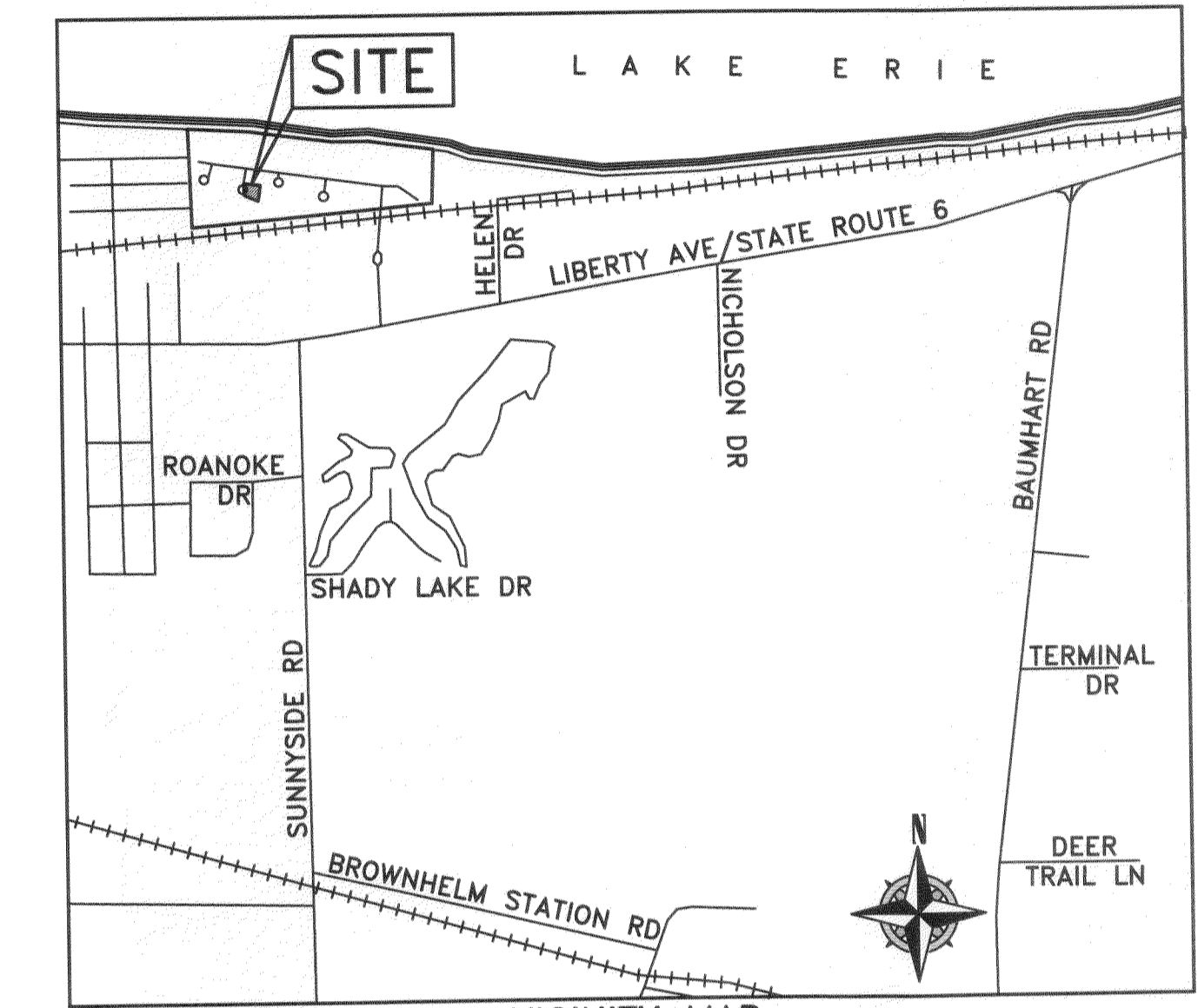


# VERMILION SHORES CONDOMINIUMS II - PHASE 9

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



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)

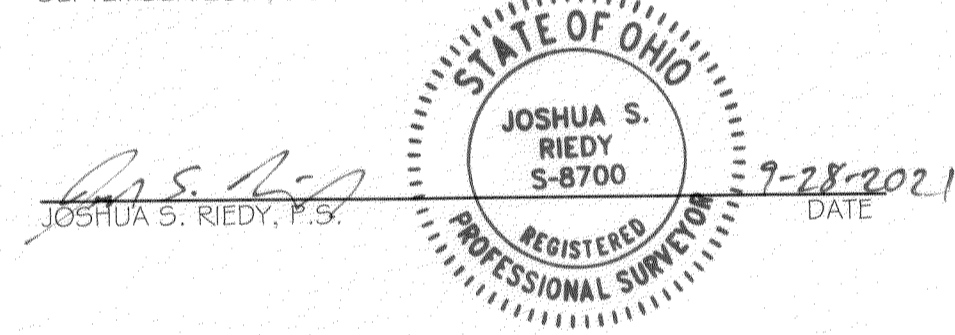
LINE REFERENCE TABLE		
	LINE	BEARING
L-1	42.91'	N 10°11'50" E
L-2	39.13'	N 79°48'10" W
L-3	53.40'	N 10°11'50" E
L-4	65.00'	N 41°34'52" E
L-5	29.77'	S 37°43'22" E
L-6	47.06'	S 10°11'50" W

### ACREAGE BREAKDOWN

AUDITORS P.P.N: 01-00-004-115-023 0.3417 ACRES  
VERMILION SHORES CONDOMINIUMS II - PHASE 9 0.3417 ACRES (O.L. 4)

### 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 SEPTEMBER 28th, 2021.



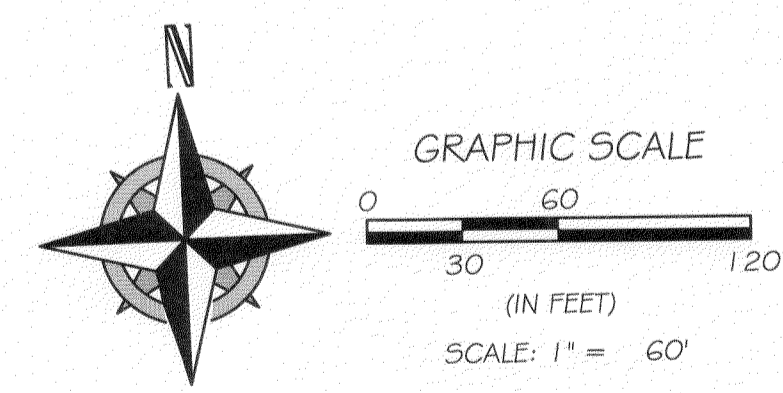
(A)	01-00-004-102-016 MICHAEL R. GETTENS INST. # 20040998038
(B)	01-00-004-104-038 CARL JASKIEWICZ INST. # 20130468327
(C)	01-00-004-104-035 LARRY JAMES WHITE Jr. O.R. VOLUME 1385, PAGE 422
(D)	01-00-004-106-014 MICHAEL R. & KATHY BERCHIN O.R. VOLUME 525, PAGE 788
(E)	01-00-004-106-027 SCHWINGER PROPERTIES, LLC INST. # 20130477562
(F)	01-00-004-108-023 DEAN F. MACLEAN II INST. # 20210818910

Doc ID: 023181350009 Type: OFF  
Kind: PLAT  
Recorded: 10/28/2021 at 12:03:28 PM  
Fee Amt: \$345.60 Page 1 of 5  
Lorain County, Ohio  
Mike Doran County Recorder  
File: 2021-0846615

**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV CODE  
OCT 28 2021  
J. CRAIG SHODGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

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

Plat Vol. 110  
pg. 85, 86, 87, 88



### SURVEY NOTE & BASIS OF BEARINGS

BASIS OF BEARING IS A PORTION OF THE WESTERLY LINE OF ORIGINAL BROWNHILM 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

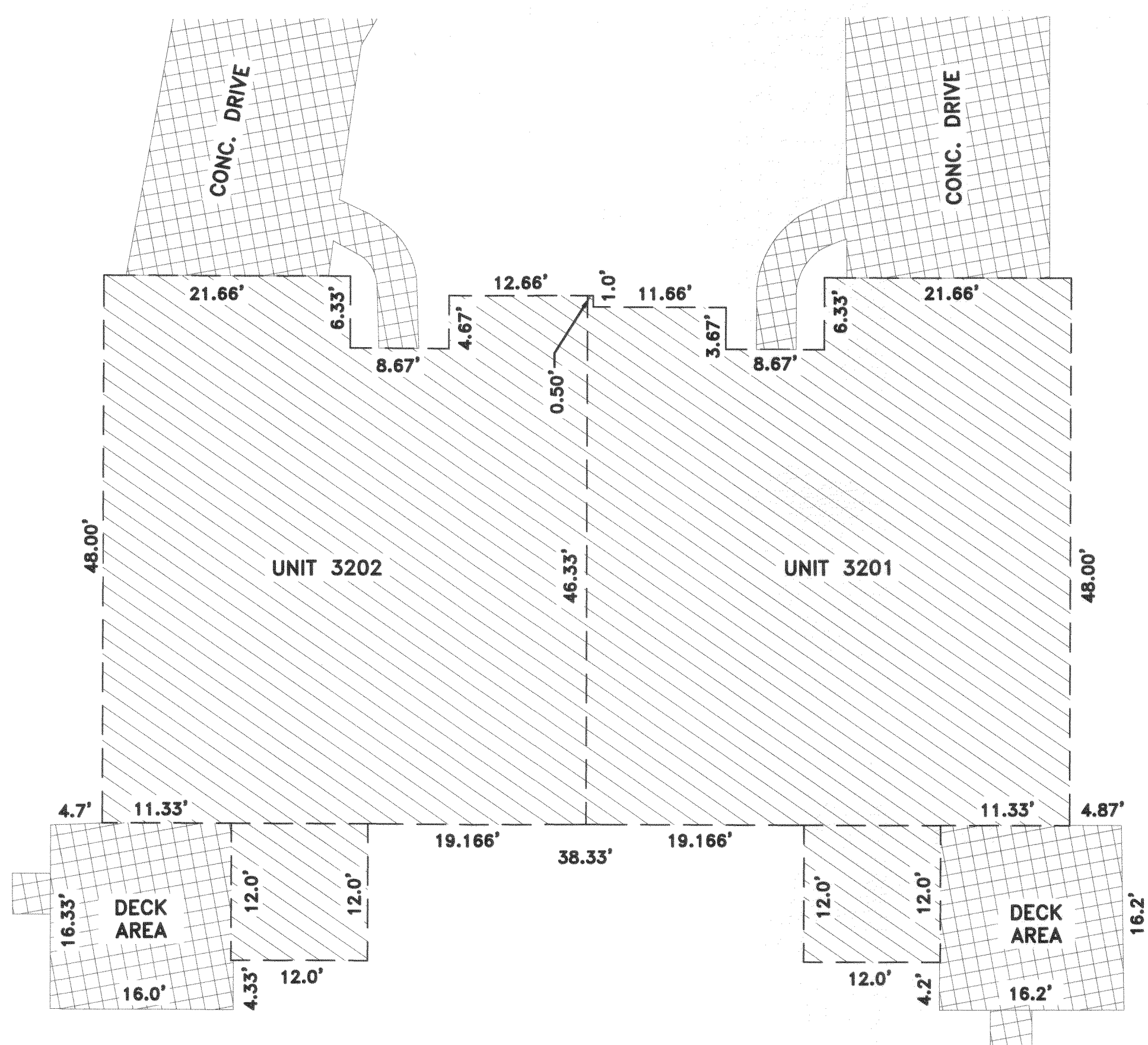
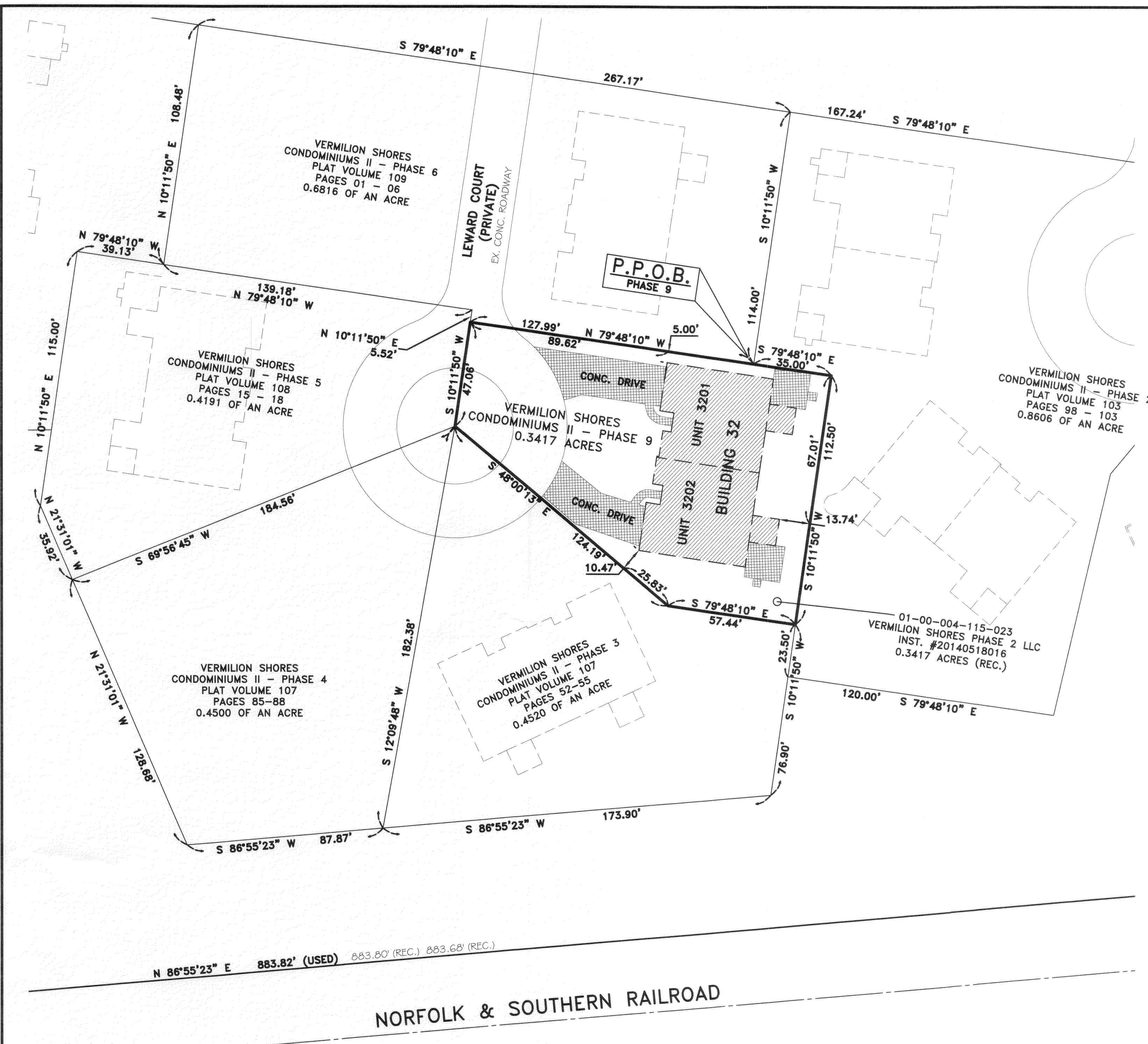
- OVERALL VIEW.....1
- ENLARGED VIEW & BUILDING DETAIL.....2
- BUILDING 32 ARCHITECTURAL PLANS.....3-4

REV.	BY	DATE	DESCRIPTION
1	JSR	09-28-2021	ISSUE TO CLIENT

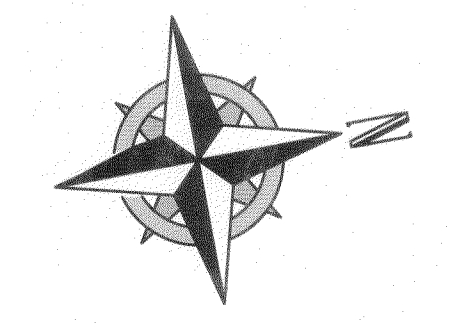
### REFERENCES USED

- 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 108, PAGES 15 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS II - PHASE 5 AS RECORDED IN VOLUME 109, PAGES 01 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.

<b>VERMILION SHORES CONDOMINIUMS II - PHASE 9 OVERALL VIEW</b> SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BROWNHILM TOWNSHIP LOT NUMBER 04.		<b>RAFTER A, LTD</b> LAND SURVEYING & ENGINEERING Office: 440-458-6294 Fax: 440-458-4483 www.RafterA.com 10980 LaGrange Road Elyria, Ohio 44035
VERMILION SHORES PHASE 2, LLC 4835 MUNSON STREET NW CANTON, OHIO 44718	DRAWN BY: JSR JOB No: 1238Q-21	



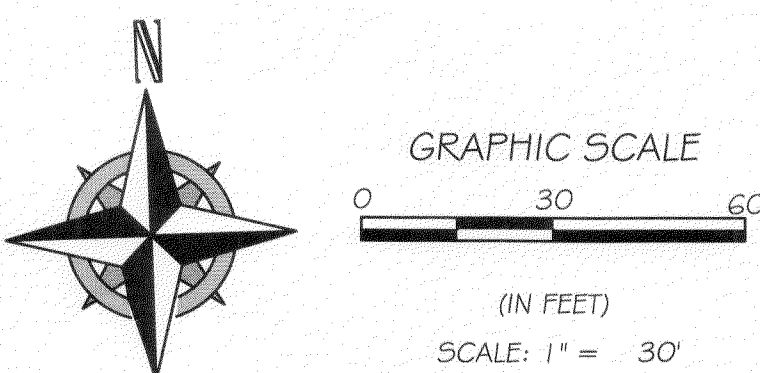
**BUILDING 32 DETAILS**  
SCALE 1" = 10'



- 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 SEPTEMBER 28th, 2021.

STATE OF OHIO  
**JOSHUA S. RIEDY**  
 S-8700  
 REGISTERED PROFESSIONAL SURVEYOR  
 7-28-2021  
 DATE



**LEGEND**

	BUILDING UNIT
	LIMITED COMMON AREA
	COMMON AREA

REV.	BY	DATE	DESCRIPTION
1	J5R	09-28-2021	ISSUE TO CLIENT

**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

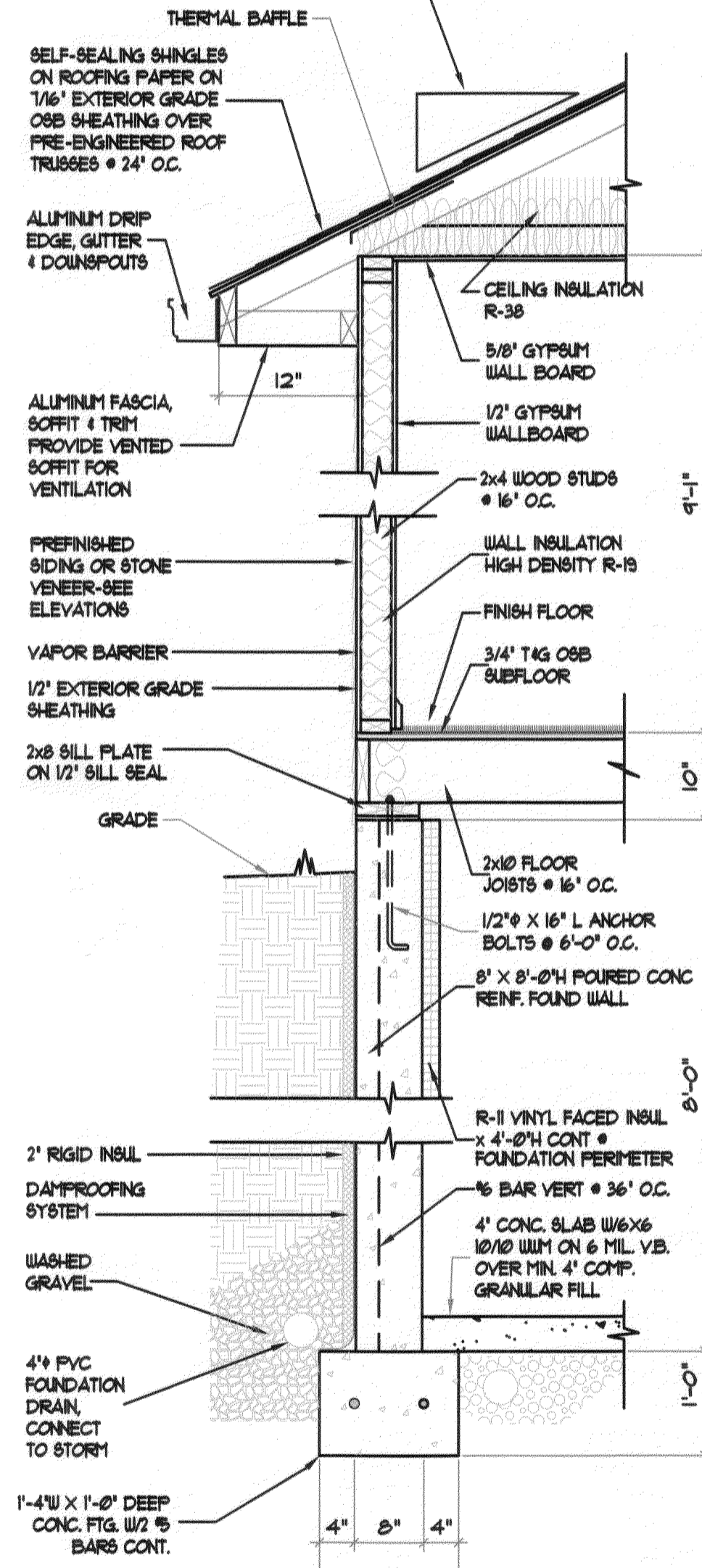
**VERMILION SHORES CONDOMINIUMS II - PHASE 9 DETAILED VIEW**  
 SITUATED IN THE CITY OF VERMILION, COUNTY OF CERRAN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 04.  
 VERMILION SHORES PHASE 2, LLC  
 4835 MUNSON STREET NW  
 CANTON, OHIO 44718

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

DRAWN BY: JSR	CHECKED BY: RAF
JOB No: 12360-21	SHEET 2 of 4

NOTE:  
INSTALL ICE GUARD AT ALL  
GUTTER LINES AND VALLEYS

SEE ELEVATIONS FOR ROOF PITCH



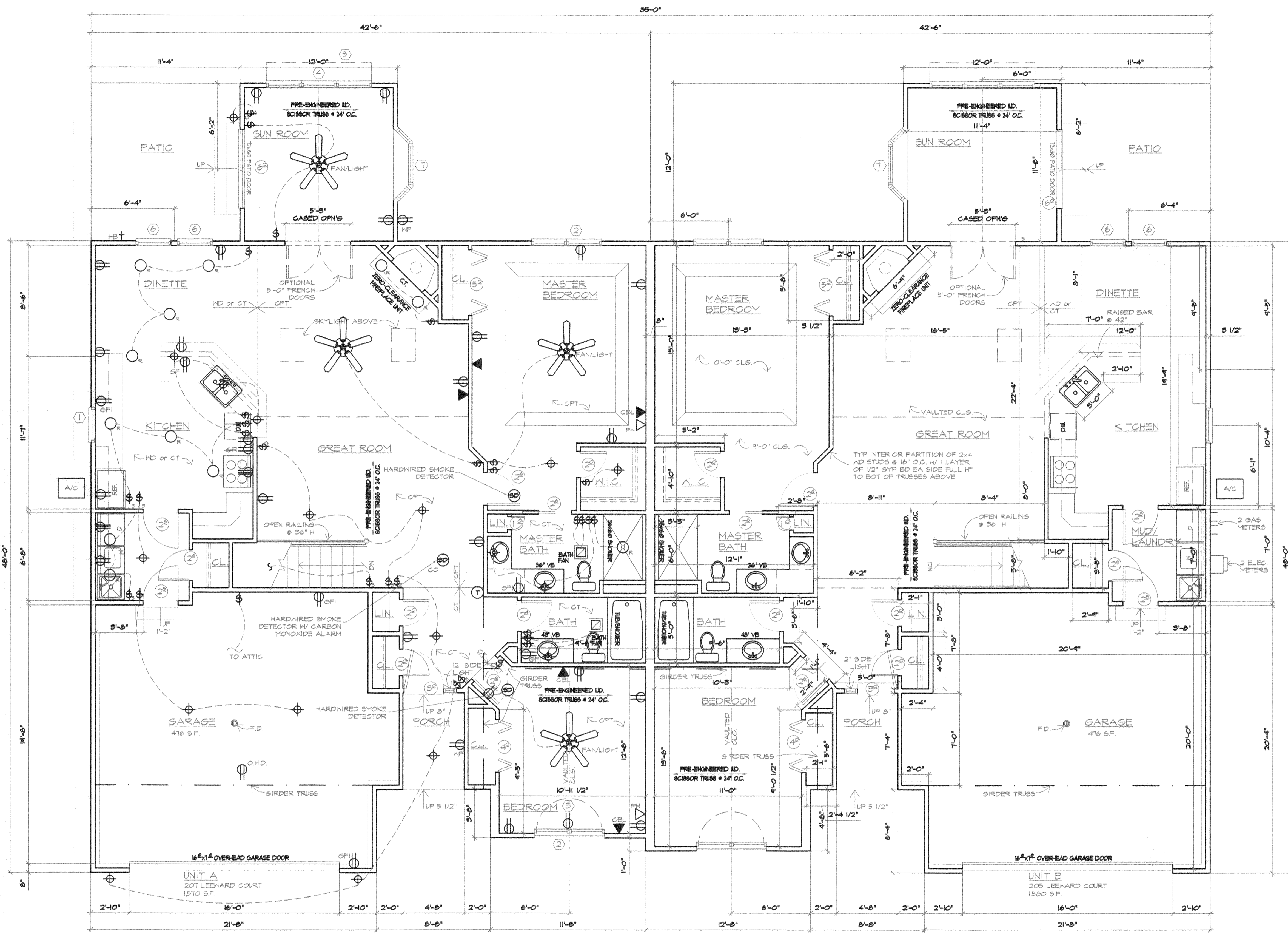
**WALL SECTION**  
SCALE: 3/4" = 1'-0"

WINDOW SCHEDULE						
MANUFACTURER: ANDERSEN						
MARK	DESCRIPTION	ROUGH OPENING (MIN)	EGRESS REQUIREMENTS			
			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 TWIN NARRROWLINE DOUBLE HING	5'-1 13/16" x 4'-9 1/4"	5.0 SQ. FT.	5.24 SQ. FT.	20" x 24"	30 11/16" x 24 9/16"
3	CTN-3 NARRROWLINE CIRCLE TOP	5'-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	FG2846-3 NARRROWLINE TRANSOM	2'-10 1/8" x 1'-5 1/2"				
6	2849 NARRROWLINE DOUBLE HING	2'-10 1/8" x 4'-9 1/4"				
7	50-CHS-20 ANDERSEN CASHEMENT 50" 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



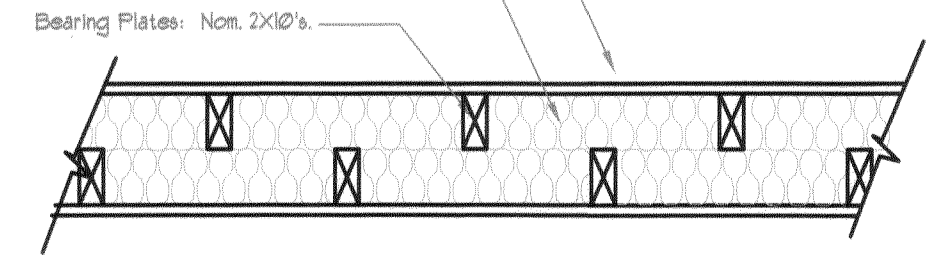
**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**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 OBCA 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 OBCA Residential Building Code Section 316.

1/2" Cast-in-place concrete. One layer 5/8" glass x gypsum board applied vertically to 2x4 studs @ 16" O.C. Attached to studs with 6d nails @ 1 ft. O.C. Wall assembly to extend from top of conc. wall to the underside of the roof sheathing.

Insulation - Sound batts Min. 1" thick, int. 2 1/2" poly faced mineral fiber insulation, pressure fit in the wall cavity between studs and plates.

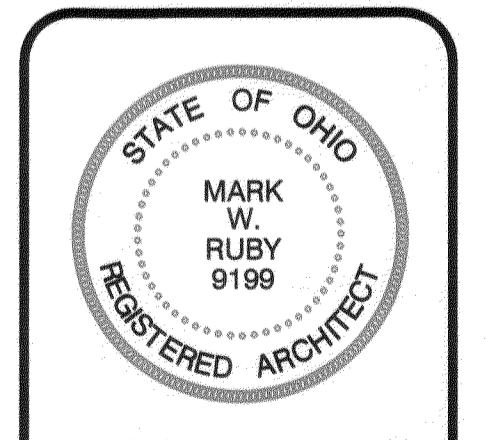


**TENANT SEPARATION WALL**  
SCALE: 1/2" = 1'-0"

REVISIONS	BY

**MARK W. RUBY**  
ARCHITECT  
199 N. LEAVITT RD SUITE 201  
AMHERST, OH. 44001  
(440) 966-2091

**BUILDING 32**  
**LAKESIDE VILLAS**  
205/207 LEEWARD COURT  
VERMILION, OHIO

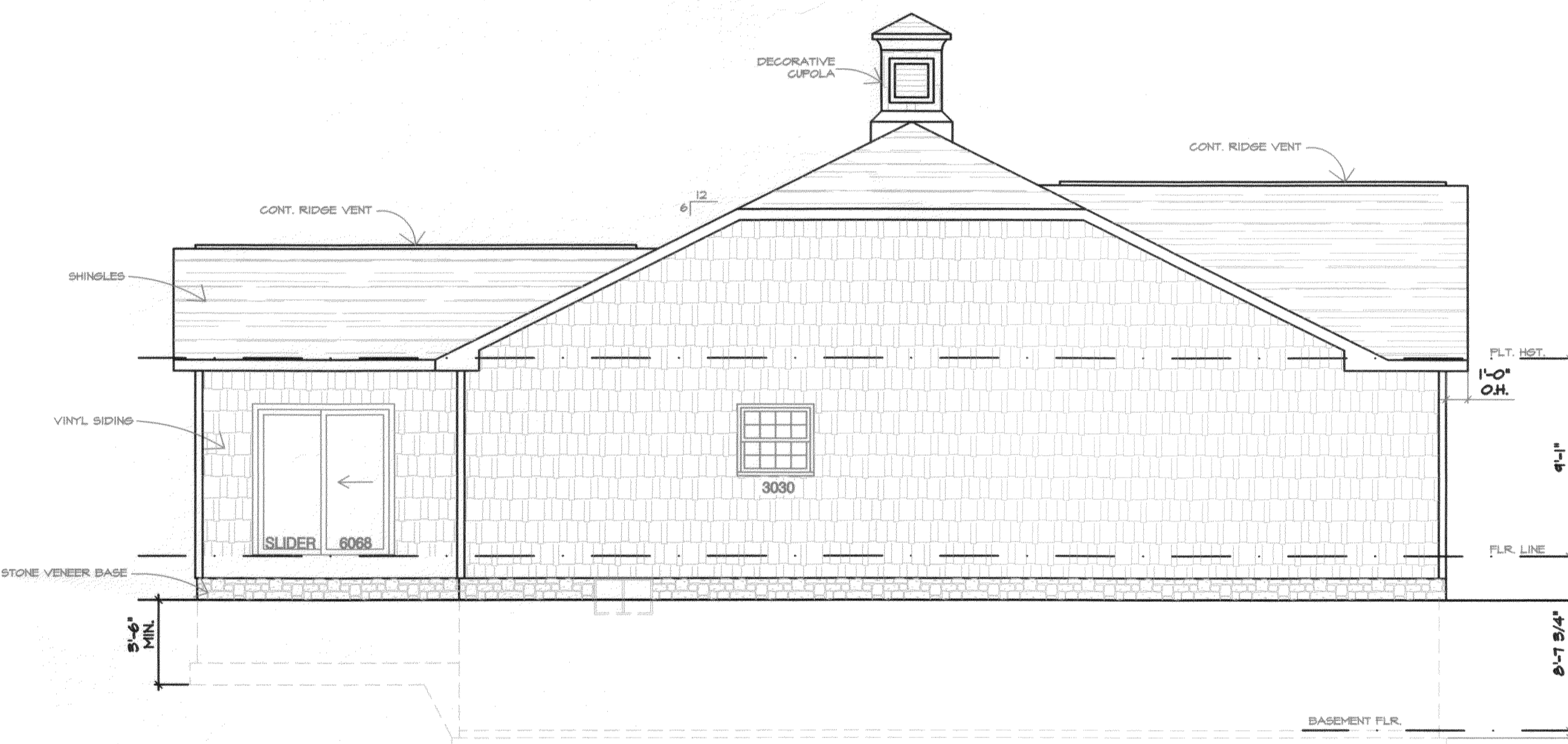


DATE 9/28/21  
PROJ. 2120  
SHEET

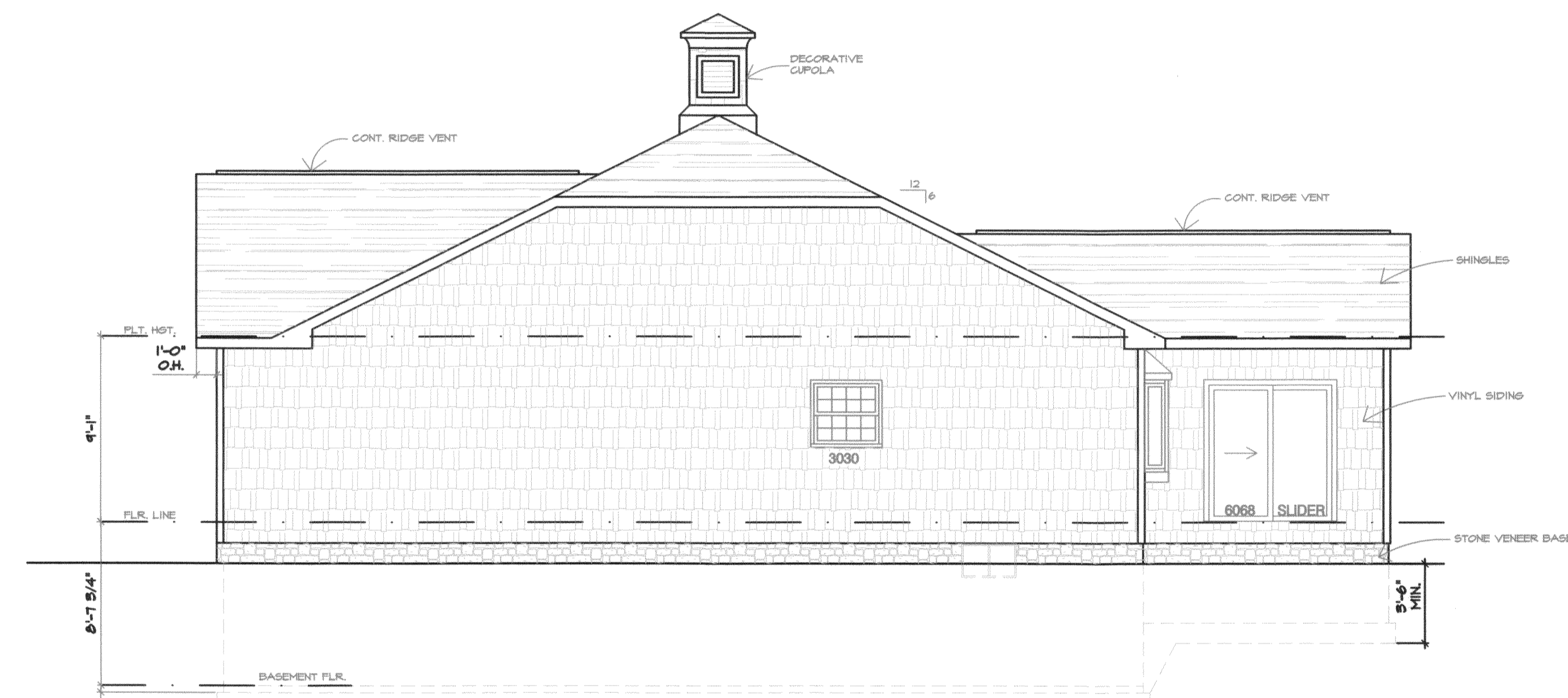
**3 OF 4**



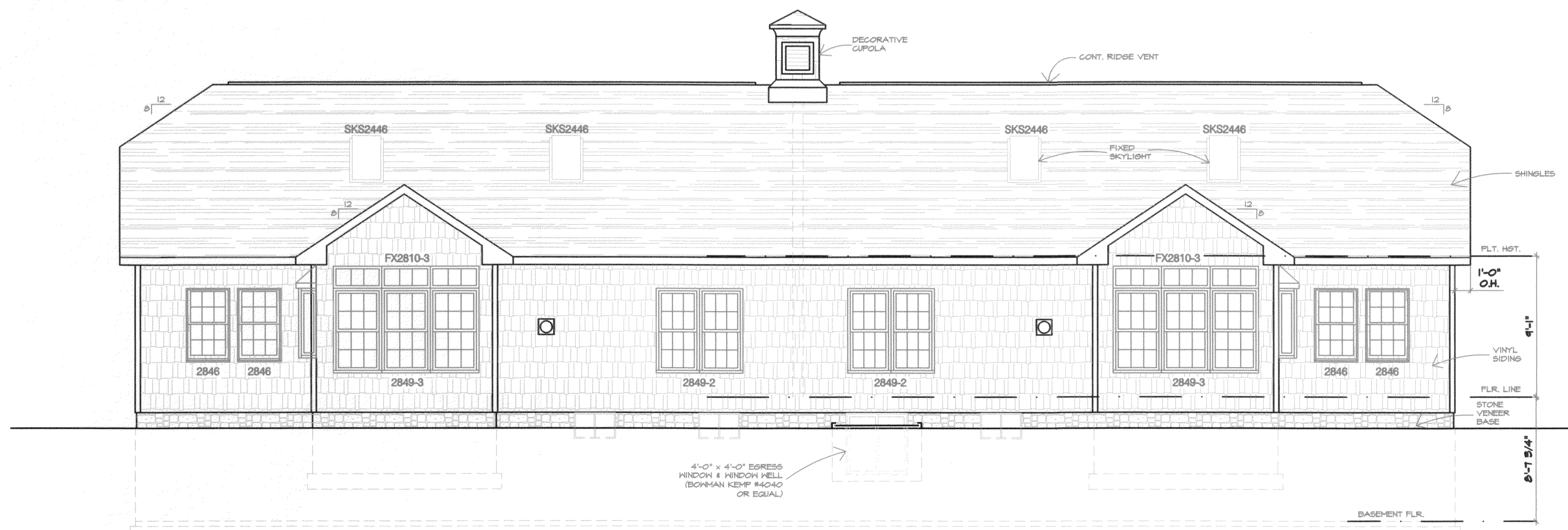
**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



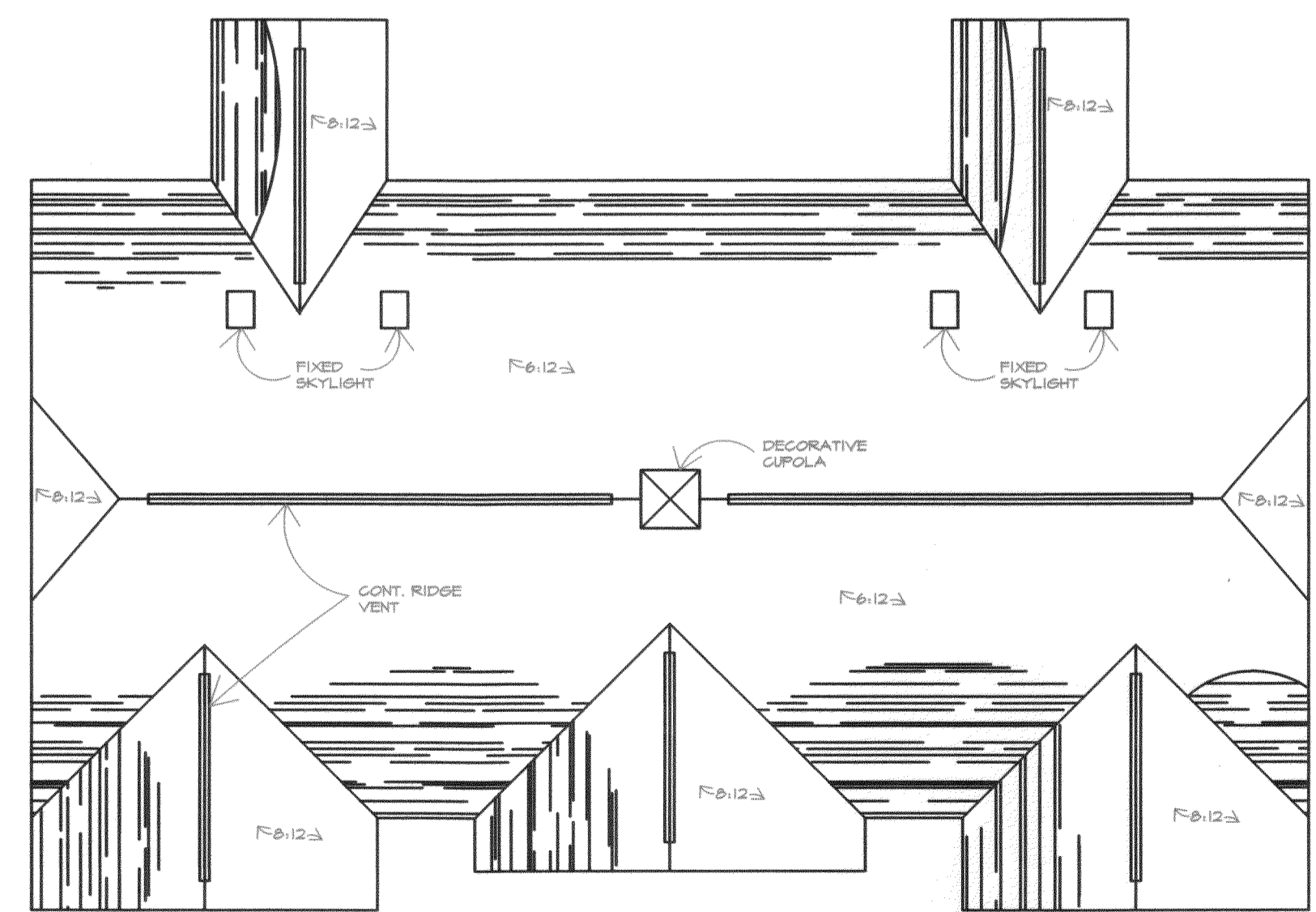
**LEFT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



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



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



**ROOF PLAN**  
SCALE: N.T.S.

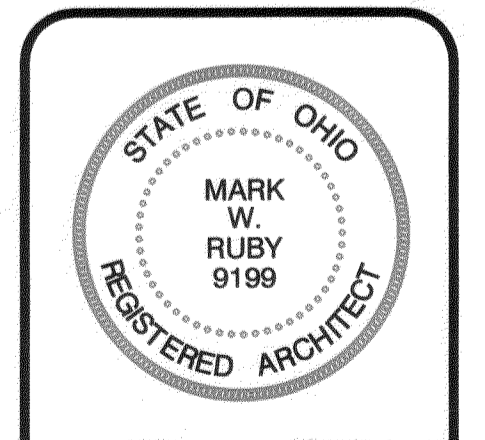
I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION, THE DRAWINGS REPRESENT THE STRUCTURES AS BUILT.

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

REVISIONS	BY

**MARK W. RUBY**  
ARCHITECT  
199 N. LEAVITT RD SUITE 201  
AMHERST, OH 44001  
(440) 966-2891

**BUILDING 32**  
**LAKESIDE VILLAS**  
205/207 LEEWARD COURT  
VERMILION, OHIO



DATE 9/28/21  
PROJ. 2120  
SHEET

**4 OF 4**

Plat Sheet

Instrument # 2021-0846615 Film # \_\_\_\_\_

Name of Plat: Vermilion Shores Condominiums II Phase 9

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.  
0.3417 acre Easements also  
Creating units 3201 & 3202

Floor Plans: See Image

Related/Margin: \_\_\_\_\_

Comments: Declaration Following  
#2021-0846615

Vol. 110

Pg. 85, 86, 87, 88

Amount: \$345.60

Initials: HR

Receiving Stamp

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