

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)

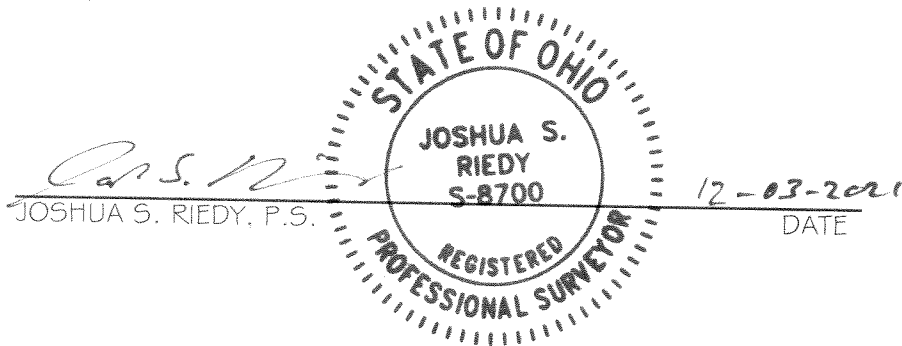
LINE REFERENCE TABLE		
	LINE	BEARING
L-1	42.91'	N 10°11'50" E
L-2	39.13'	N 79°48'10" W
L-3	53.40'	N 10°11'50" E
L-4	65.00'	N 41°34'52" E
L-5	29.77'	S 37°43'22" E
L-6	47.06'	S 10°11'50" W

ACREAGE BREAKDOWN

AUDITORS P.P.N: 01-00-004-115-026	3.1140 ACRES
VERMILION SHORES CONDOMINIUMS II - PHASE 10	0.5889 ACRES (O.L. 4)
REMAINDER PARCEL	2.5251 ACRES

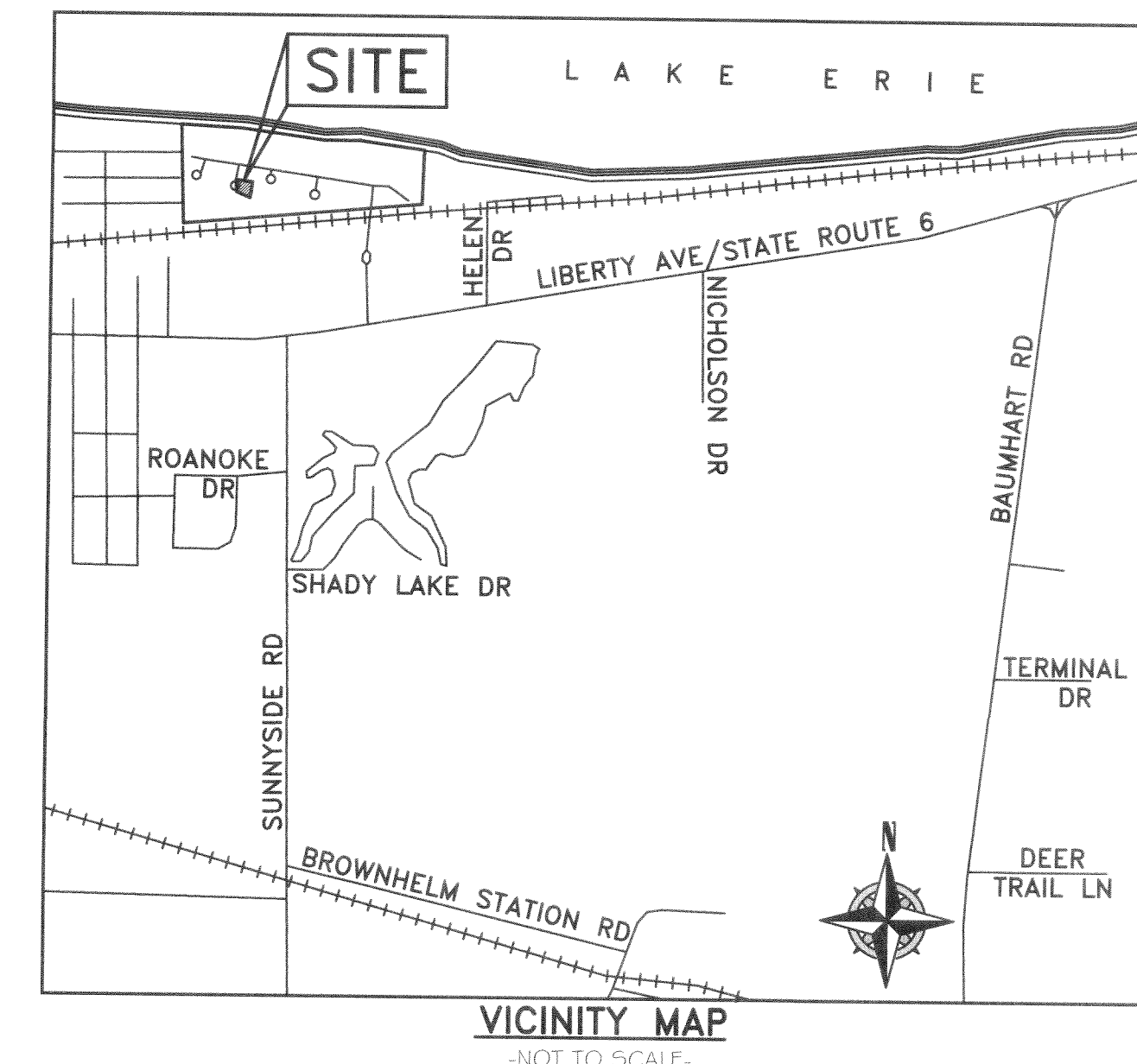
CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS CURRENTLY UNDER CONSTRUCTION OR COMPLETED AS OBSERVED BY RAFTER A, LTD ON NOVEMBER 22nd, 2021.



VERMILION SHORES CONDOMINIUMS II - PHASE 10

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

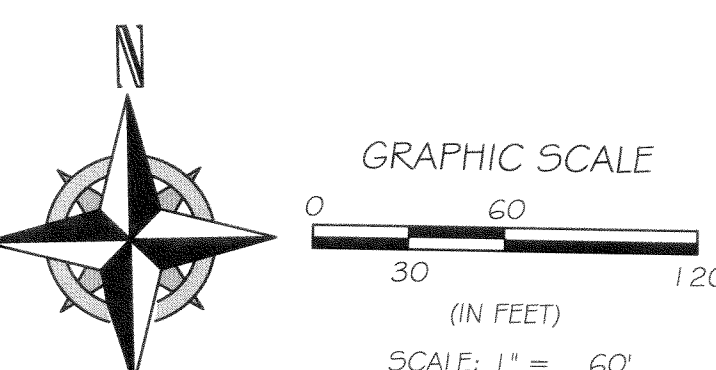


(A)	01-00-004-102-016 MICHAEL R. GETTENS INST. # 20040998038
(B)	01-00-004-104-038 CARL JASKIEWICZ INST. # 20130468327
(C)	01-00-004-104-035 LARRY JAMES WHITE JR. O.R. VOLUME 1385, PAGE 422
(D)	01-00-004-106-014 MICHAEL R. & KATHY BERCHIN O.R. VOLUME 525, PAGE 788
(E)	01-00-004-106-027 SCHWINGER PROPERTIES,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

MCKINLEY TITLE AGENCY INC
2732 FULDRON DR NW
CANTON, OH 44718
*Plat vol. 111
pgs. 19, 20, 21, 22*

Doc ID: 023276290005 Type: OFF
Kind: PLAT
Recorded: 12/27/2021 at 12:00:59 PM
File Amt: \$345.60 Page 1 of 5
Lorain County, Ohio
Mike Doran County Recorder
File 2021-0855820

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-022
OHIO REV. CODE
DEC 27 2021
JCR
mkr
J. CRAIG SNOODGRASS, CPA, CGPM
LORAIN COUNTY AUDITOR



SURVEY NOTE & BASIS OF BEARINGS
BASIS OF BEARING IS A PORTION OF THE EASTERLY 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 26 ARCHITECTURAL PLANS.....3-4

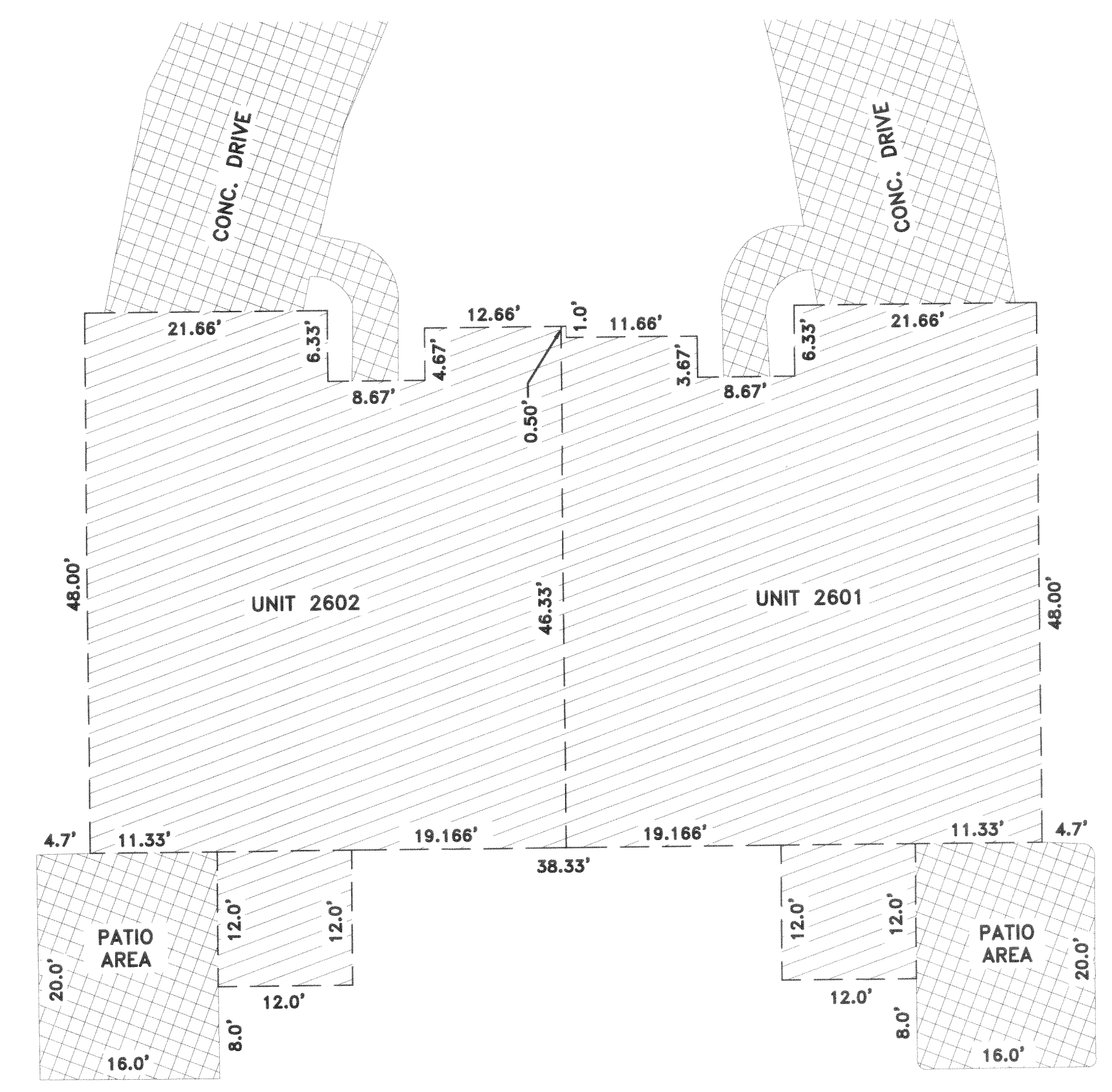
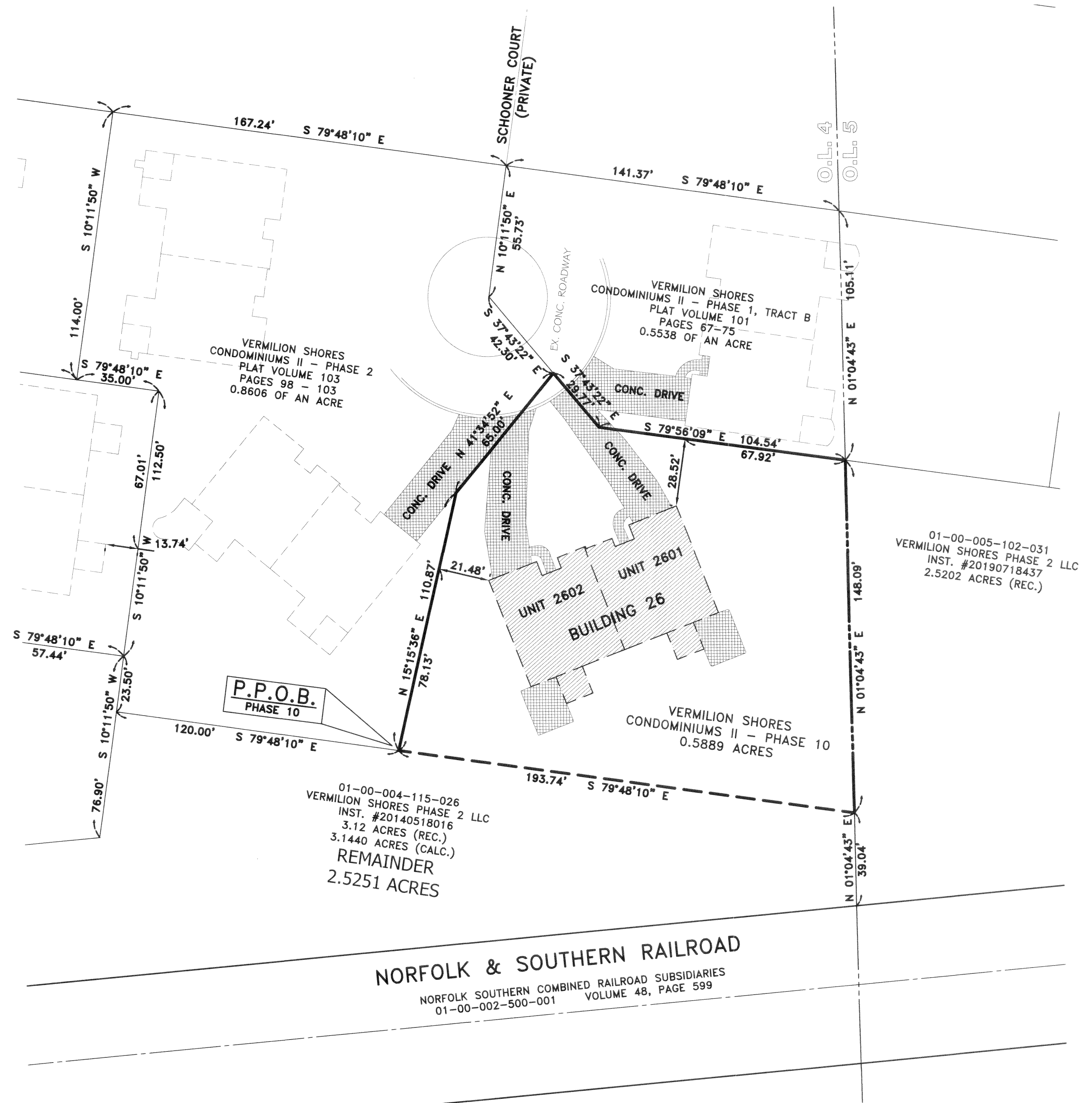
REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS
- ALTA/ACSM SURVEY PREPARED BY DAVID L. ELWELL, P.S., 6333 OF K5 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 7 AS RECORDED IN VOLUME 89, PAGES 19-32 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS II - PHASE 1 AS RECORDED IN VOLUME 90, PAGES 10-13 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS II - PHASE 2 AS RECORDED IN VOLUME 101, PAGES 67-75 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.
- VERMILION SHORES CONDOMINIUMS II - PHASE 7 AS RECORDED IN VOLUME 109, PAGES 78-81 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS II - PHASE 8 AS RECORDED IN VOLUME 110, PAGES 22-27 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS II - PHASE 9 AS RECORDED IN VOLUME 110, PAGES 85-88 OF THE LORAIN COUNTY PLAT RECORDS.

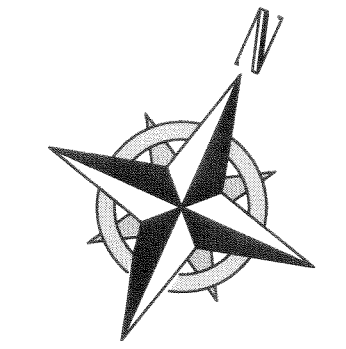
REV.	BY	DATE	DESCRIPTION
1	JSR	12-06-2021	ISSUE TO CLIENT

VERMILION SHORES CONDOMINIUMS II - PHASE 10
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: 1236V-21 SHEET 1 of 4

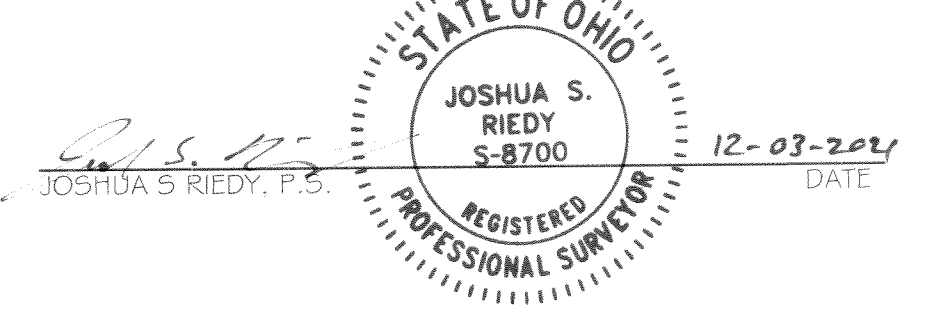


BUILDING 26 DETAILS
SCALE: 1" = 10'



- 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 NOVEMBER 22nd, 2021.



GRAPHIC SCALE
0 30 60
(IN FEET)
SCALE: 1" = 30'

LEGEND

- BUILDING UNIT
- LIMITED COMMON AREA
- COMMON AREA

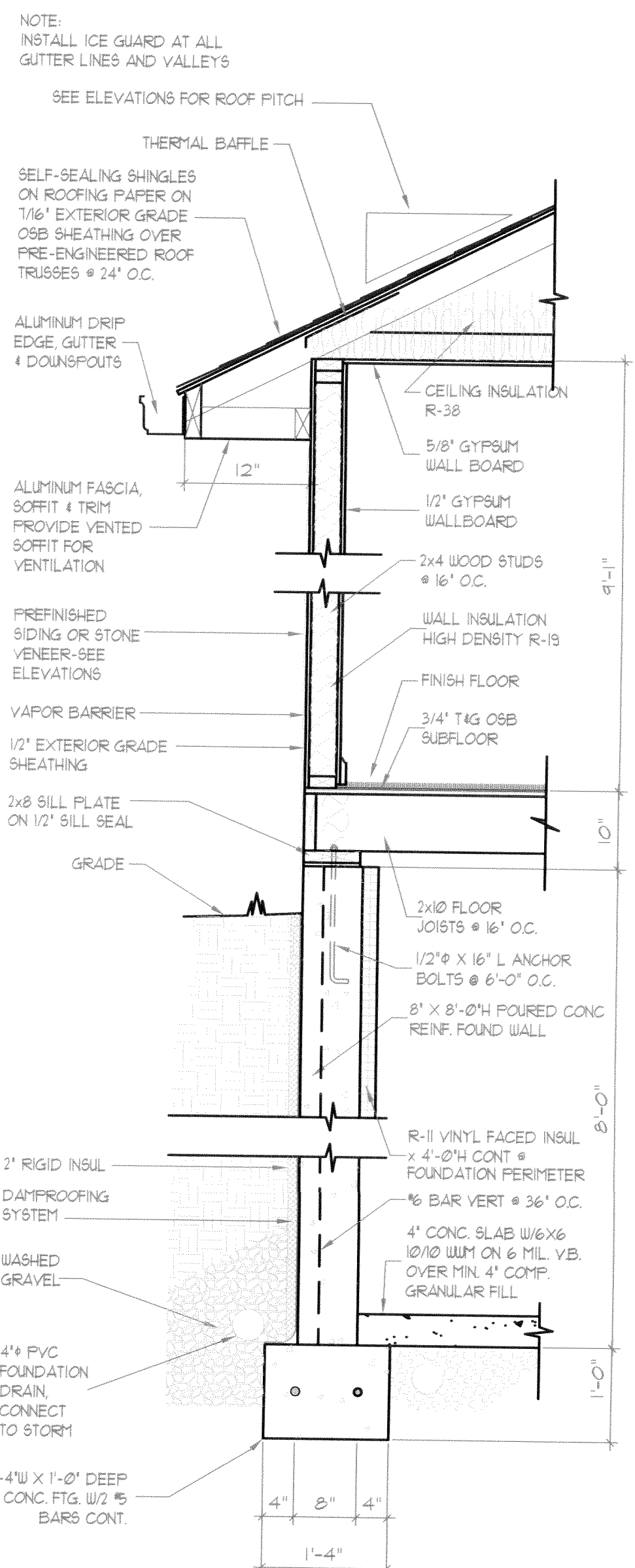
REV.	BY	DATE	DESCRIPTION
1	J5R	12-06-2021	ISSUE TO CLIENT

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 10
DETAILED VIEW
SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO AND KNOW 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: 1236V-21 SHEET 2 of 4



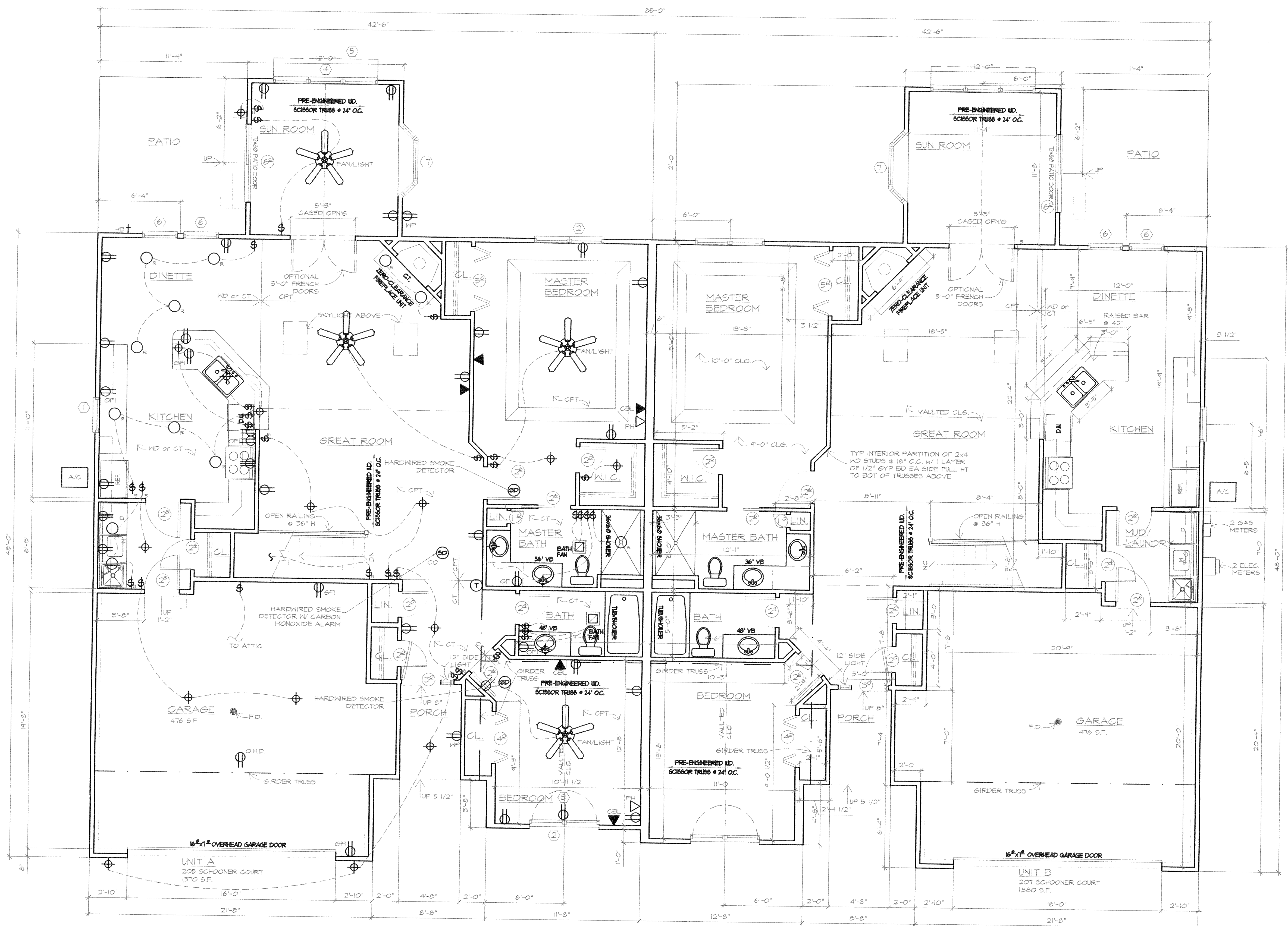
WALL SECTION
SCALE: 3/4" = 1'-0"

WINDOW SCHEDULE						
MARK	DESCRIPTION	ROUGH OPENING (MIN)	CLEAR AREA REQUIRED	CLEAR AREA PROVIDED	CLEAR OPENING PROVIDED	NOTES
1	30210 NARRROWLINE DOUBLE HING	3'-2 1/8" x 3'-1 1/4"				
2	2846-2 TWIN NARRROWLINE DOUBLE HING	5'-1 7/8" x 4'-9 1/4"	5.0 SQ. FT.	5.24 SQ. FT.	20" x 24"	1
3	CT202-2 NARRROWLINE CIRCLE TOP	5'-1 7/8" x 3'-0 1/2"				
4	2846-3 TRIPLE NARRROWLINE DOUBLE HING	8'-5 1/2" x 4'-9 1/4"				2
5	PC280-3 NARRROWLINE TRANSOM	8'-5 1/2" x 1'-3 1/4"				2
6	2846 NARRROWLINE DOUBLE HING	2'-10 1/8" x 4'-9 1/4"				2
7	50-CH5-20 ANDERSEN CASEMENT 30" BAY	5'-10" x 4'-6 1/16"				

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.

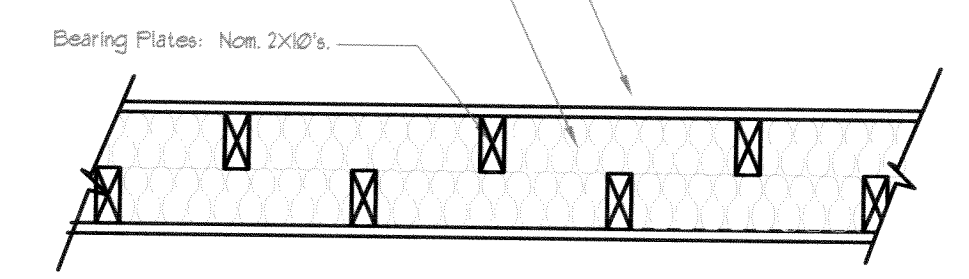
Mark W. Ruby
Mark W. Ruby, Architect #1919



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

U.L. 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

- 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) 986-2091

BUILDING 26
LAKESIDE VILLAS
205/207 SCHOONER COURT
VERMILION, OHIO

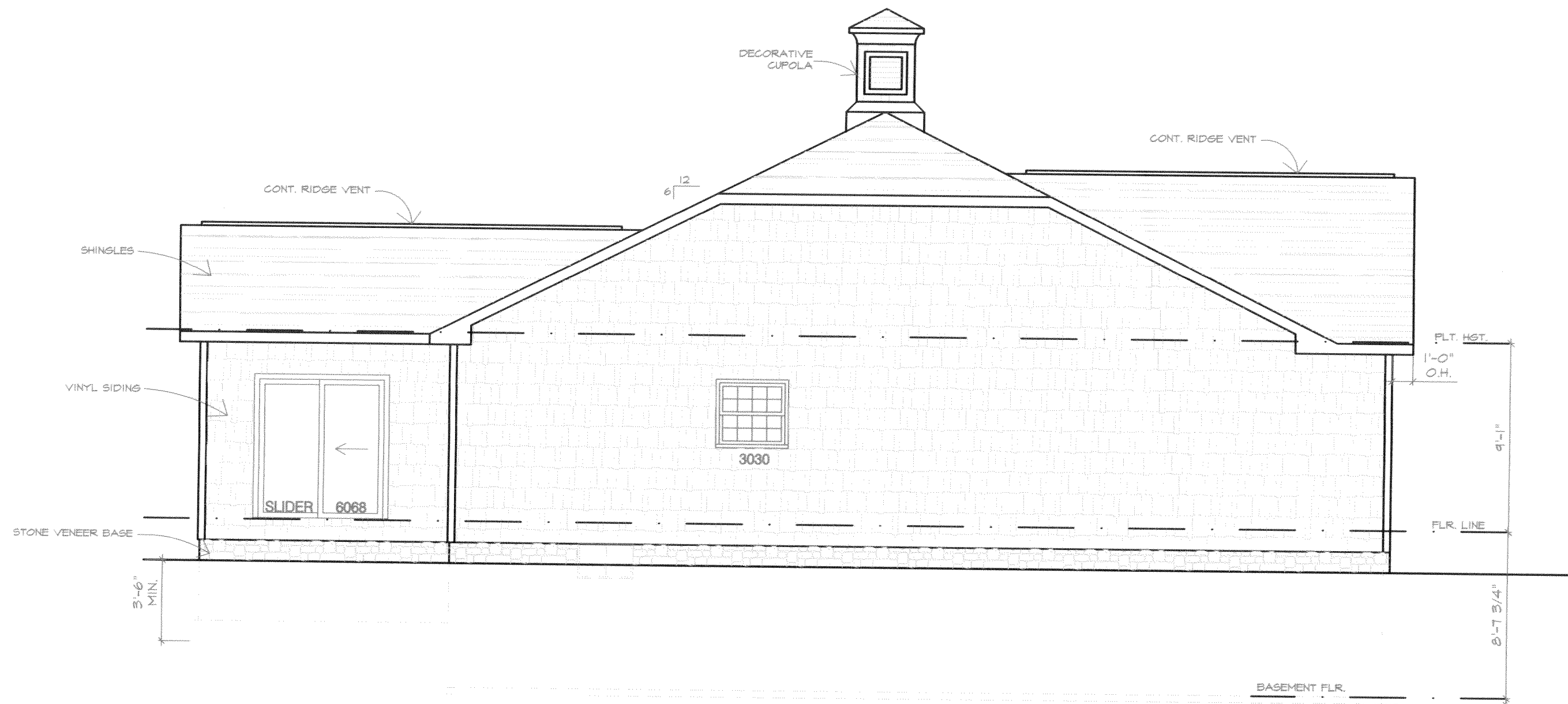


DATE 12/3/21
PROJ. 2133
SHEET

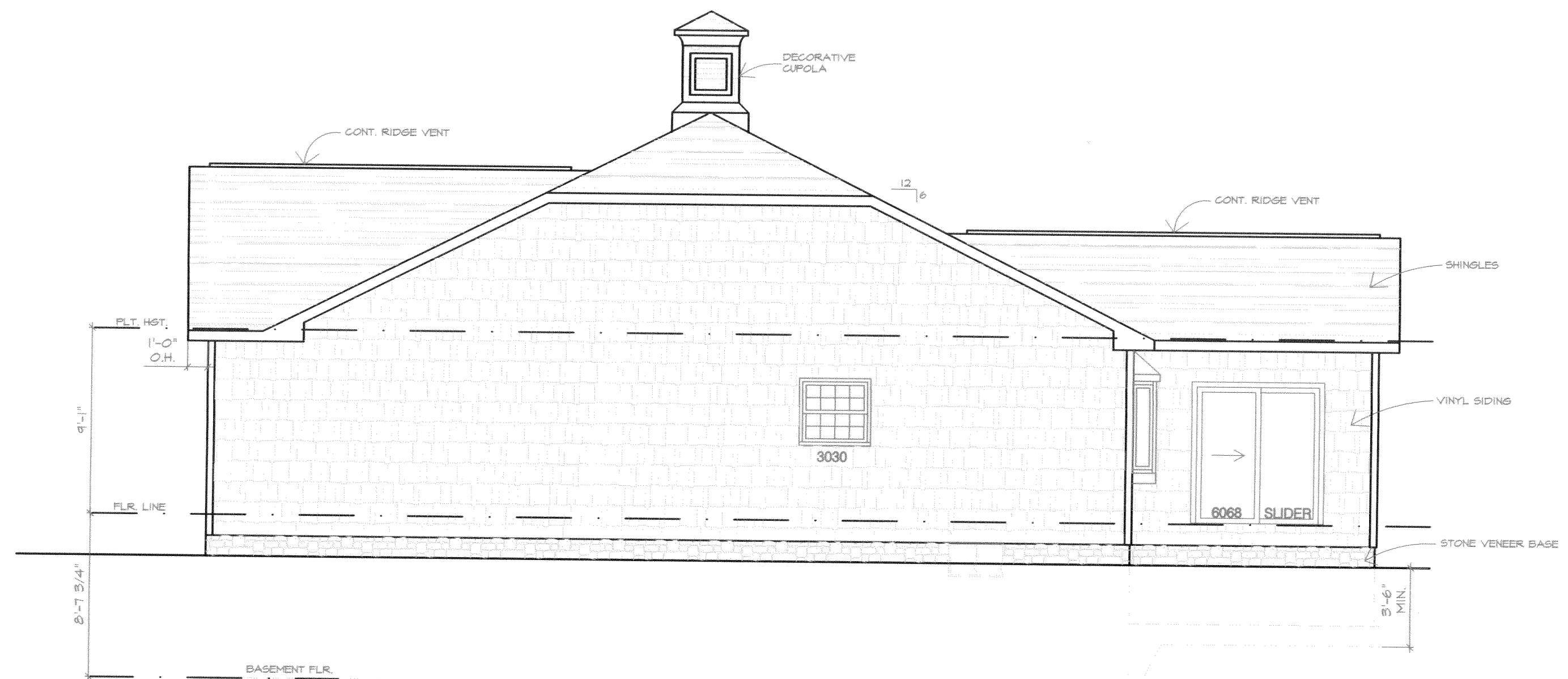
3 OF 4



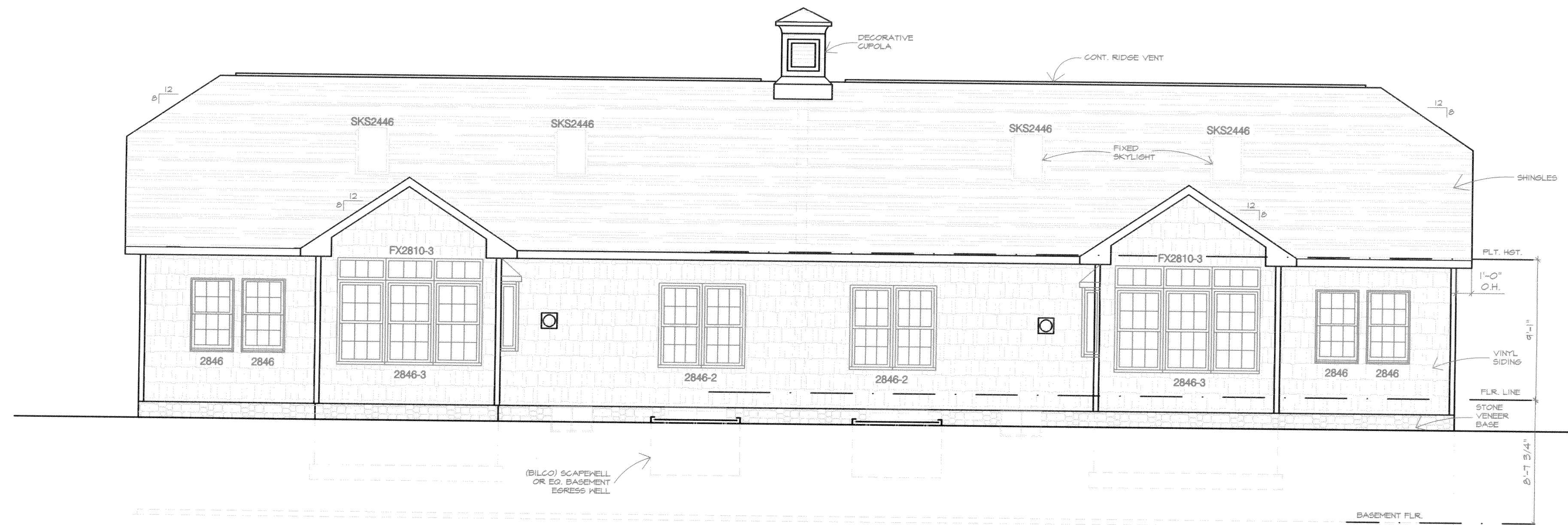
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



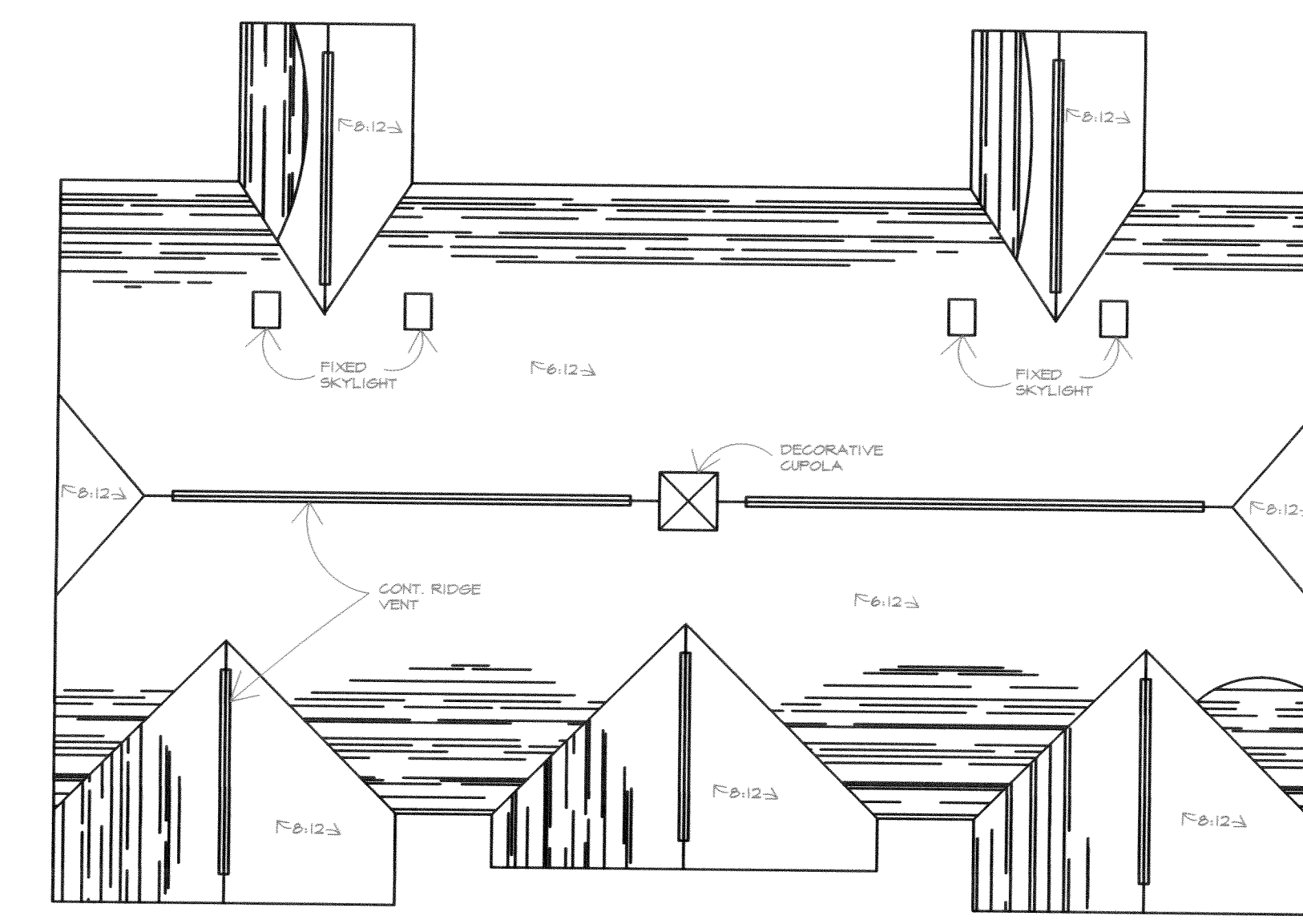
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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



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



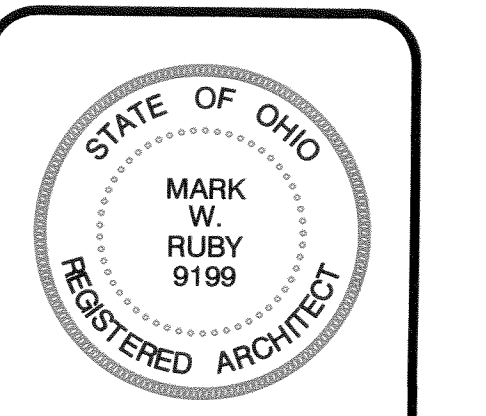
ROOF PLAN
SCALE: N.T.S.

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 #4199

REVISIONS	BY

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

BUILDING 26
LAKESIDE VILLAS
205/207 SCHOONER COURT
VERMILION, OHIO



DATE 12/3/21
PROJ. 2133
SHEET

4 OF 4

Plat Sheet

Instrument # 2021-0855821 Film # _____

Name of Plat: Vermilion Shores Condominiums II Phase 10

Owner: Vermilion Shores Phase 2 LLC

Description: Situated in the State of Ohio
County of Lorain City of Vermilion and
being part of original Brownhelm Trwp lot
4 .5889 Acre. Creating Units 2601,
2602.

Floor Plans: _____

Related/Margin: _____

Comments: _____

Vol. 111

Receiving Stamp

Pg. 19-22

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

Amount: 345.60
Initials: TM