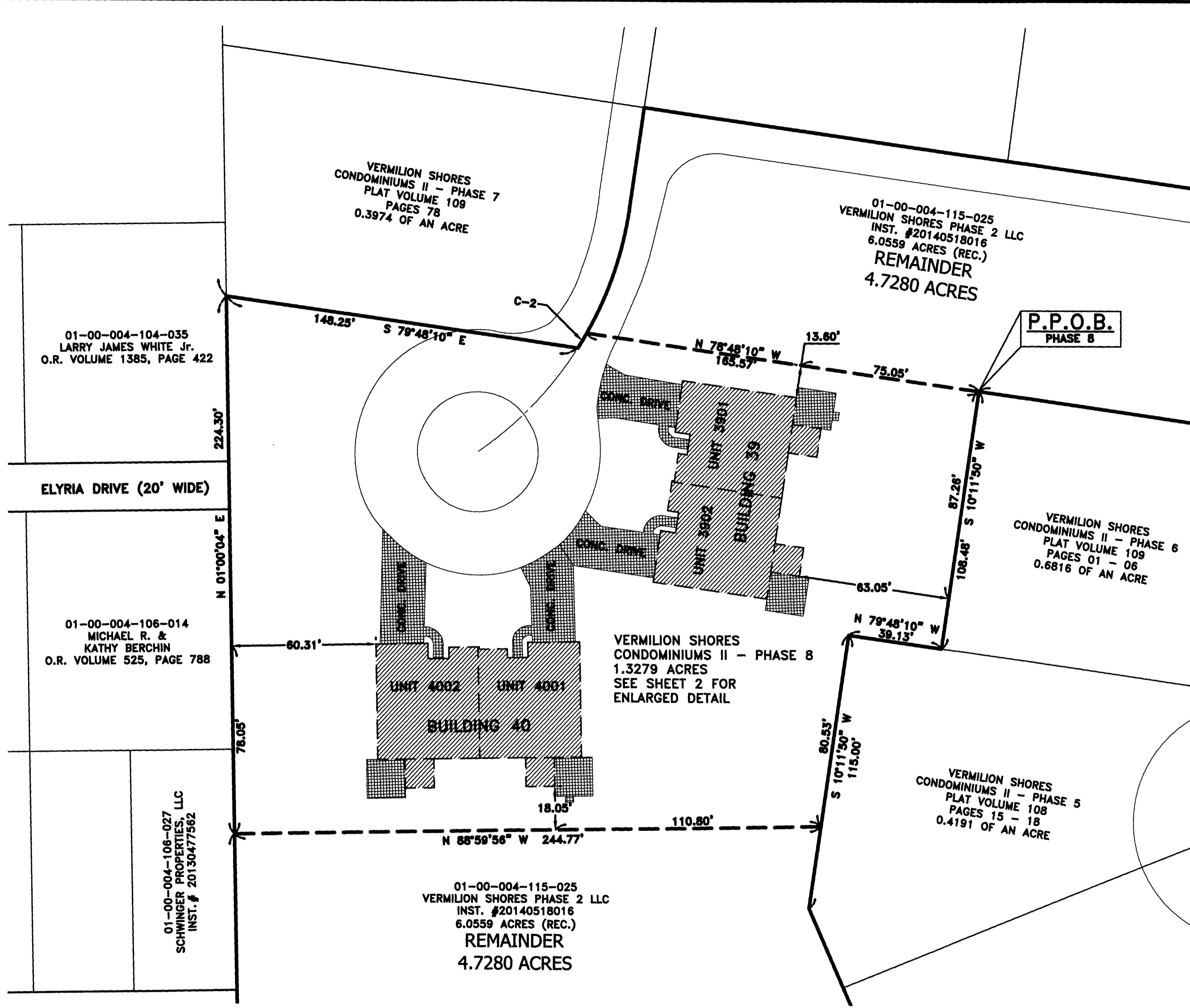
MCKINLEY TITLE AGENCY INC
 2732 FULDRON DR NW
 CANTON, OH 44718

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 52-55 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.
- VERMILION SHORES CONDOMINIUMS II - PHASE 7 AS RECORDED IN VOLUME 109, PAGES 78-81 OF THE LORAIN COUNTY PLAT RECORDS.

REV.	BY	DATE	DESCRIPTION
1	JSR	06-18-2021	ISSUE TO CLIENT
1	JSR	07-12-2021	REVISED PHASE NUMBER IN ACREAGE BREAKDOWN

VERMILION SHORES CONDOMINIUMS II - PHASE 8 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.		 RAFTER A, LTD LAND SURVEYING & ENGINEERING Office: 440-458-6294 10980 LaGrange Road Fax: 440-458-4483 Elyria, Ohio 44035 www.RafterA.com
VERMILION SHORES PHASE 2, LLC 4835 MUNSON STREET NW CANTON, OHIO 44718	DRAWN BY: JSR CHECKED BY: RAF JOB No: 1236W-21 SHEET 1 of 6	

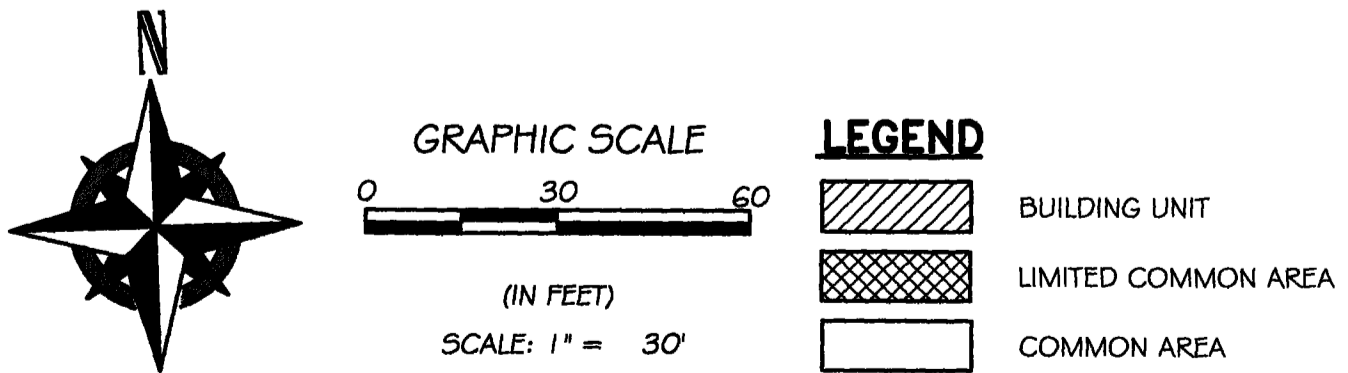


CURVE REFERENCE TABLE				
ARC LENGTH	RADIUS	CHORD	BEARING	TANGENT
C-1 82.54' (CALC)	150.00' (CALC)	82.08' (CALC)	N 22°08'27" E	31.73' (CALC)
C-2 7.26' (CALC)	150.00' (CALC)	7.26' (CALC)	N 32°41'52" E	3.63' (CALC)

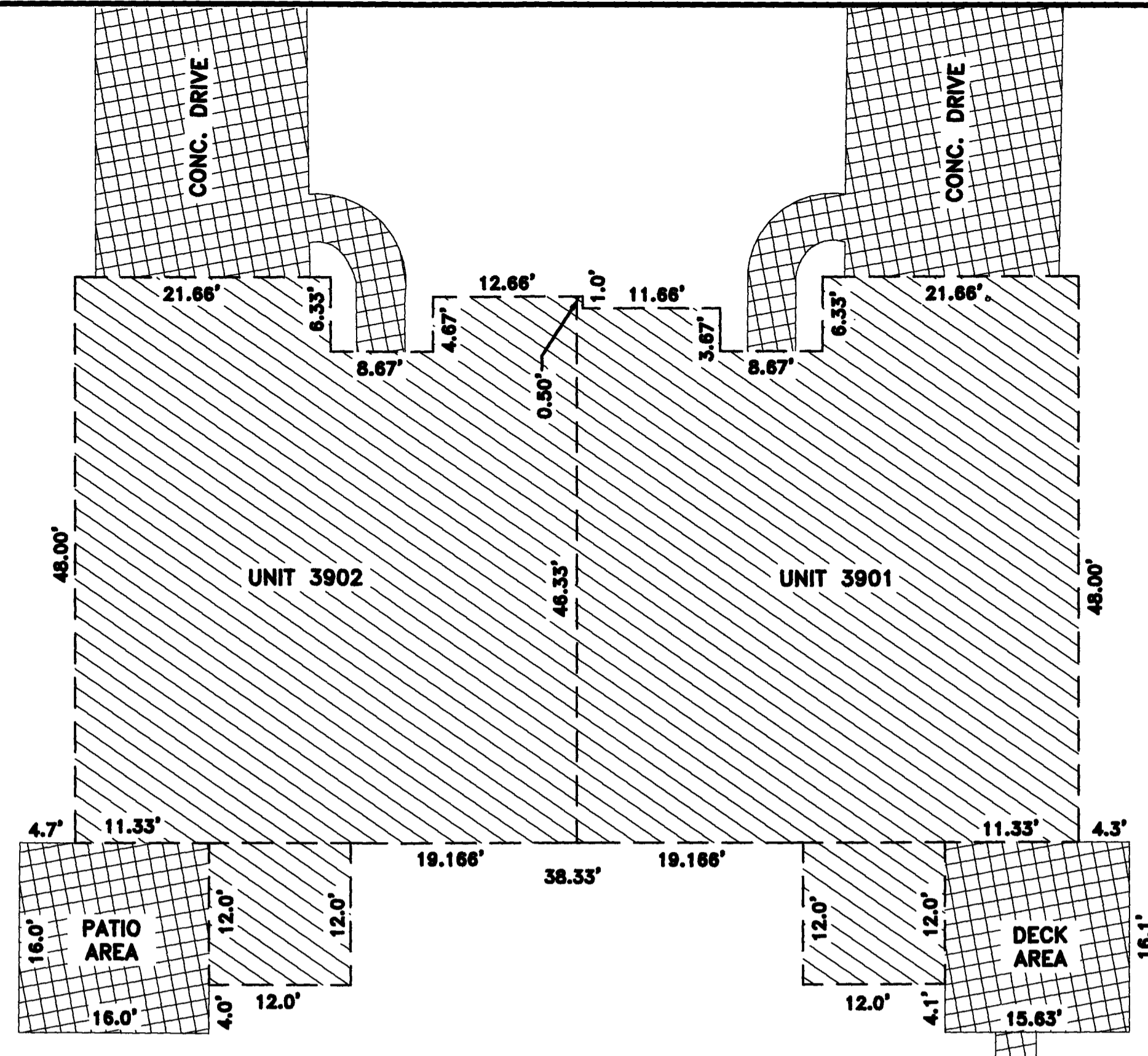
- NOTES**
- ALL BUILDING ANGLES ARE 90° OR 45° UNLESS NOTED OTHERWISE
 - COMMON AREA AND LIMITED COMMON AREAS ARE AS DEFINED IN EXHIBIT "B" OF THE DECLARATION.
 - DIMENSIONS SHOWN ARE FROM THE BUILDING PERPENDICULAR TO THE BOUNDARY LINES UNLESS NOTED OTHERWISE.

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 JUNE 18th, 2021.

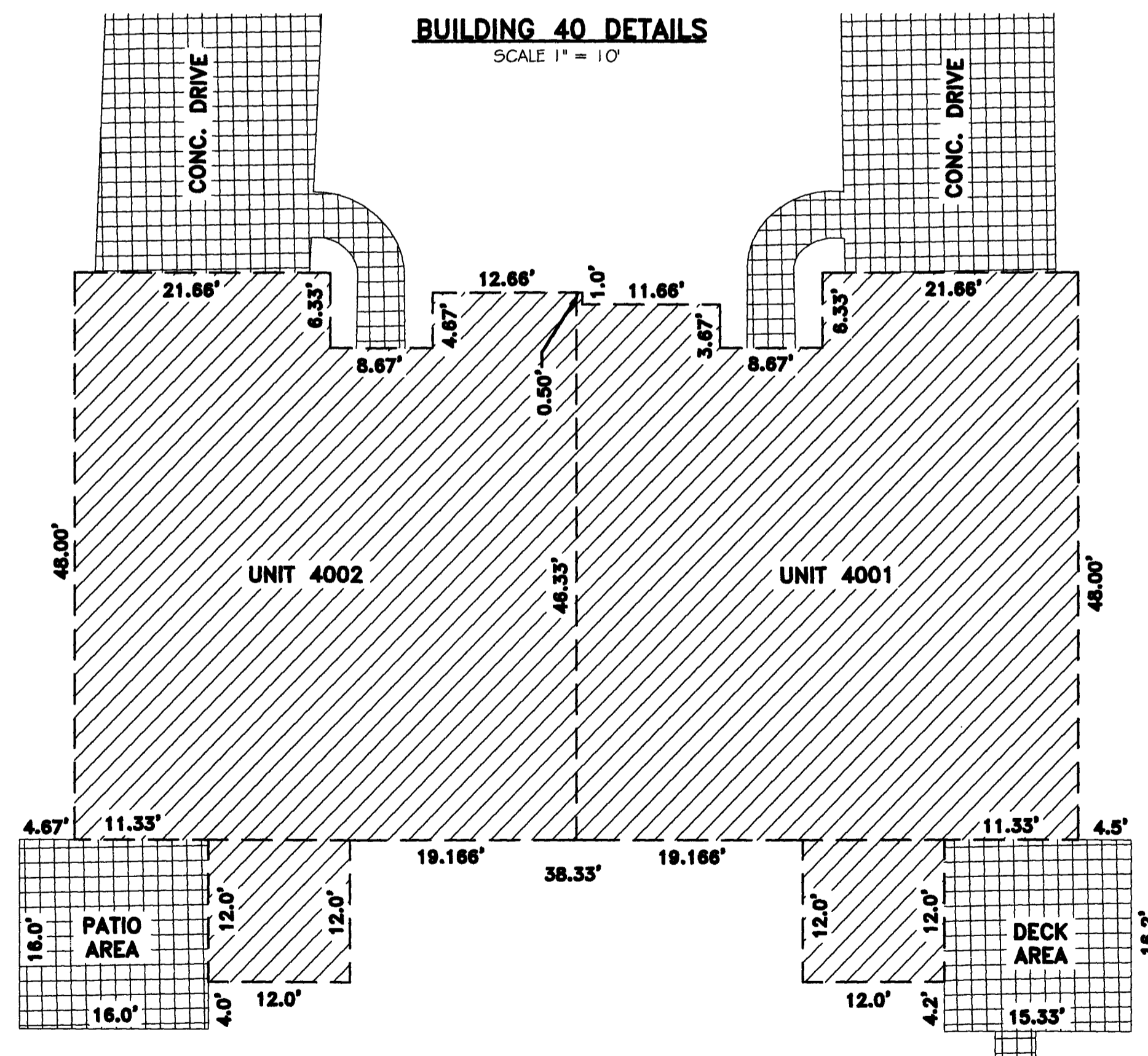
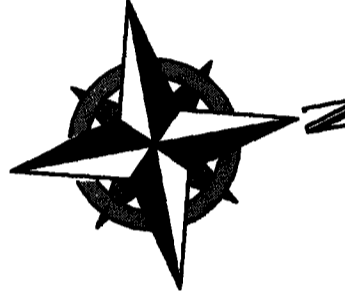
J.S.R.
JOSHUA S. RIEBY, P.S.
STATE OF OHIO
JOSHUA S. RIEBY
6-18-21
DATE



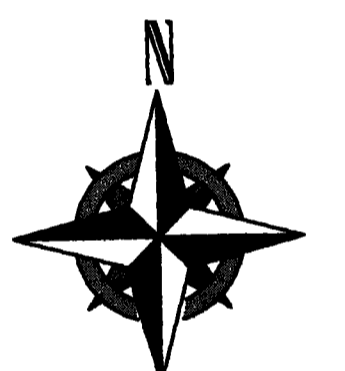
REV.	BY	DATE	DESCRIPTION
1	JSR	06-18-2021	ISSUE TO CLIENT



BUILDING 39 DETAILS
SCALE 1" = 10'



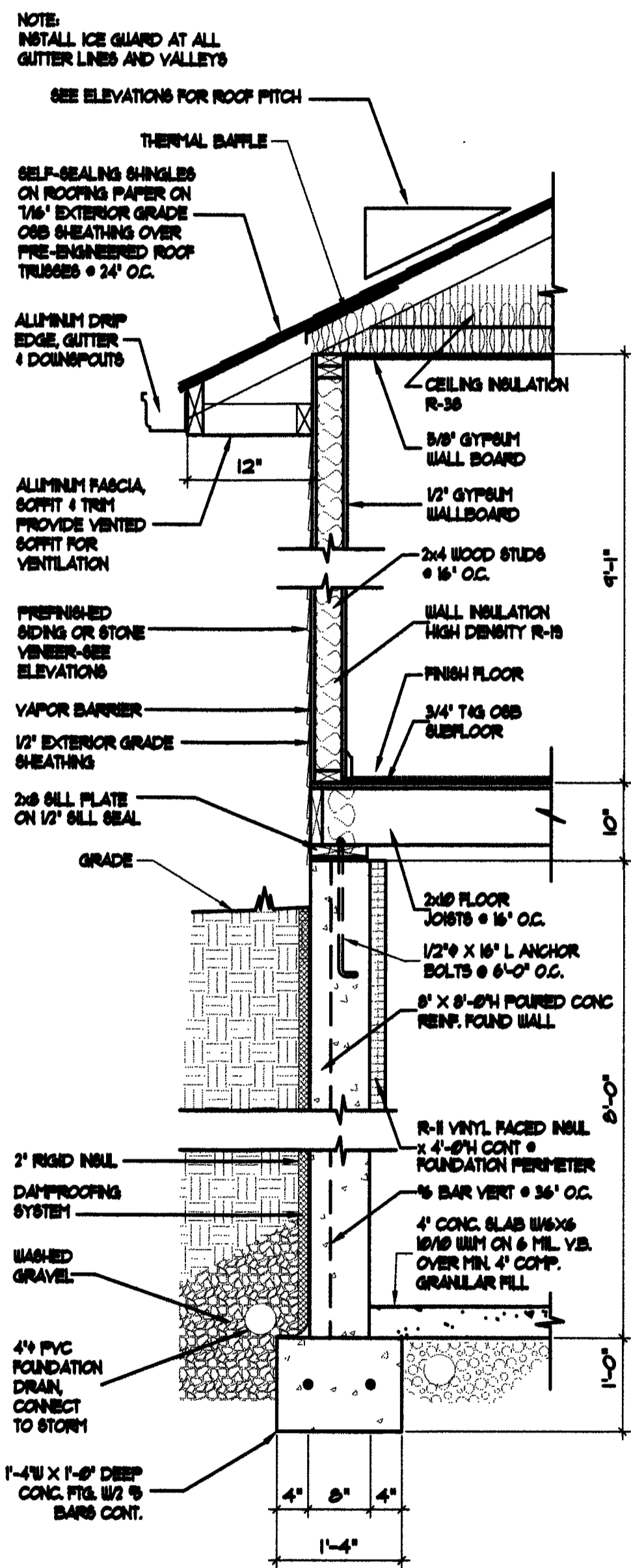
BUILDING 40 DETAILS
SCALE 1" = 10'



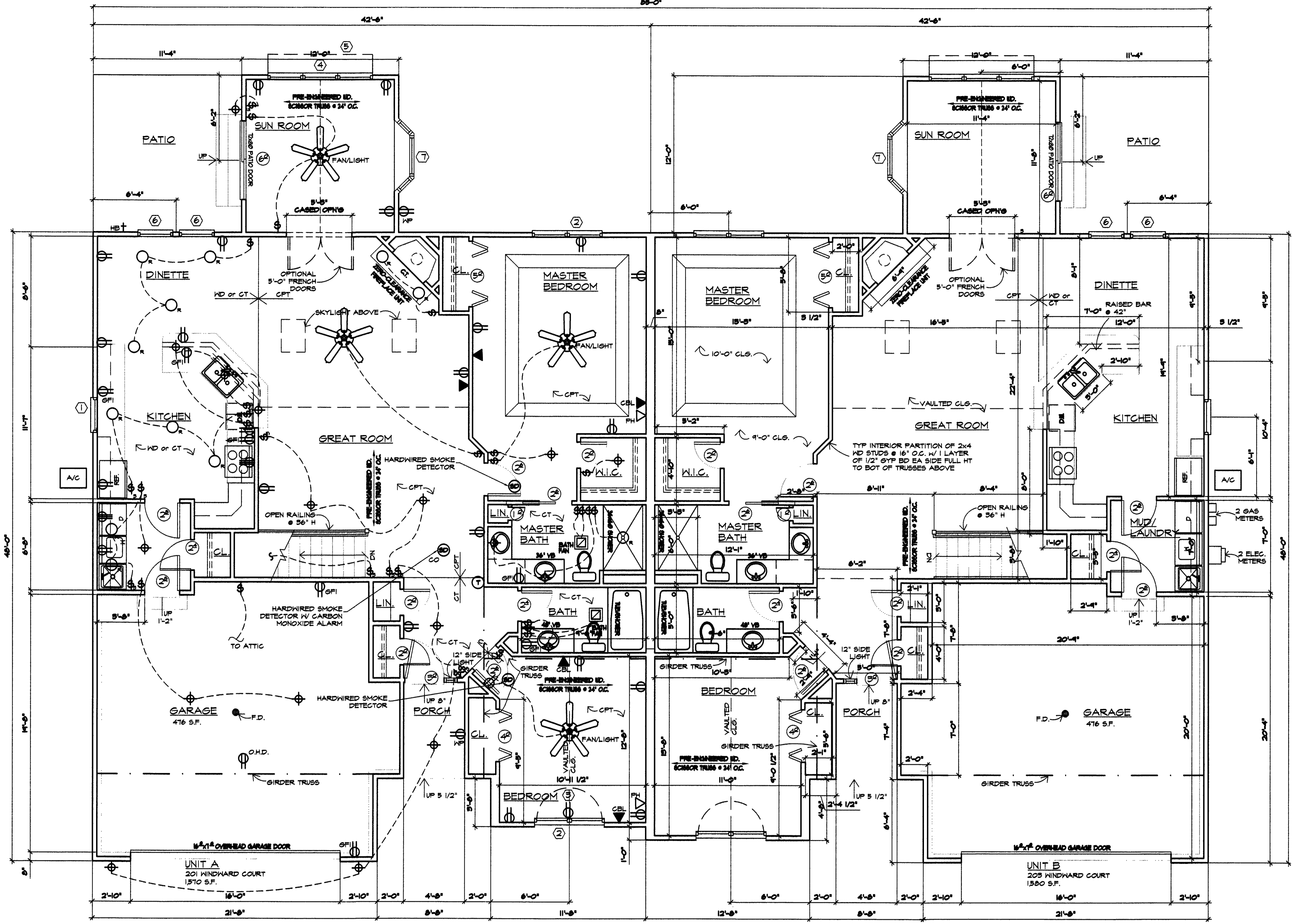
UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST BE CALLED DIRECTLY
CALL 1-800-925-0988 (TOLL FREE)
OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE

**VERMILION SHORES
CONDOMINIUMS II - PHASE 8
DETAILED VIEW**
SITUATED IN THE CITY OF VERMILION, COUNTY OF COLUMBIA, 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: 1238U-20
SHEET 2 of 6



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



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

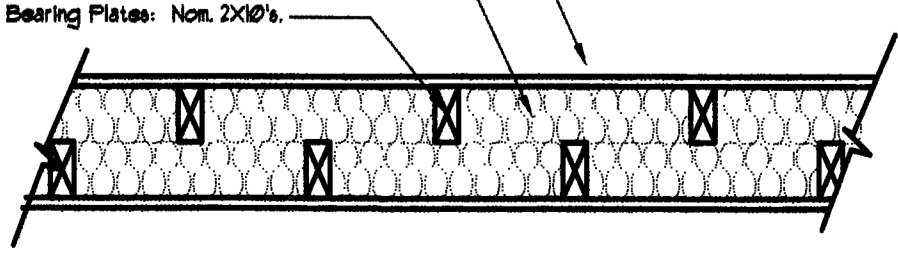
WINDOW SCHEDULE						
MANUFACTURER: ANDERSEN						
MARK	DESCRIPTION	ROUGH OPENING (FIN)	CLEAR AREA REQUIRED	CLEAR AREA PROVIDED	CLEAR OPENING REQUIRED	CLEAR OPENING PROVIDED
1	2020 HORIZONTAL DOUBLE HING	3'-2 1/8" x 3'-1 1/4"				
2	2046-2 TRIM HORIZONTAL DOUBLE HING	5'-1 1/8" x 4'-9 1/4"	5.0 SQ. FT.	5.24 SQ. FT.	28" x 24"	30 1/8" x 24 3/8"
3	CTH-3 HORIZONTAL CIRCLE TOP	5'-1 1/8" x 3'-6 1/2"				
4	2046-3 TRIPLE HORIZONTAL DOUBLE HING	8'-8 1/2" x 4'-9 1/4"				
5	PC200-3 HORIZONTAL TRANCH	2'-10 1/8" x 1'-9 1/2"				
6	2046 HORIZONTAL DOUBLE HING	2'-10 1/8" x 4'-9 1/4"				
7	20-CH-20 ANDERSEN CASHEM 20" BAY	5'-10" x 4'-6 1/8"				

NOTES:
1. 44" MAX. SILL HEIGHT
2. AT 6IN. FOOT

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

1/2" Design No. 10225, 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 baffle fin in thick, min 25pcf unfaced mineral fiber insulation, pressure fit in the wall cavity between studs and plates.



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

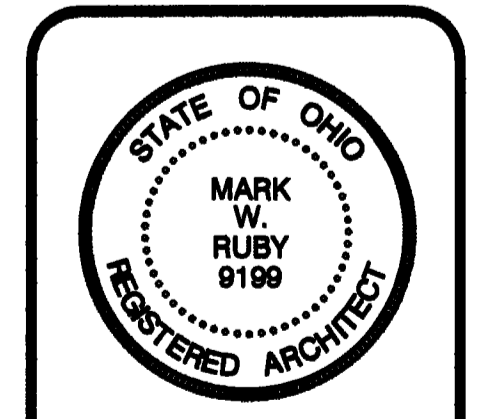
NOTES

- Dimensions are rough frame dimensions:
3 1/2" interior sills
4" exterior sills
(unless noted otherwise)
- All points of egress shall be equipped with stairs, handrails and guardrails (if required) which meet requirements of CBCA 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) 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 CBCA Residential Building Code Section 316.

REVISIONS	BY

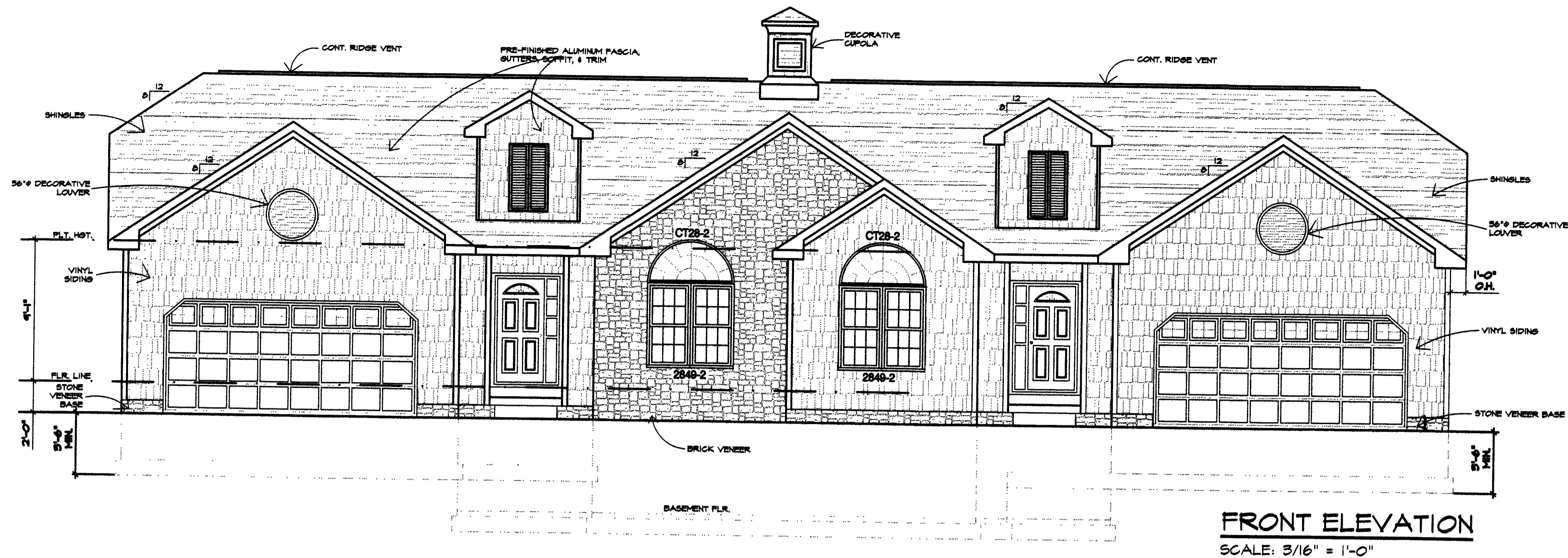
MARK W. RUBY
ARCHITECT
189 N. LEAVITT RD SUITE 201
AMHERST, OH 44001
(440) 966-2001

BUILDING 39
LAKESIDE VILLAS
201/203 WINDWARD COURT
VERMILION, OHIO

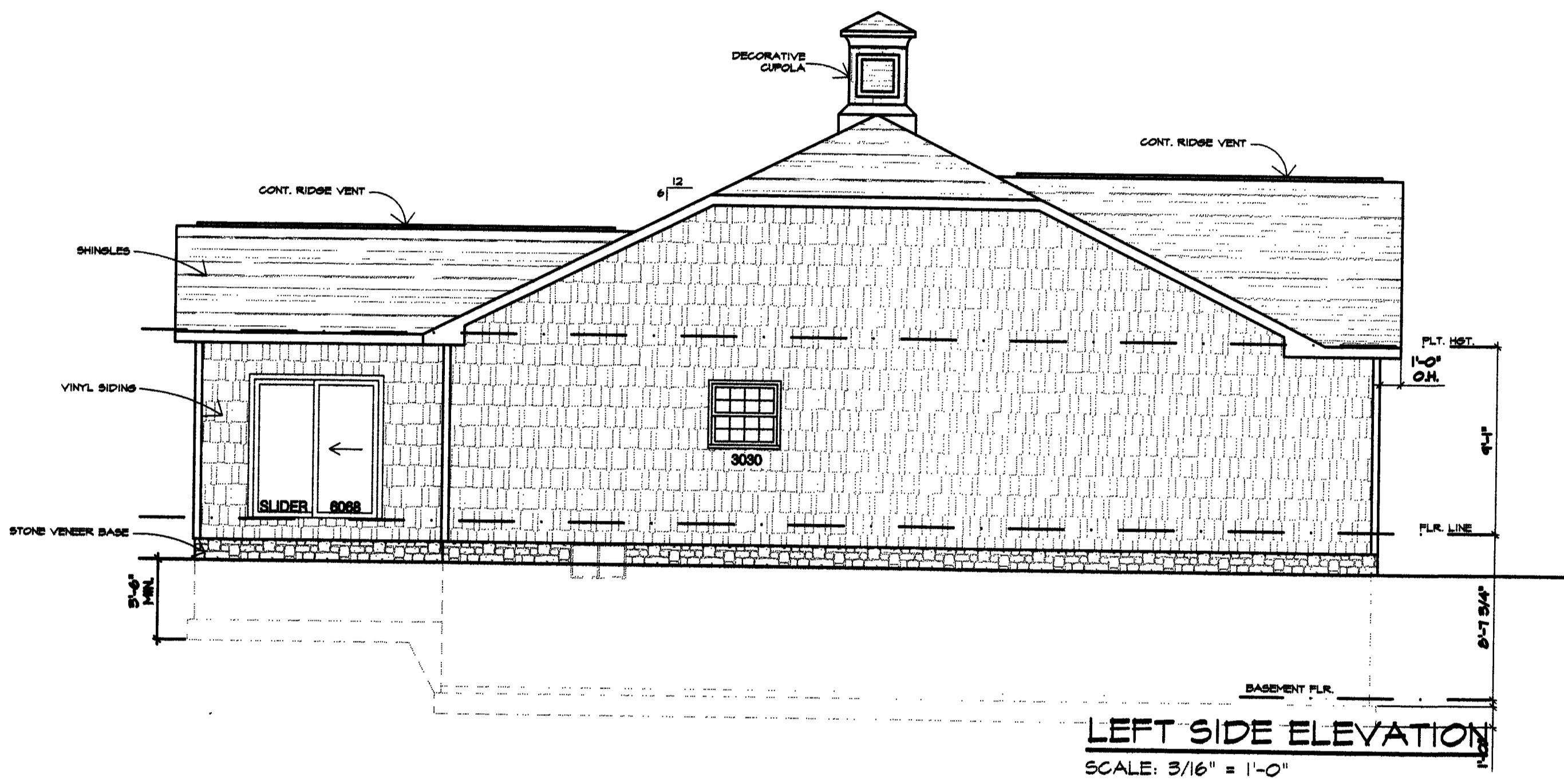


DATE: 6/18/21
PROJ.: 2105
SHEET

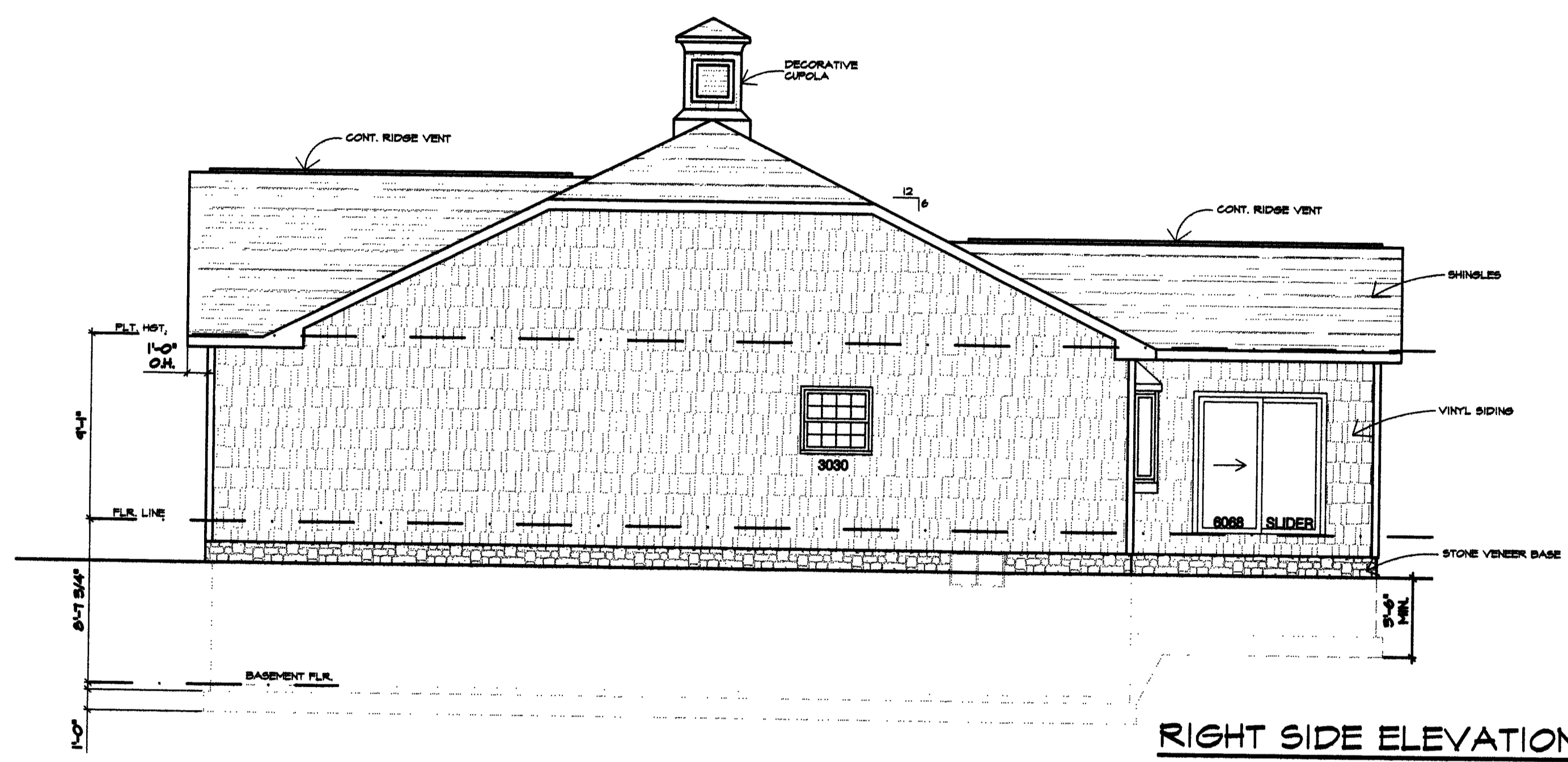
3 OF 6



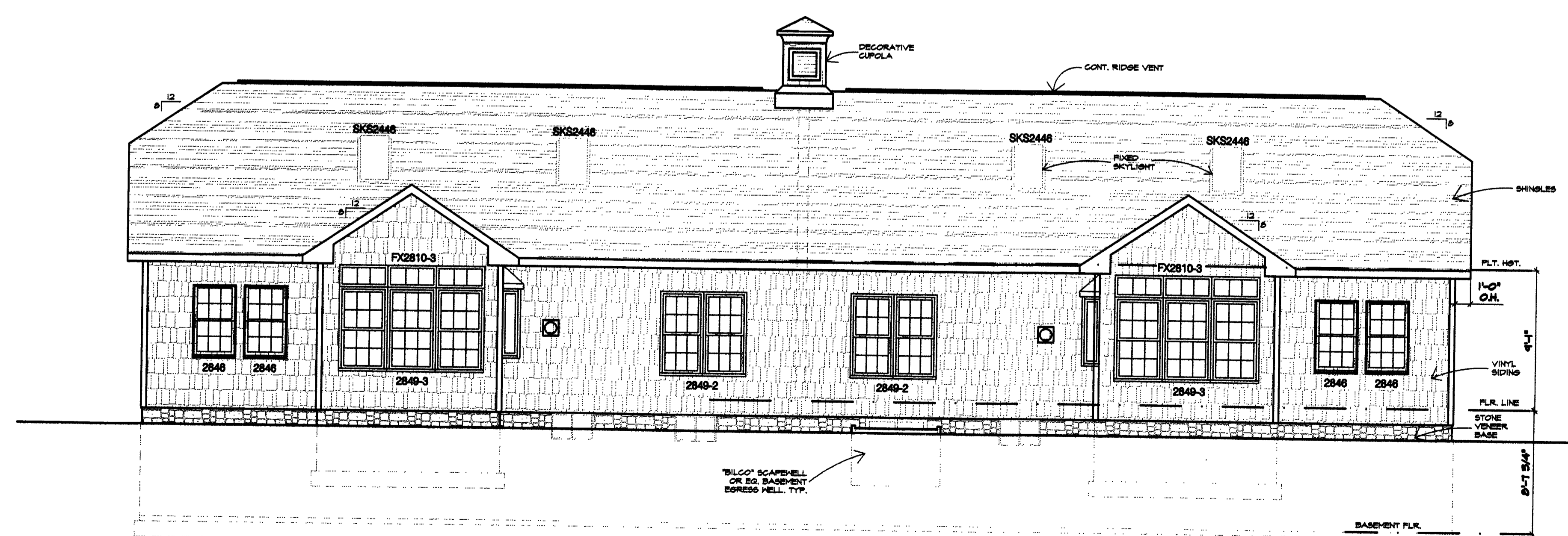
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



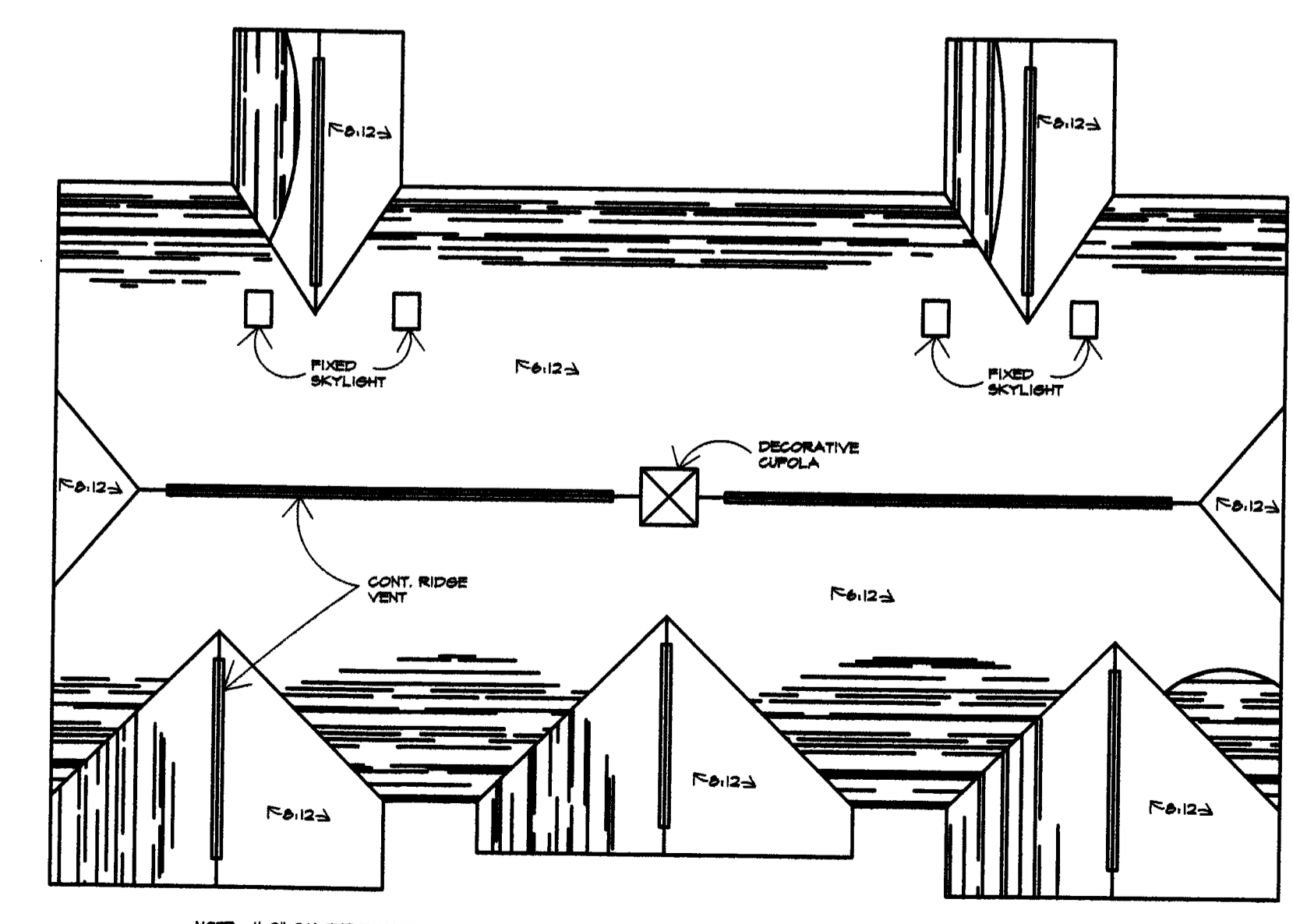
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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



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



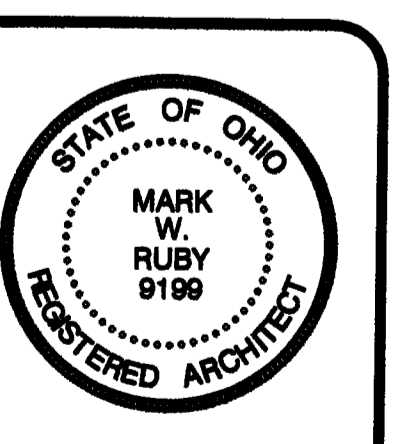
ROOF PLAN
SCALE: N.T.S.

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

REVISIONS	BY

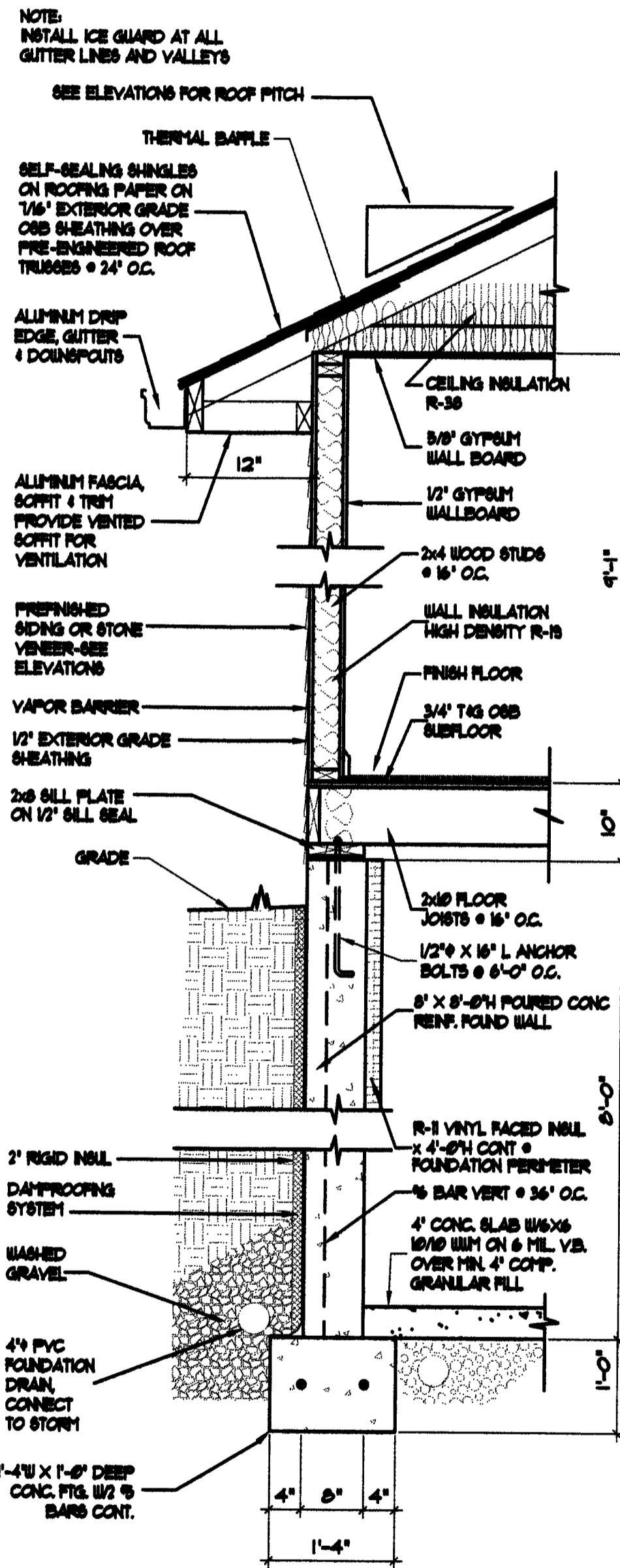
MARK W. RUBY
ARCHITECT
189 N. LEAVITT RD SUITE 201
AMHERST, OH. 44001
(440) 986-2091

BUILDING 39
LAKESIDE VILLAS
201/203 WINDWARD COURT
VERMILION, OHIO

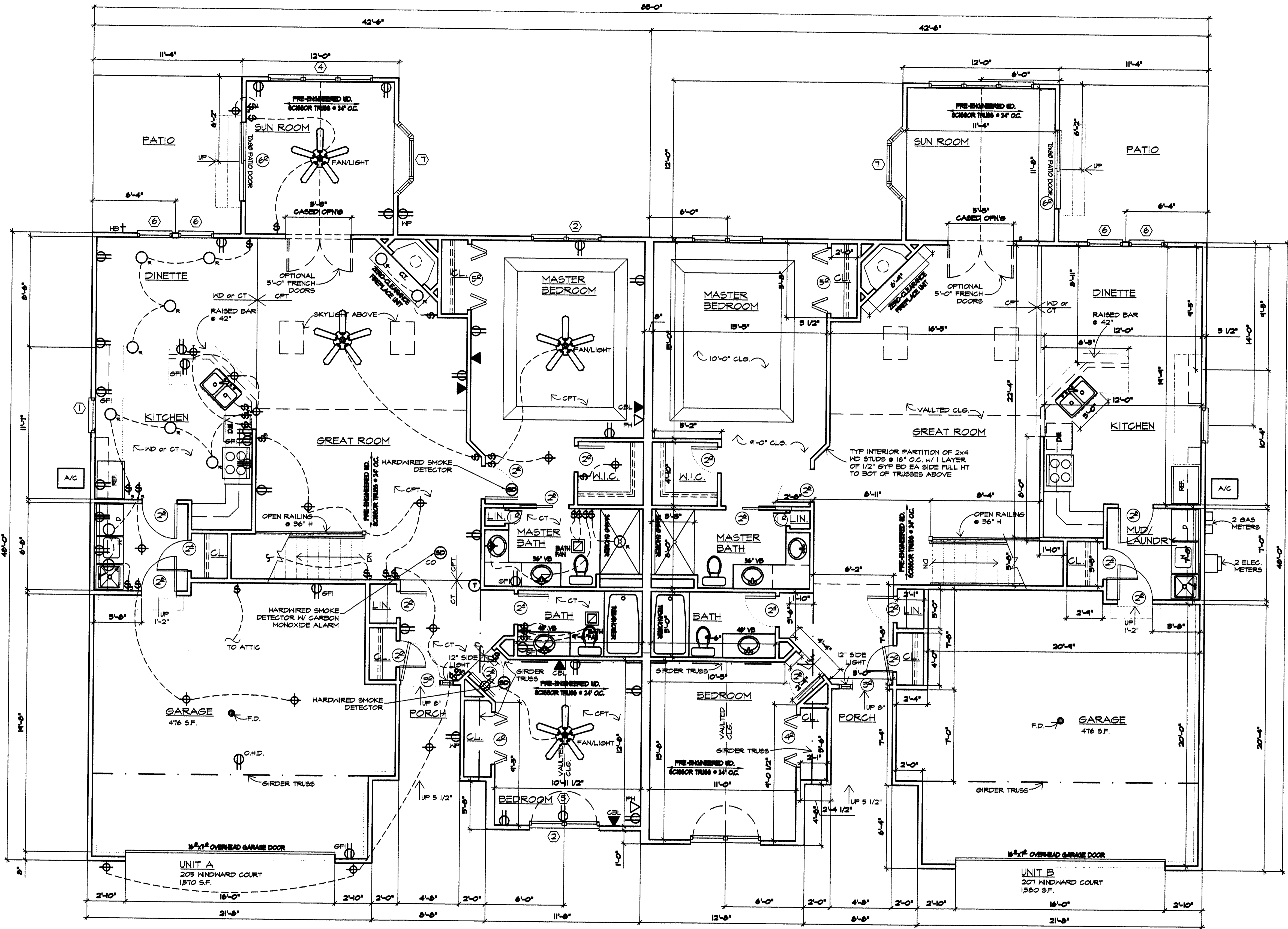


DATE 6/18/21
PROJ. 2105
SHEET

4 OF 6



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



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

WINDOW SCHEDULE						
MARK	DESCRIPTION	ROUGH OPENING (MIN)	BORING REQUIREMENTS			NOTES
			CLEAR AREA REQUIRED	CLEAR AREA PROVIDED	CLEAR OPENING REQUIRED	
1	3619 NARRLOWNE DOUBLE HING	3'-2 1/8" x 3'-1 1/4"				
2	2846-2 TUN NARRLOWNE DOUBLE HING	5'-1 1/8" x 4'-8 1/4"	5.0 SQ. FT.	5.24 SQ. FT.	28" x 34"	1
3	CT18 NARRLOWNE CIRCLE TOP	5'-1 1/8" x 3'-0 1/2"			30 1/8" x 24 9/16"	
4	2846-3 TRIPLE NARRLOWNE DOUBLE HING	8'-5 1/2" x 4'-8 1/4"				2
5	CT18 NARRLOWNE CIRCLE TOP	2'-10 1/8" x 1'-3 3/4"				2
6	2846 NARRLOWNE DOUBLE HING	2'-10 1/8" x 4'-8 1/4"				2
7	80-048-20 ANDERSEN CABINETRY 80" BAY	8'-10" x 4'-6 1/8"				

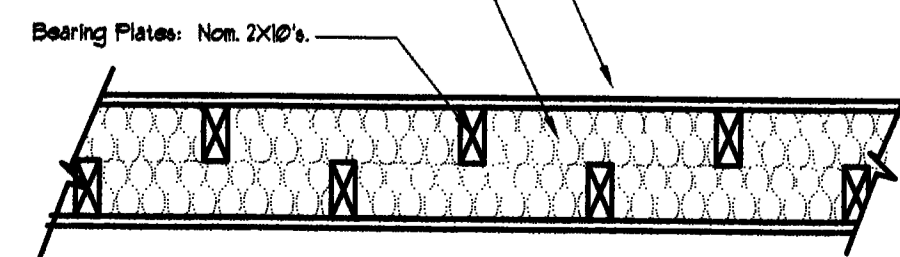
NOTES:
1. 44" MAX. GILL HEIGHT
2. AT SUN ROOM

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 #11199

UL Design No. U826. One layer 5/8" class X gypsum board; applied vertically to 2x4 studs @ 16" OC, attached to studs with 6d nails @ 1 in. OC. Wall assembly to extend from top of conc. wall to the underside of the roof sheathing.

Insulation - Sound batts 1 in thick, min 2 1/2 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 sills
4" exterior sills
(unless noted otherwise)
- All points of egress shall be equipped with stairways, handrails and guardrails (if required) which meet requirements of CBOA 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) 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 CBOA Residential Building Code Section 316.

REVISIONS BY

NO.	DATE	BY	DESCRIPTION

MARK W. RUBY
ARCHITECT

189 N. LEAVITT RD SUITE 201
AMHERST, OH. 44001
(440) 566-2091

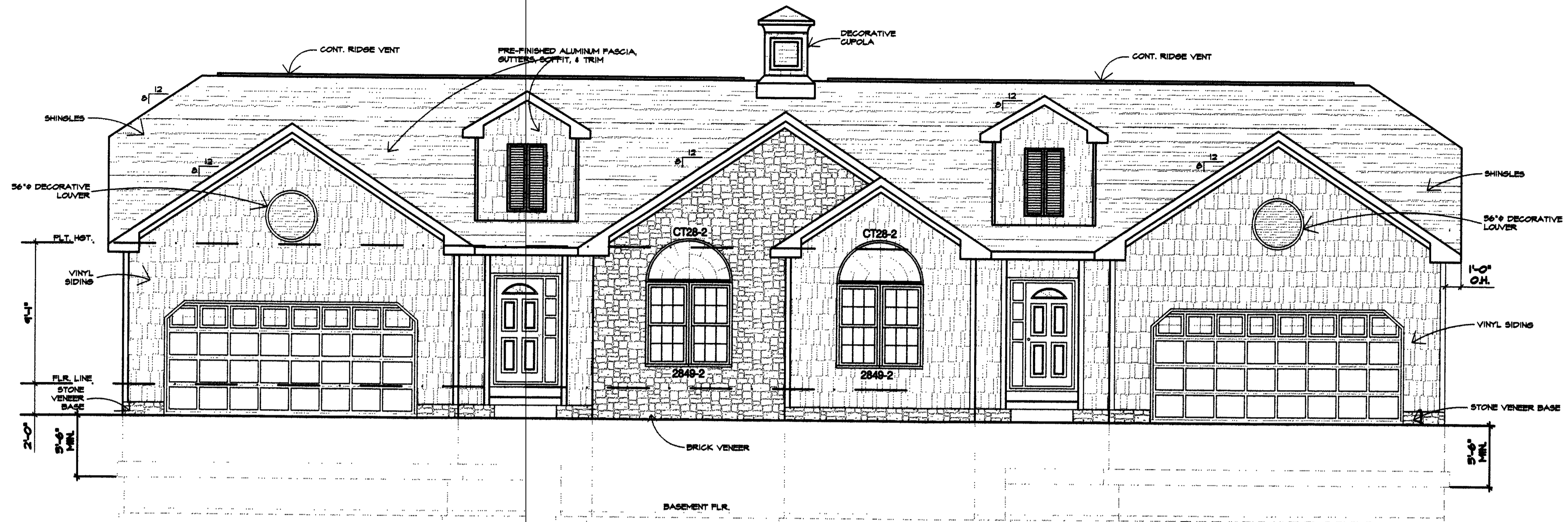
BUILDING 40
LAKESIDE VILLAS
205/207 WINDWARD COURT
VERMILION, OHIO

TITLE

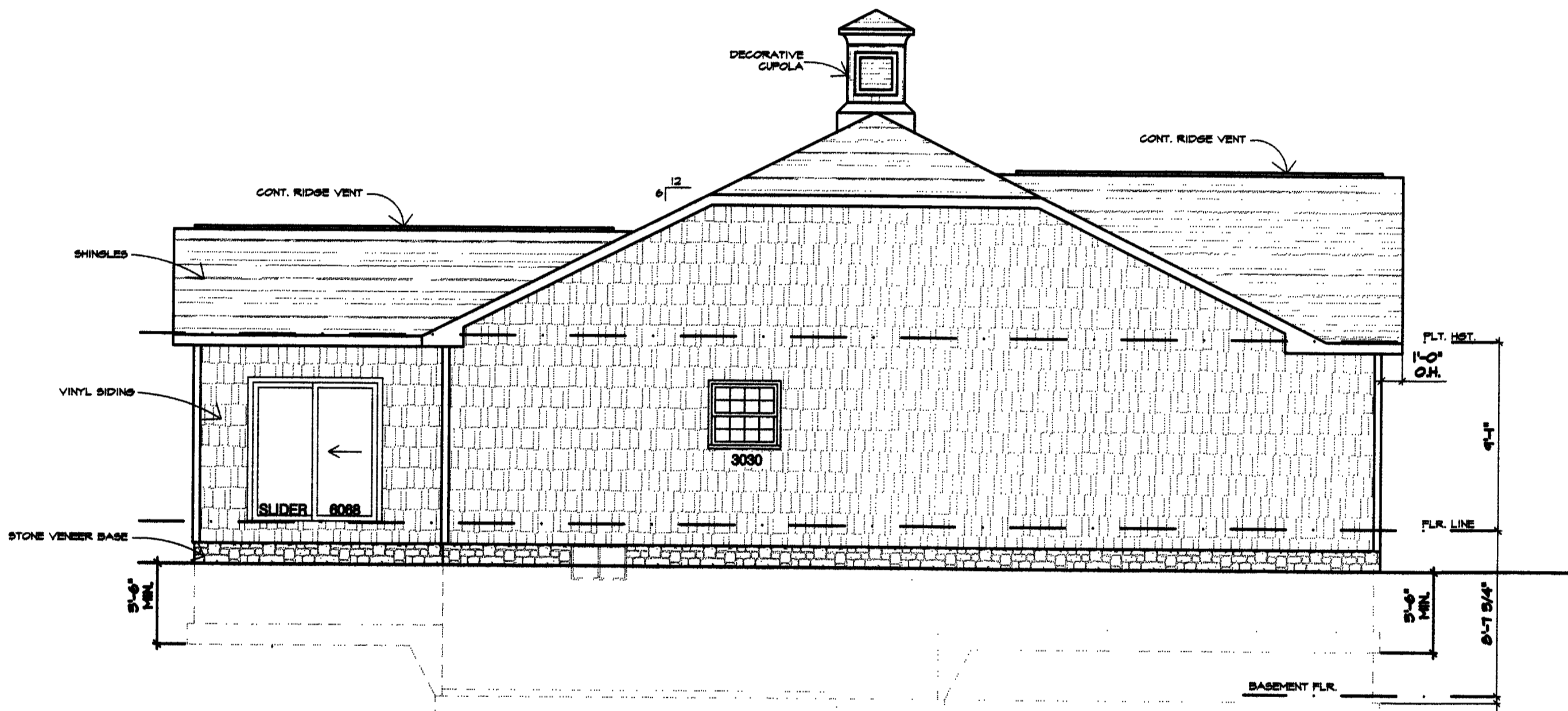


DATE 6/18/21
PROJ. 2078
SHEET

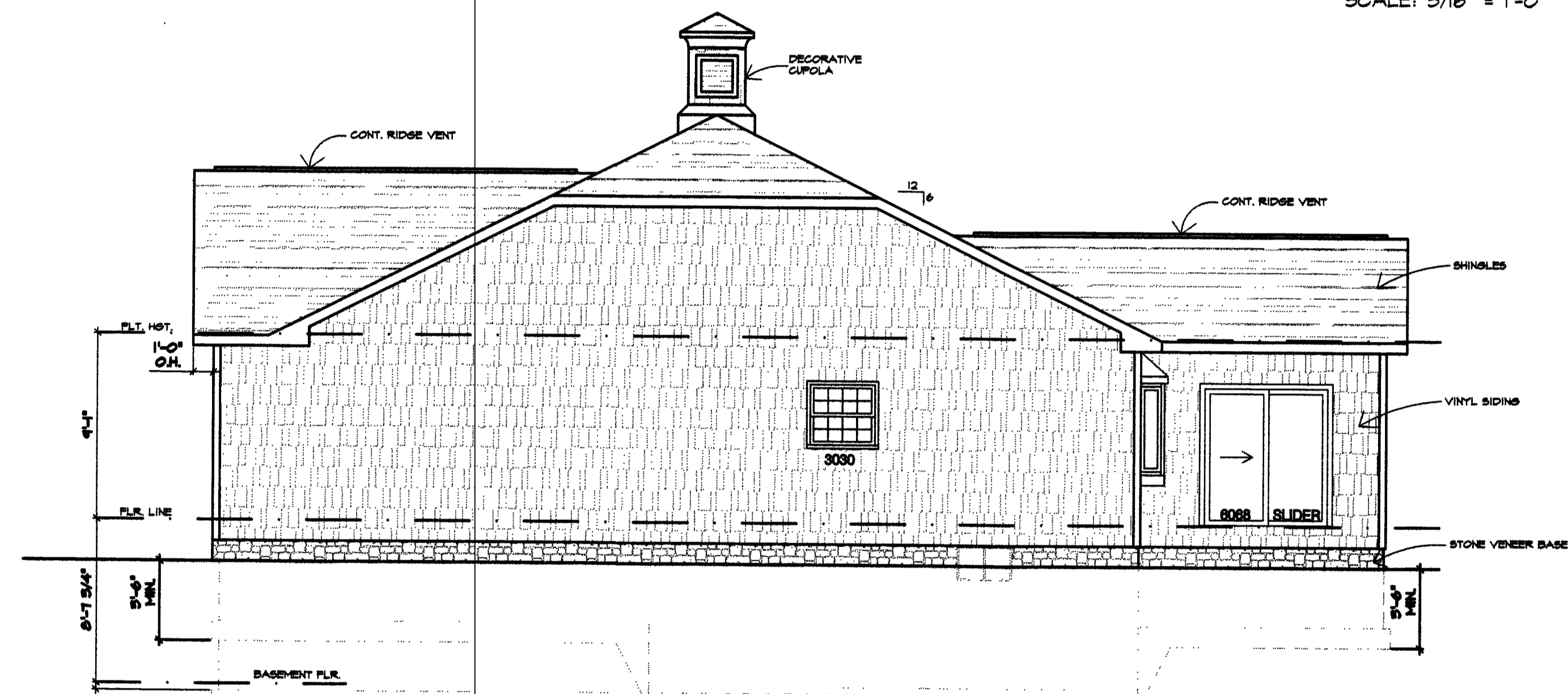
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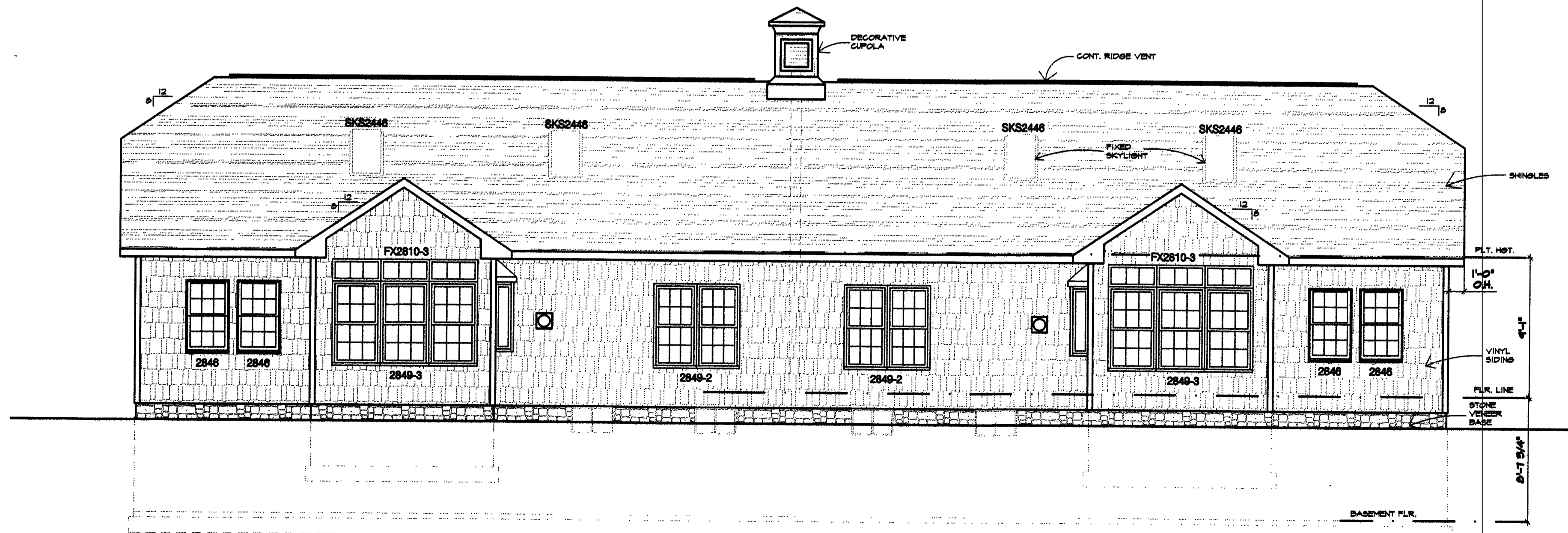
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SCALE: 3/16" = 1'-0"



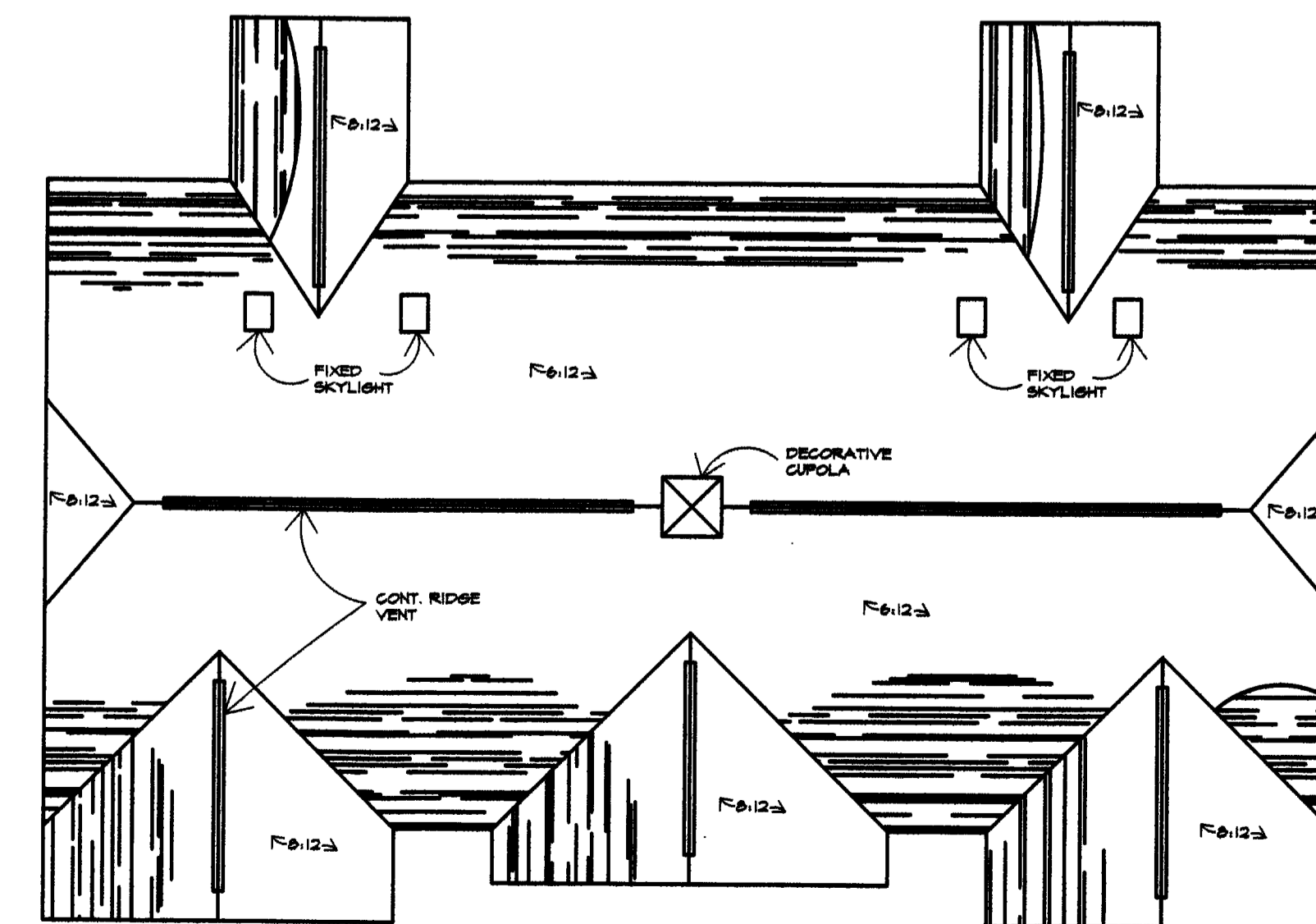
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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



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



ROOF PLAN
SCALE: N.T.S.

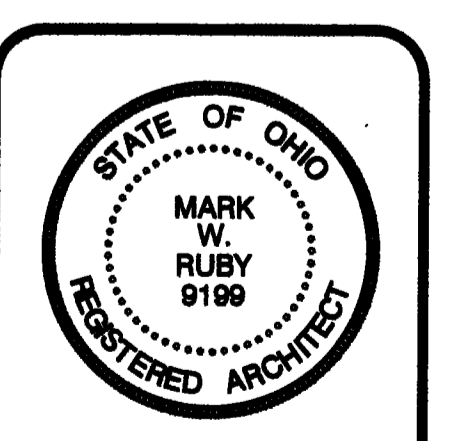
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Mark W. Ruby
Mark W. Ruby, Architect #1199

REVISIONS	BY

MARK W. RUBY
ARCHITECT
199 N. LEAVITT RD SUITE 201
AMHERST, OH. 44001
(440) 986-2081

BUILDING 40
LAKE SIDE VILLAS
205/207 WINDWARD COURT
VERMILION, OHIO



DATE 8/18/21
PROJ. 2078
SHEET

6 OF 6

Plat Sheet

Instrument # 2021-0829119 Film # _____

Name of Plat: VERMILION SHORES CONDOMINIUMS II PHASE 2

Owner: VERMILION SHORES PHASE 2 LLC

Description: SITUATED IN THE CITY OF VERMILION, COUNTY OF
LORAIN, STATE OF OHIO KNOWN AS BEING PART OF ORIGINAL BROWNHEIM
TOWNSHIP LOT NO 4 SEE IMAGE FOR ACRES
CREATING UNITS 3901, 3902, 4001, 4002

Floor Plans: SEE IMAGE

Related/Margin: DECLARATION 2021-0829120

Comments: _____

Vol. 110

Pg. 22

Receiving Stamp

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

Amount: 522.40

Initials: SK