

CURVE REFERENCE TABLE					
	ARC LENGTH	RADIUS	CHORD	BEARING	TANGENT
C-1	55.28' (CALC)	150.00' (CALC)	54.98' (CALC)	N 20°45'15" E	27.96' (CALC)
C-2	7.28' (CALC)	150.00' (CALC)	7.28' (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

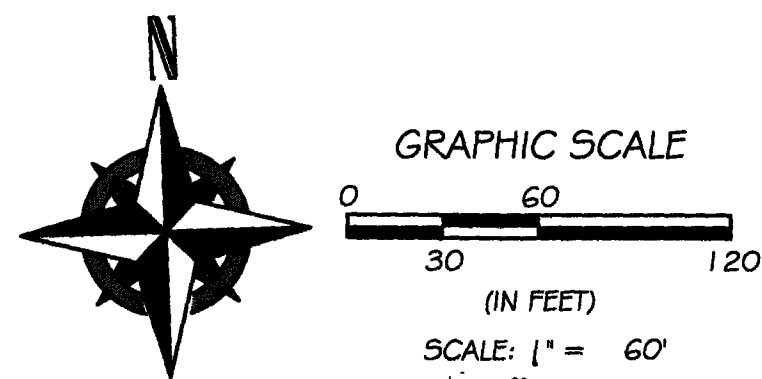
ACREAGE BREAKDOWN

AUDITORS P.P.N: 01-00-004-115-027	1.6142 ACRES
VERMILION SHORES CONDOMINIUMS II - PHASE 11	0.6599 ACRES (O.L. 4)
REMAINDER PARCEL	0.9543 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 MARCH 22nd, 2022.

Joshua S. Riedy
 JOSHUA S. RIEDY, P.S.
 STATE OF OHIO
 REGISTERED PROFESSIONAL SURVEYOR
 3-30-2022 DATE



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.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A, LTD IN MARCH OF 2022 AND AN ALTA/ACSM LAND TITLE SURVEY, PERFORMED BY KS ASSOCIATES IN ELYRIA OHIO SIGNED FEBRUARY 06, 2002.

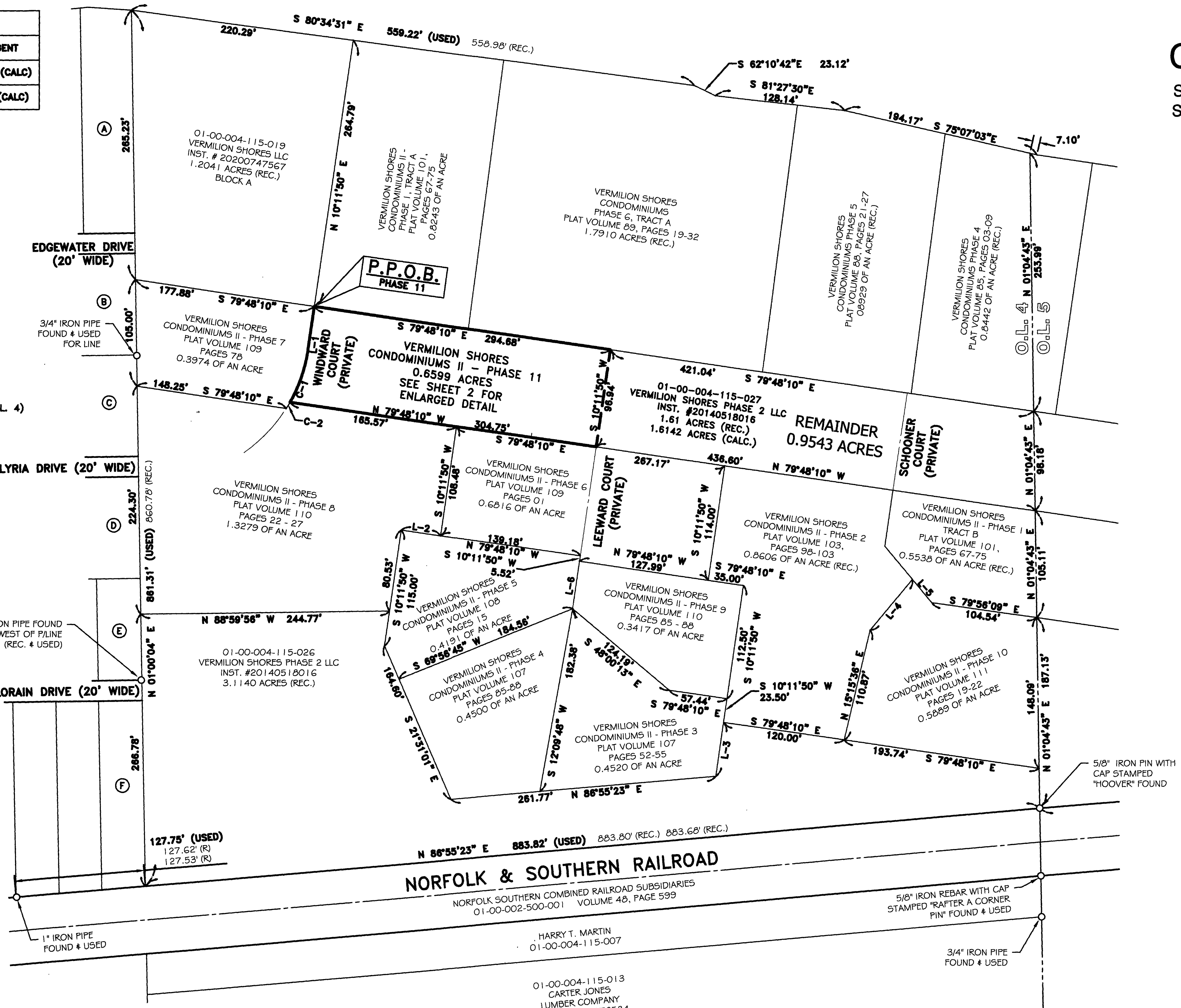
REV.	BY	DATE	DESCRIPTION
1	JSR	03-30-2022	ISSUE TO CLIENT

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 37 ARCHITECTURAL PLANS.....3-4
- BUILDING 38 ARCHITECTURAL PLANS.....5-6



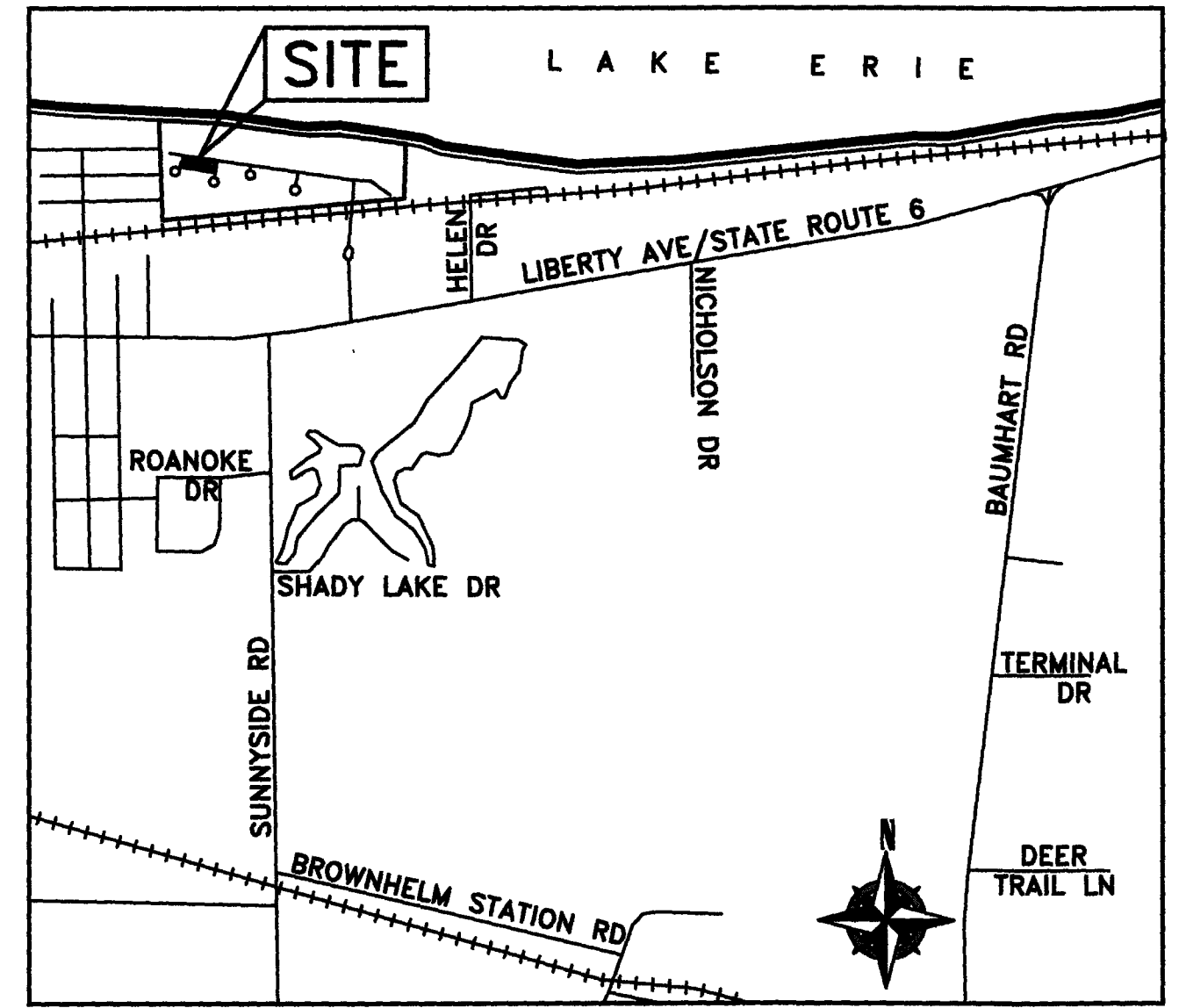
01-00-004-115-013
 CARTER JONES
 LUMBER COMPANY
 INST. #20050076584
 3026 LIBERTY AVENUE

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.
- 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.
- VERMILION SHORES CONDOMINIUMS II - PHASE 10 AS RECORDED IN VOLUME 111, PAGES 19-22 OF THE LORAIN COUNTY PLAT RECORDS.

**VERMILION SHORES
 CONDOMINIUMS II - PHASE 11**

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-

(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: 02346240007 Type: OFF
 Kiosk: PLAT
 Recorded: 04/28/2022 at 10:07:08 AM
 Fee Amt: \$515.40 Page 1 of 1
 Lorain County, Ohio
 Mike Doran County Recorder
 File # 2022-0872926

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

PLAT Vol 111
 Pgs 98, 91, 92, 93
 44, 95

TRANSFERRED
 IN COMPLIANCE WITH RC 313.022
 OHIO REV. CODE
 APR 28 2022
 I. CRAIG SNODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

**VERMILION SHORES
 CONDOMINIUMS II - PHASE 11
 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: 1236Y-21 SHEET 1 of 6

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

VERMILION SHORES
CONDOMINIUMS II -
PHASE I, TRACT A
PLAT VOLUME 101,
PAGES 67-75
0.8243 OF AN ACRE

VERMILION SHORES
CONDOMINIUMS
PHASE 6, TRACT A
PLAT VOLUME 89, PAGES 19-32
1.7910 ACRES (REC.)

01-00-004-115-027
VERMILION SHORES PHASE 2 LLC
INST. # 20140518016
1.61 ACRES (REC.)
1.6142 ACRES (CALC.)
REMAINDER
0.9543 ACRES

VERMILION SHORES
CONDOMINIUMS II - PHASE 8
PLAT VOLUME 110
PAGES 22 - 27
1.3279 OF AN ACRE

VERMILION SHORES
CONDOMINIUMS II - PHASE 6
PLAT VOLUME 109
PAGES 01 - 06
0.6816 OF AN ACRE

CURVE REFERENCE TABLE

ARC LENGTH	RADIUS	CHORD	BEARING	TANGENT
C-1 55.28' (CALC)	150.00' (CALC)	54.96' (CALC)	N 20°45'15" E	27.96' (CALC)

LINE REFERENCE TABLE

L-1	42.91'	N 10°11'50" E
-----	--------	---------------

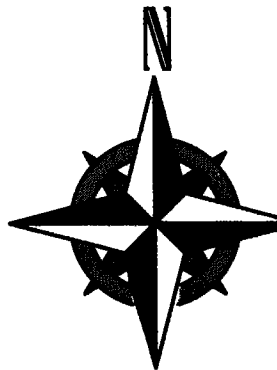
NOTES

- 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 MARCH 22nd, 2022.

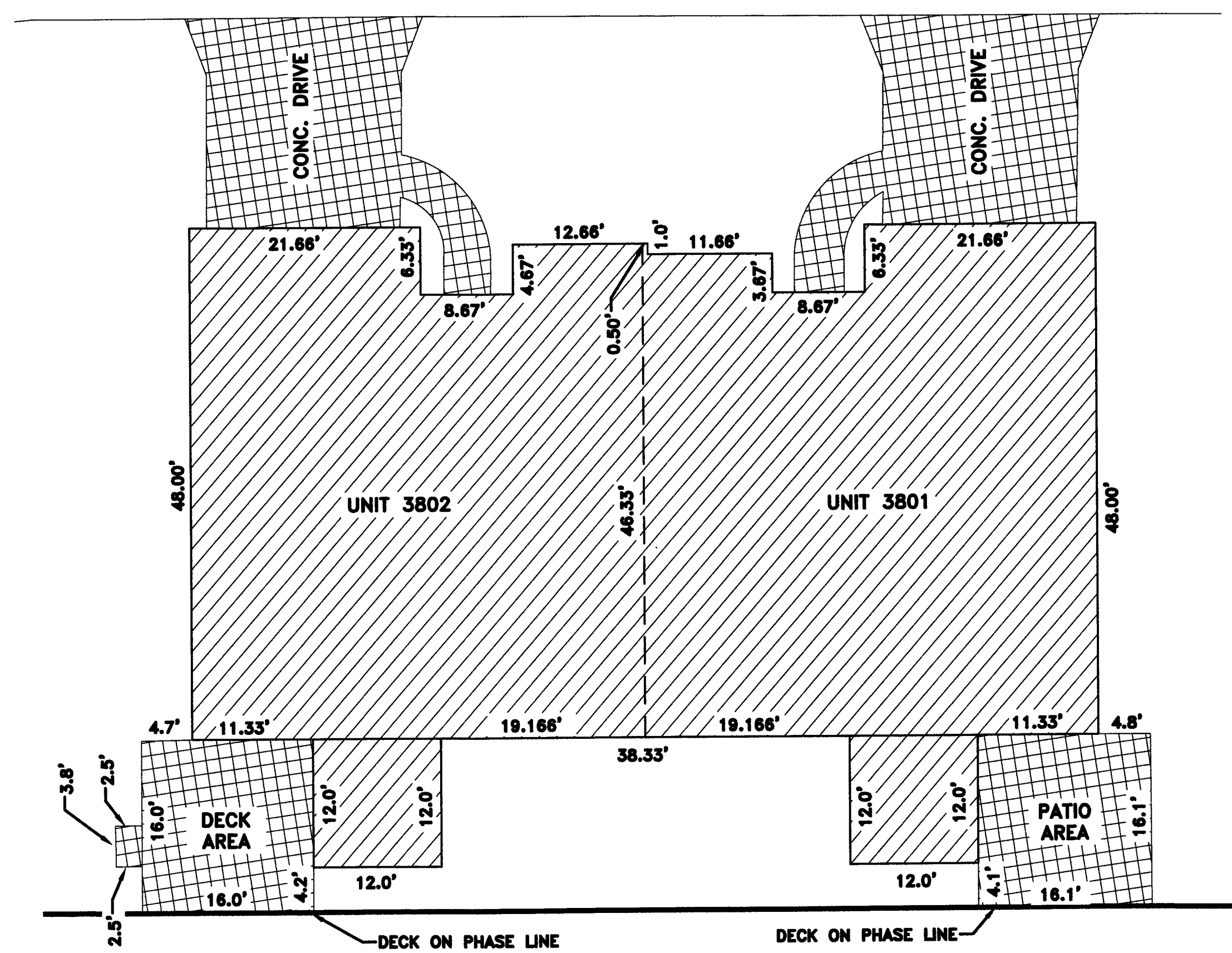
Joshua S. Riedy
JOSHUA S. RIEDY, P.S.
STATE OF OHIO
JOSHUA S. RIEDY
S-8700
REGISTERED
PROFESSIONAL SURVEYOR
3-30-2022
DATE



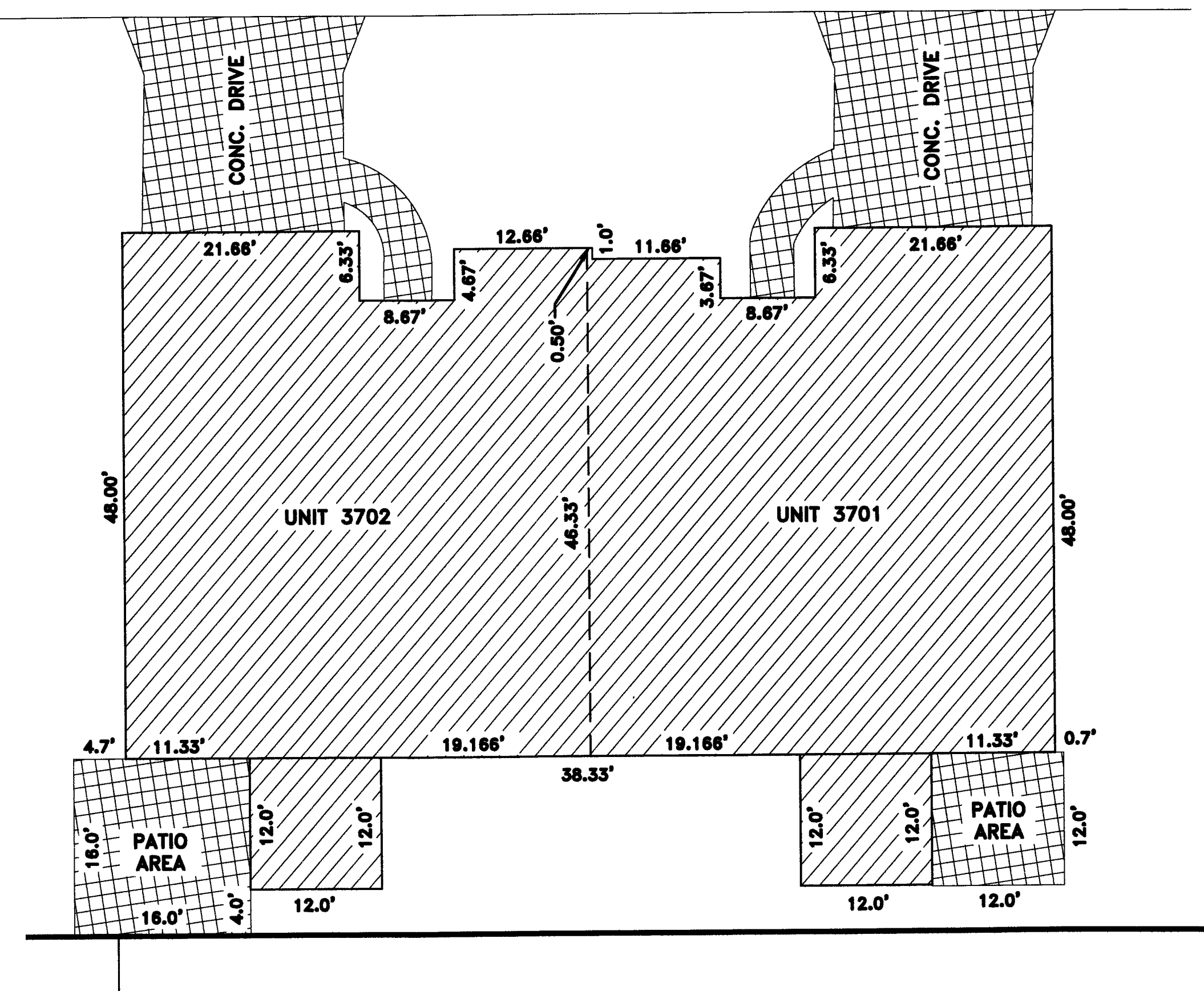
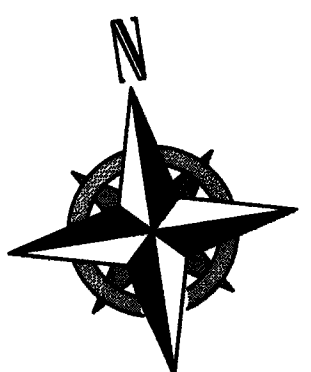
GRAPHIC SCALE
0 30 60
(IN FEET)
SCALE: 1" = 30'

LEGEND
 BUILDING UNIT
 LIMITED COMMON AREA
 COMMON AREA

REV.	BY	DATE	DESCRIPTION
1	JSR	03-30-2022	ISSUE TO CLIENT



BUILDING 38 DETAILS
SCALE 1" = 10'



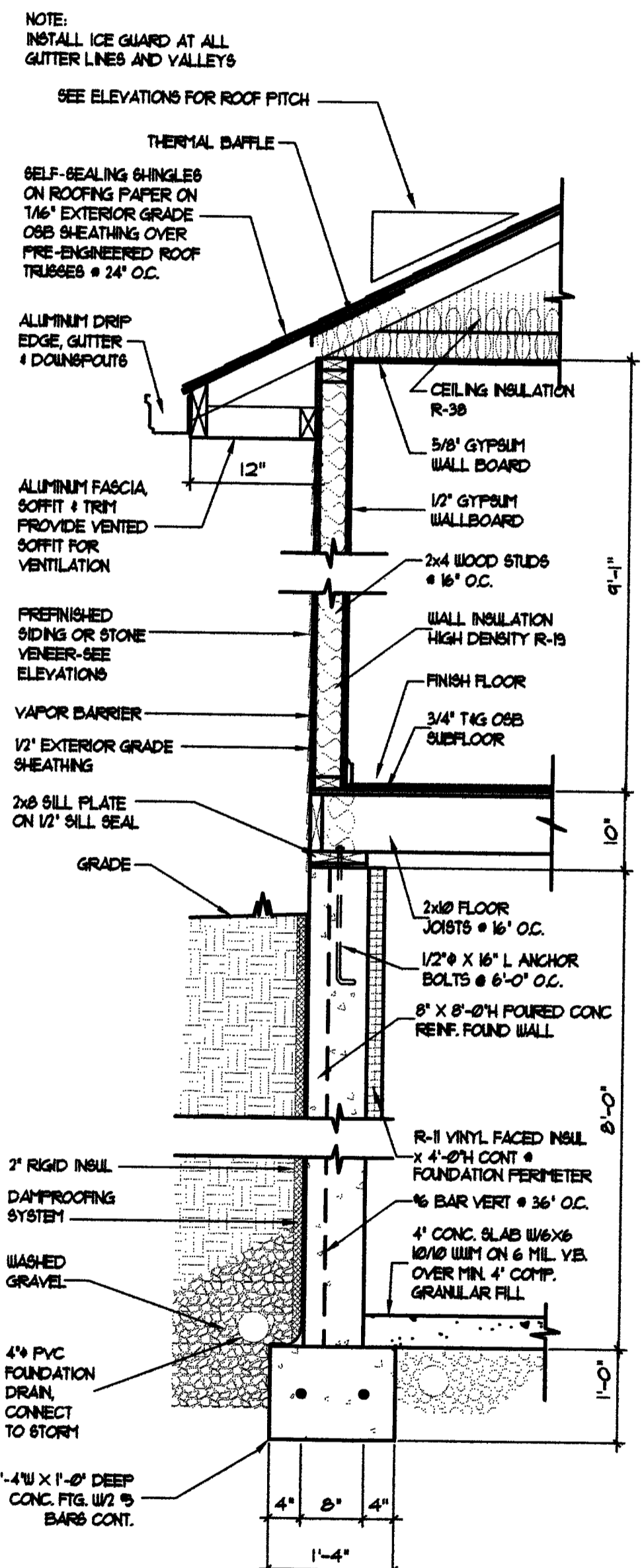
BUILDING 37 DETAILS
SCALE 1" = 10'



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 11
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 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: 1236Y-21
SHEET 2 of 6



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

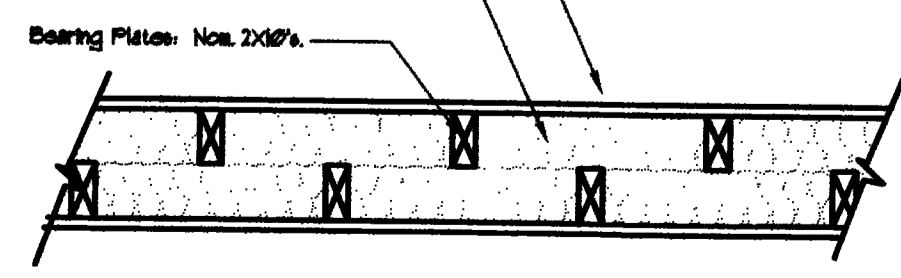
WINDOW SCHEDULE						
MARK	MANUFACTURER ANDERSEN	DESCRIPTION	ROUGH OPENING (MIN)	CLEAR AREA REQUIRED	CLEAR AREA PROVIDED	NOTES
1	3800	HARRISLINE DOUBLE HING	3'-2 1/8" x 3'-1 1/4"			
2	2846-2	TWIN HARRISLINE DOUBLE HING	5'-1 1/8" x 4'-5 1/4"	50 SQ. FT.	524 SQ. FT.	20" x 24" 30 1/8" x 24 9/16"
3	2808-2	HARRISLINE CIRCLE TOP	5'-1 1/8" x 3'-0 1/2"			
4	2846-3	TRIPLE HARRISLINE DOUBLE HING	8'-5 1/2" x 4'-5 1/4"			
5	2808-3	HARRISLINE TRANSOM	8'-5 1/2" x 1'-3 1/4"			
6	2846	HARRISLINE DOUBLE HING	2'-10 1/8" x 4'-5 1/4"			
7	30-048-20	ANDERSEN CASEMENT 50" BAY	5'-10" x 4'-6 5/16"			

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

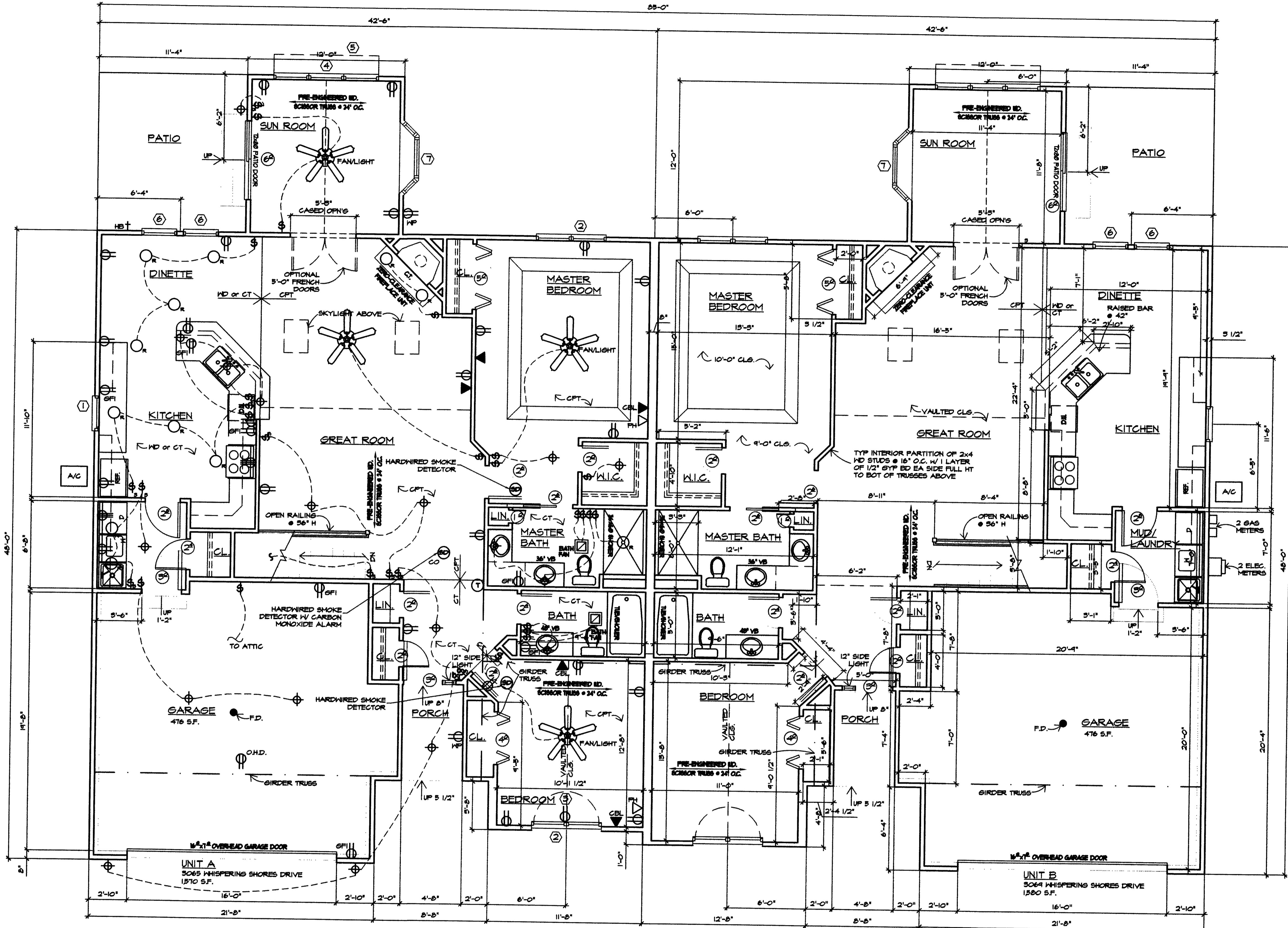
I CERTIFY THAT WITH THE EXCEPTION OF MINOR ARCHITECTURAL MODIFICATIONS MADE DURING CONSTRUCTION, THE DRAWINGS REPRESENT THE STRUCTURES AS BUILT.

Mark W. Ruby
Mark W. Ruby, Architect #19199

UL Design No. 1805: 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 1 1/2" 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"



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 egress hardware and guardrails (if required) which meet requirements of CBCA Residential Building Code Sections 304 and 305.
- 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 306.

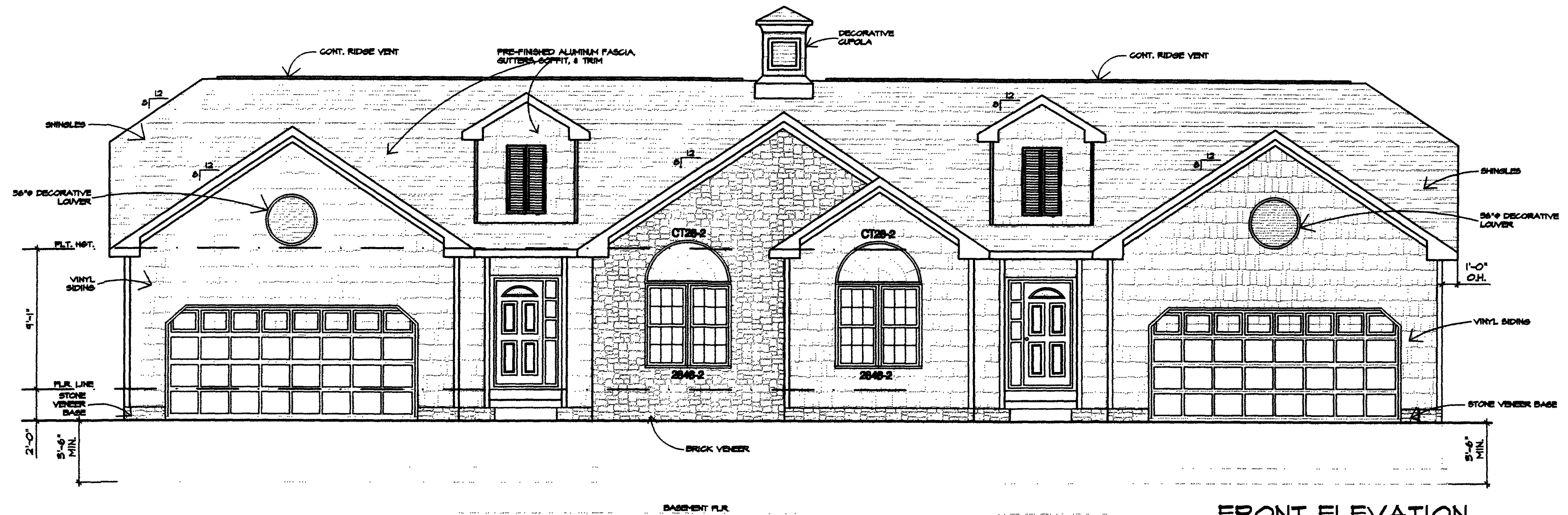
REVISIONS	BY

MARK W. RUBY
ARCHITECT
199 N. LEAVITT RD SUITE 201
AMHERST, OH 44001
(440) 986-2001

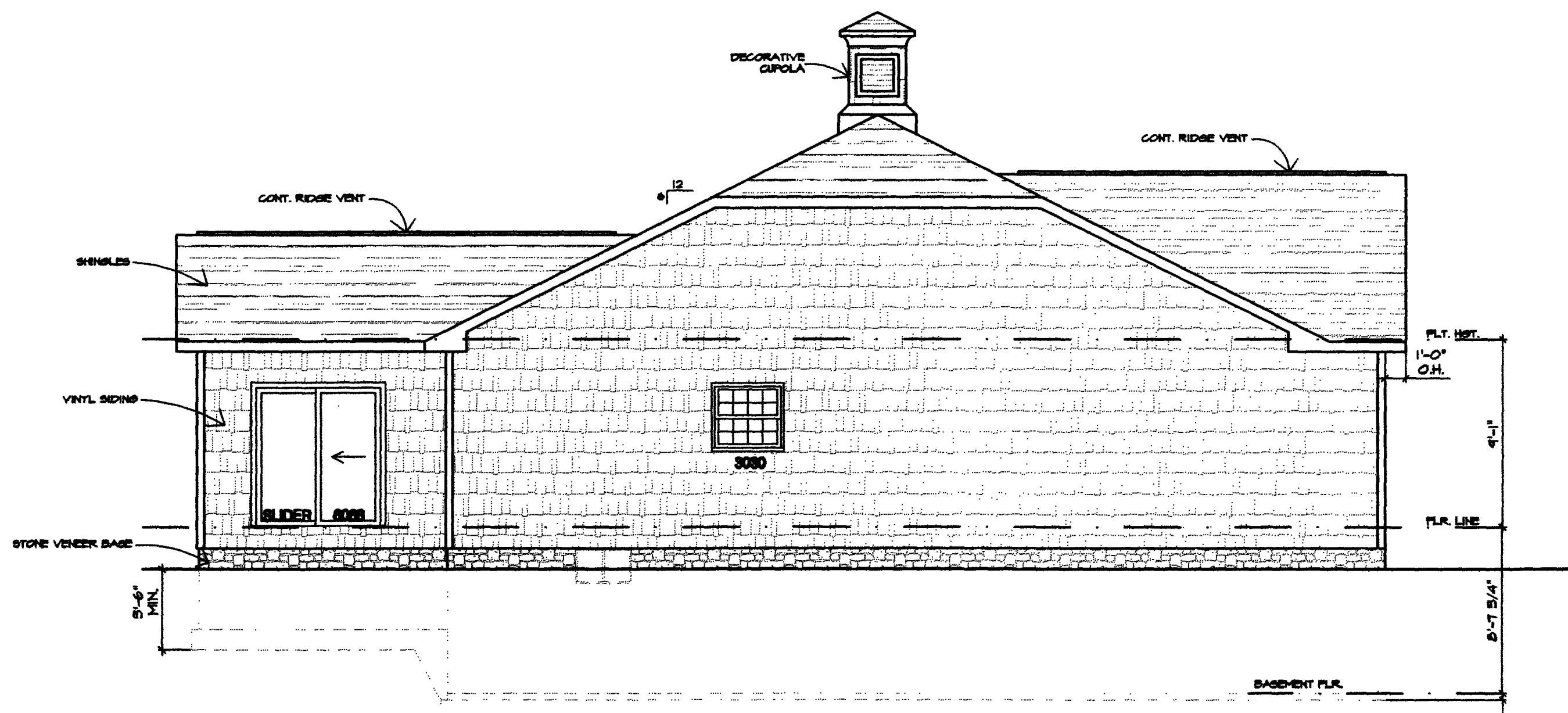
BUILDING 37
LAKESIDE VILLAS
3065/3069 WHISPERING SHORES DRIVE
VERMILION, OHIO

STATE OF OHIO
REGISTERED ARCHITECT
MARK W. RUBY
9199

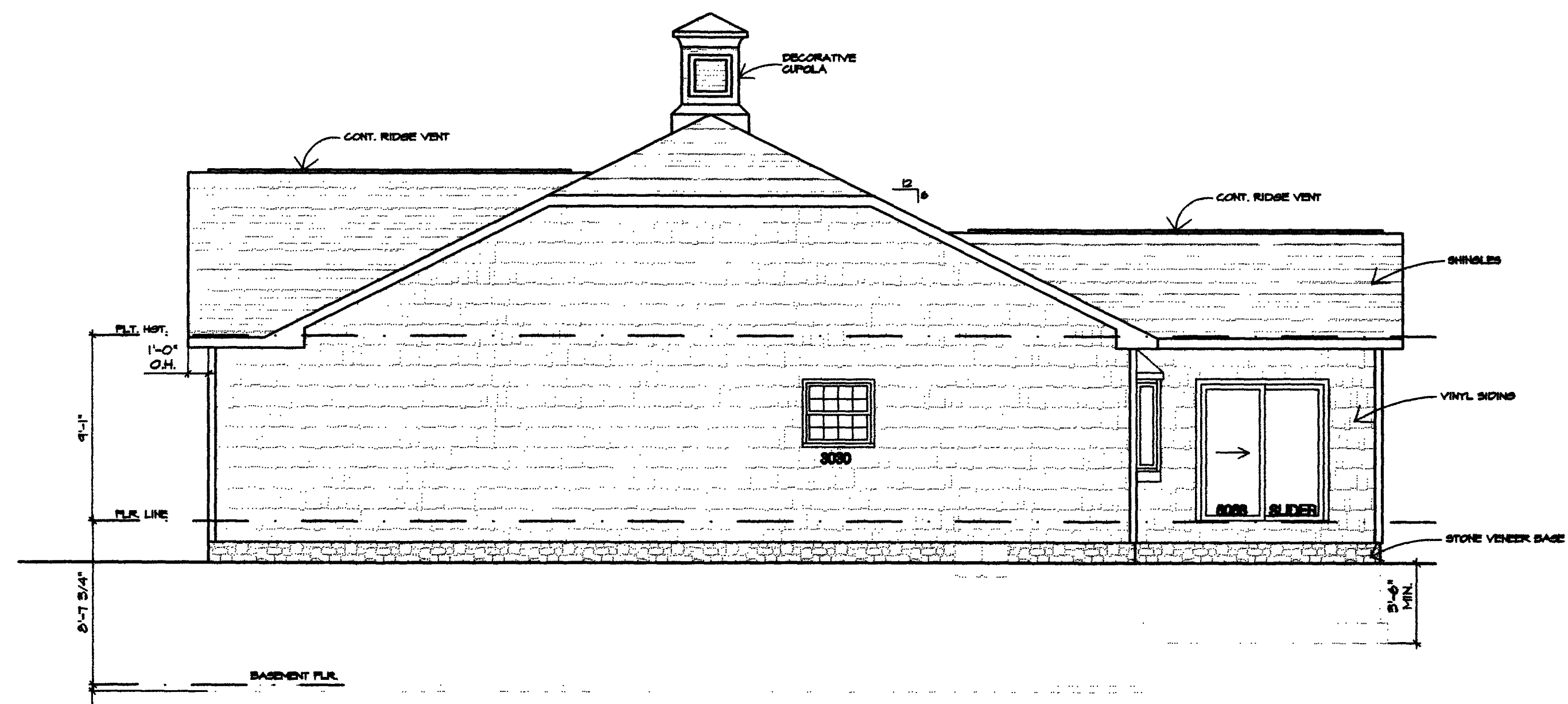
DATE 3/30/22
PROJ. 2167
SHEET
3 OF 6



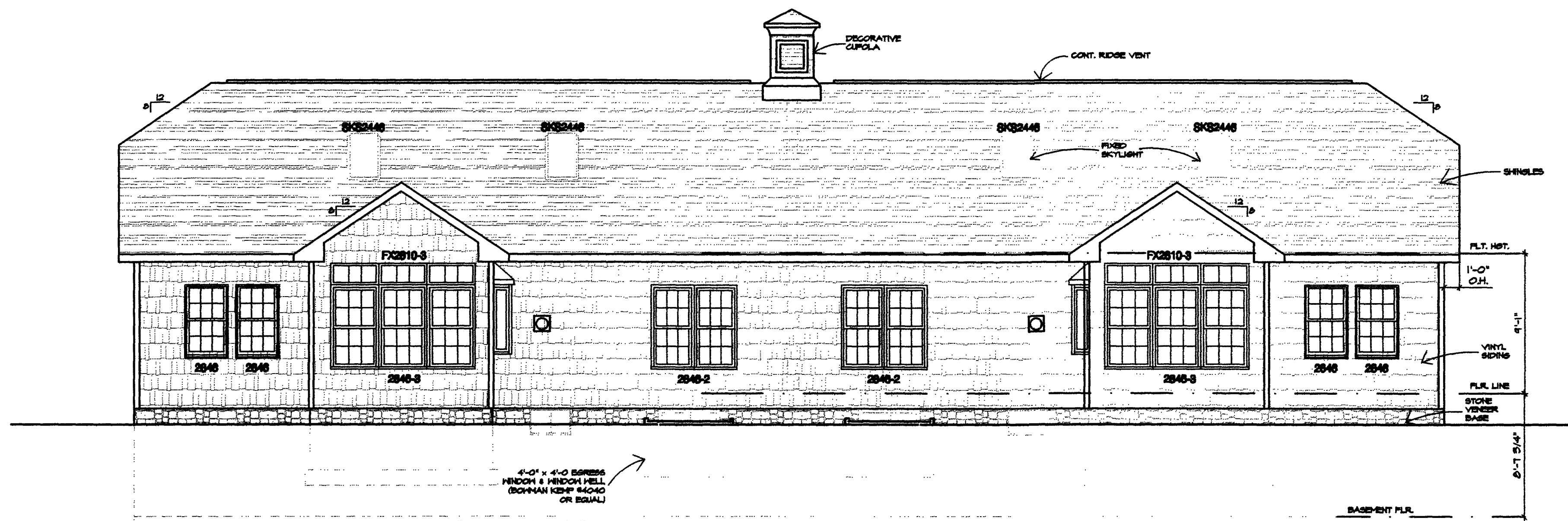
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



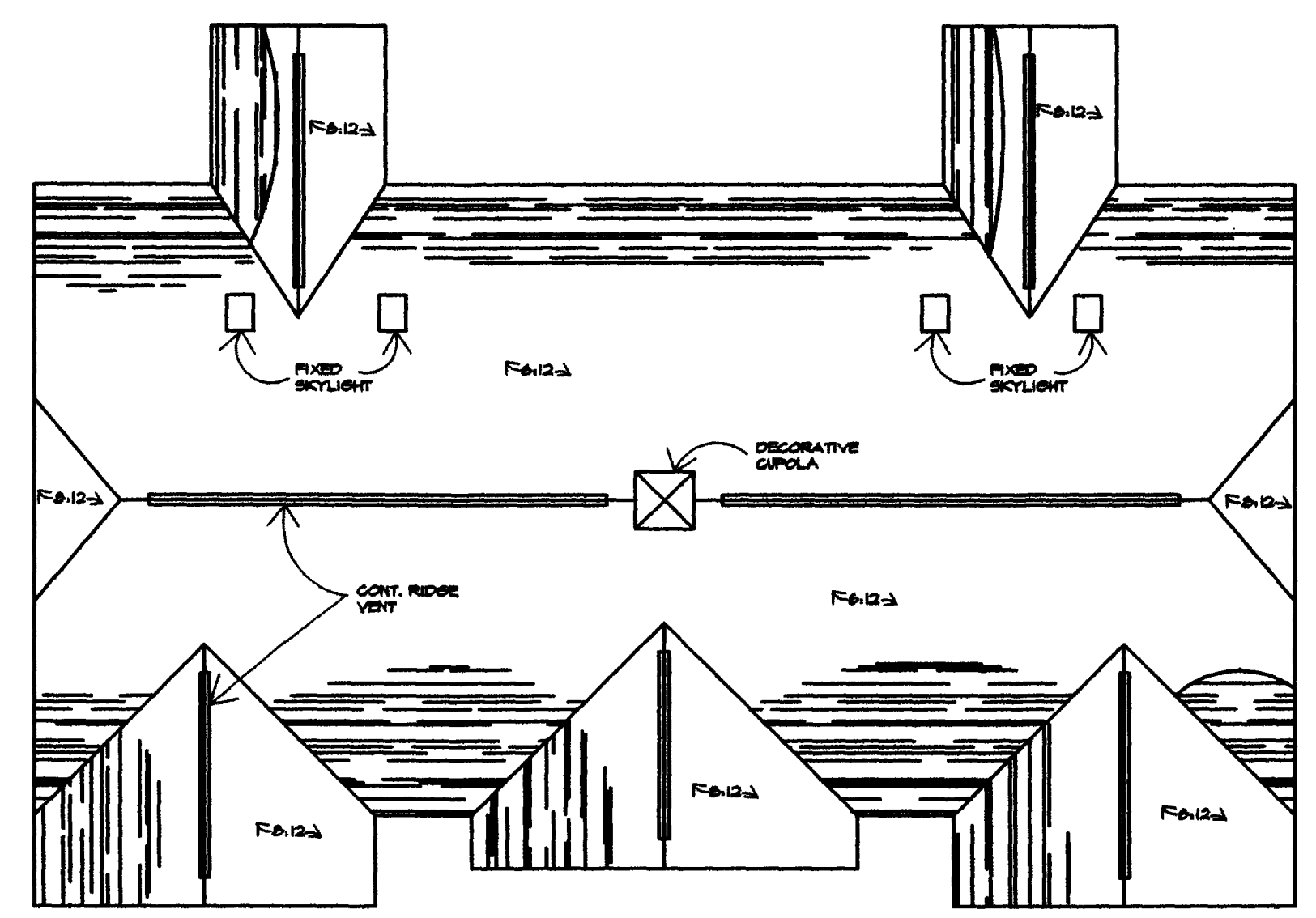
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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



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



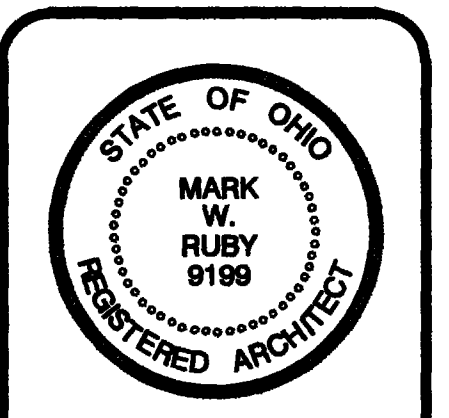
ROOF PLAN
SCALE: N.T.S.

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 #9199

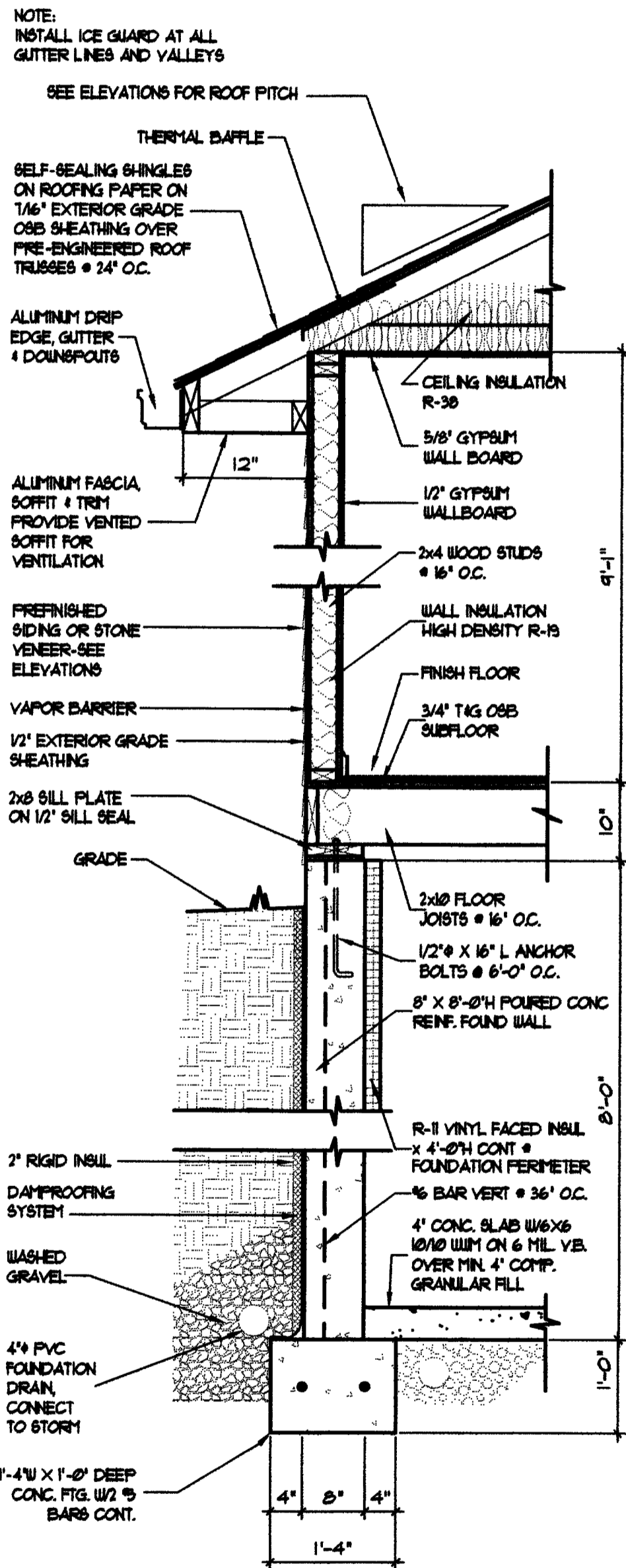
REVISIONS	BY

MARK W. RUBY
ARCHITECT
199 N. LEAVITT RD SUITE 201
AMHERST, OH. 44001
(440) 986-2061

BUILDING 37
LAKESIDE VILLAS
3065/3069 WHISPERING SHORES DRIVE
VERMILION, OHIO



DATE 3/30/22
PROJ. 2167
SHEET



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

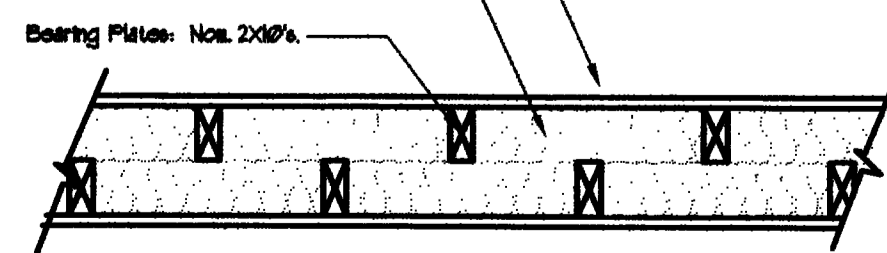
WINDOW SCHEDULE						
MARK	MANUFACTURER	DESCRIPTION	ROUGH OPENING (WxH)	CLEAR AREA REQUIRED	CLEAR AREA PROVIDED	NOTES
1	3889	HARRISLINE DOUBLE HING	3'-2 1/8" x 3'-1 1/4"			
2	2846-2	TWIN HARRISLINE DOUBLE HING	5'-1 1/8" x 4'-5 1/4"	5/8 SQ. FT.	5/24 SQ. FT.	28" x 24"
3	CR08-3	HARRISLINE CIRCLE TOP	5'-1 1/8" x 3'-0 1/2"			
4	2846-3	TRIPLE HARRISLINE DOUBLE HING	8'-5 1/2" x 4'-5 1/4"			
5	FO08P-3	HARRISLINE TRANSOM	8'-5 1/2" x 1'-3 1/4"			
6	2846	HARRISLINE DOUBLE HING	2'-10 1/8" x 4'-5 1/4"			
7	50-G48-20	ANDERSEN CABINET 50" BAY	5'-10" x 4'-8 5/8"			

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

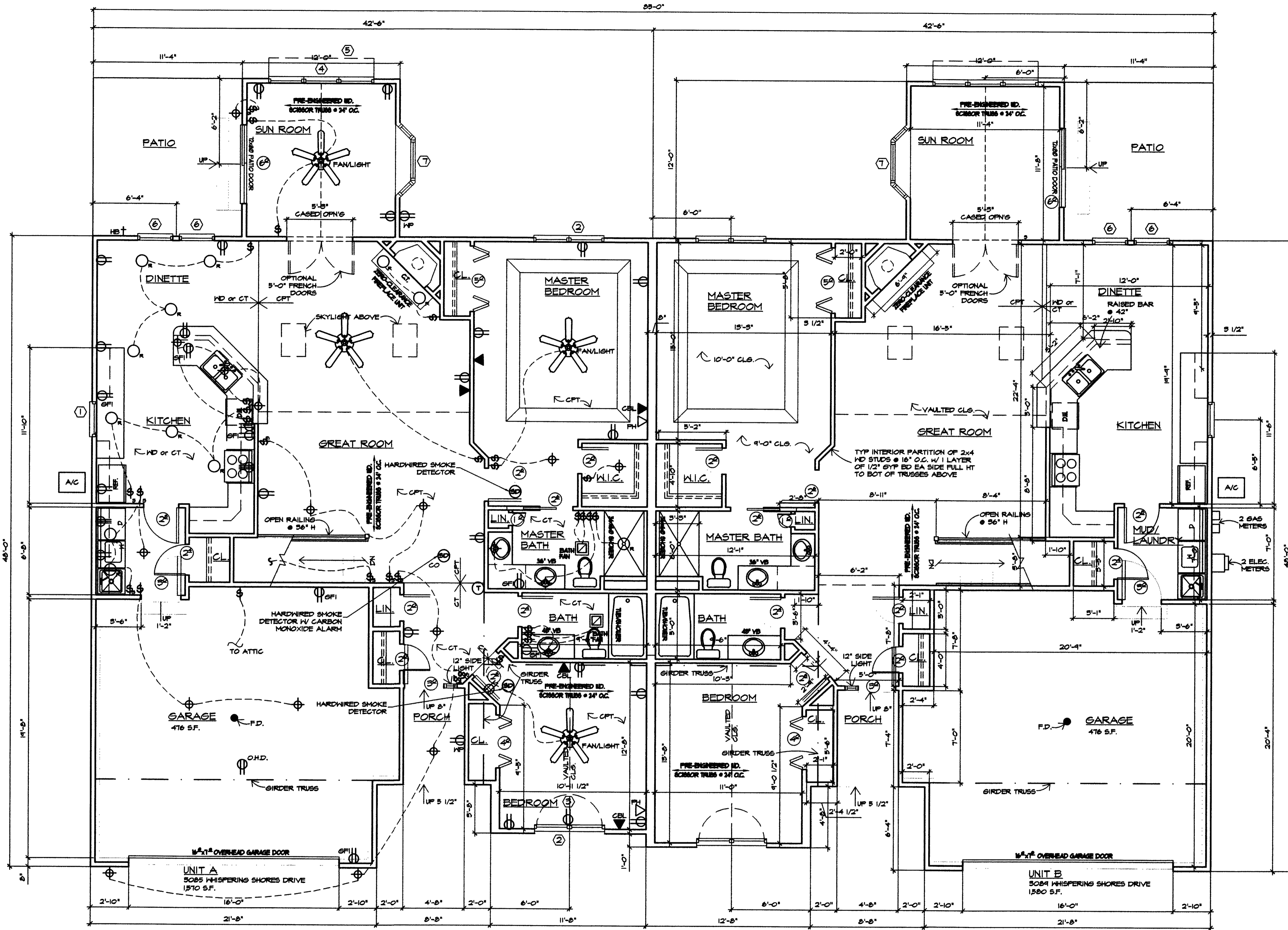
1/2" Design No. 10025. One layer 5/8" clear X gypsum board applied vertically to 2x4 studs @ 16" O.C. attached to studs with 6d nails @ 7" O.C. Still assembly to extend from top of conc. wall to the underside of the roof sheathing.
Insulation: Sound batts 1 1/2" thick, min 25pcf unfaced mineral fiber 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.
5 1/2" interior walls
4" exterior walls
(unless noted otherwise)
- All points of egress shall be equipped with egress hardware and guards (if required) which meet requirements of OBCA Residential Building Code Sections 304 and 305.
- All interior headers shall be (2) 2x4's unless noted otherwise on the plans. All exterior headers shall be (2) 2x6'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.

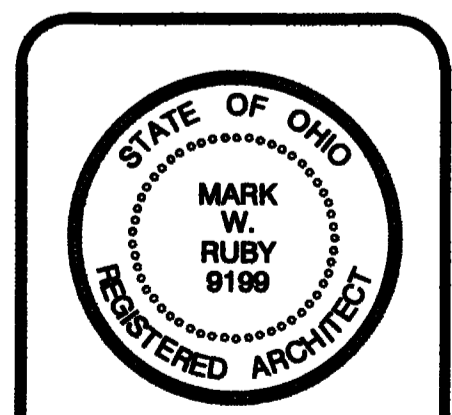


FLOOR PLAN
SCALE: 1/4" = 1'-0"

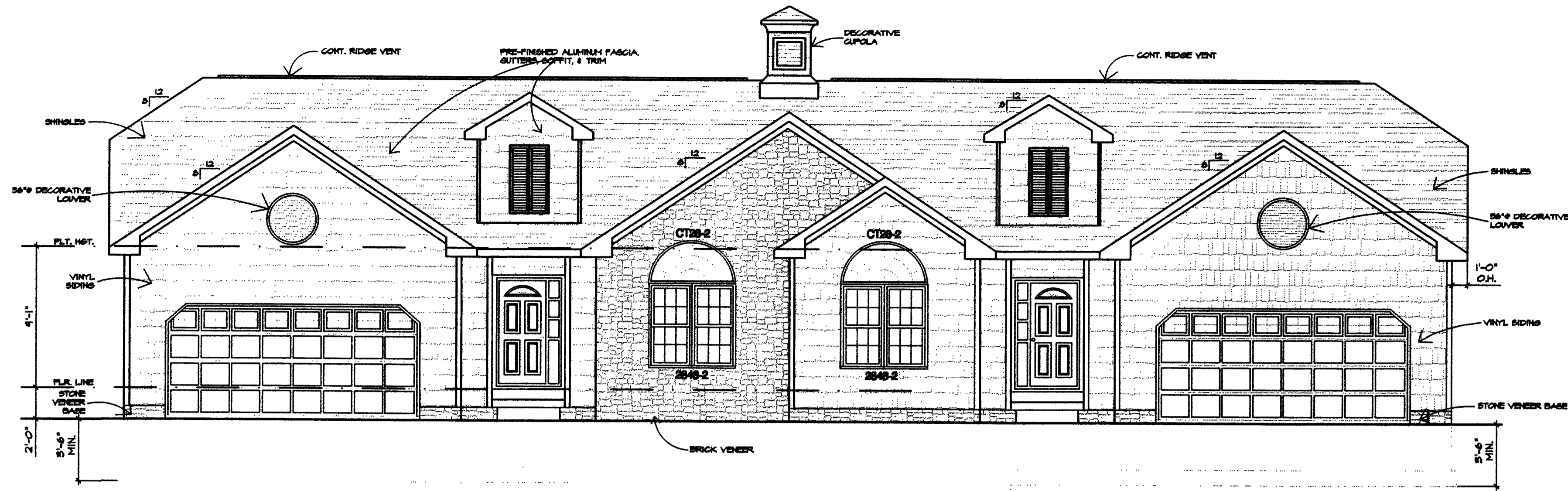
REVISIONS	BY

MARK W. RUBY
ARCHITECT
199 N. LEAVITT RD SUITE 201
AMHERST, OH 44001
(440) 966-2061

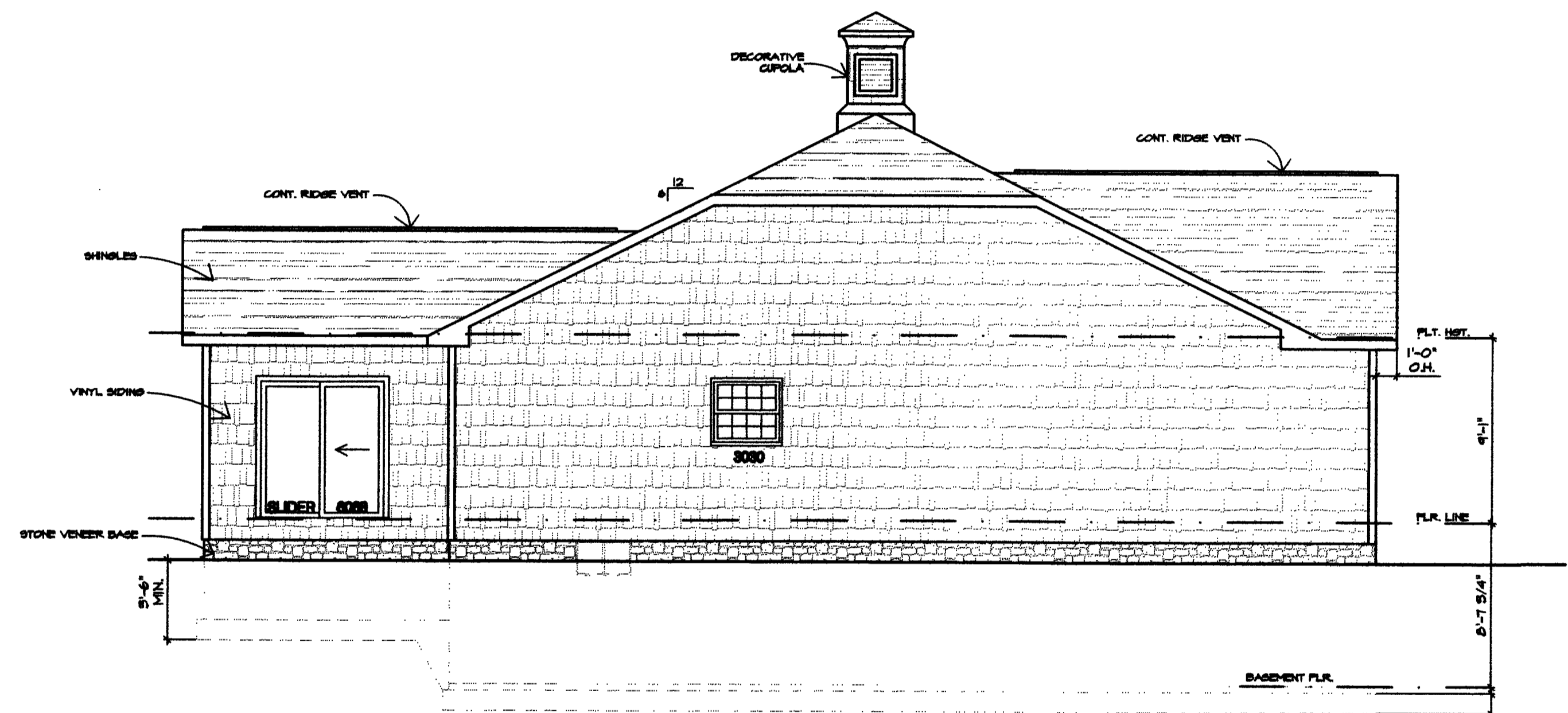
BUILDING 38
LAKESIDE VILLAS
3085/3089 WHISPERING SHORES DRIVE
VERMILION, OHIO



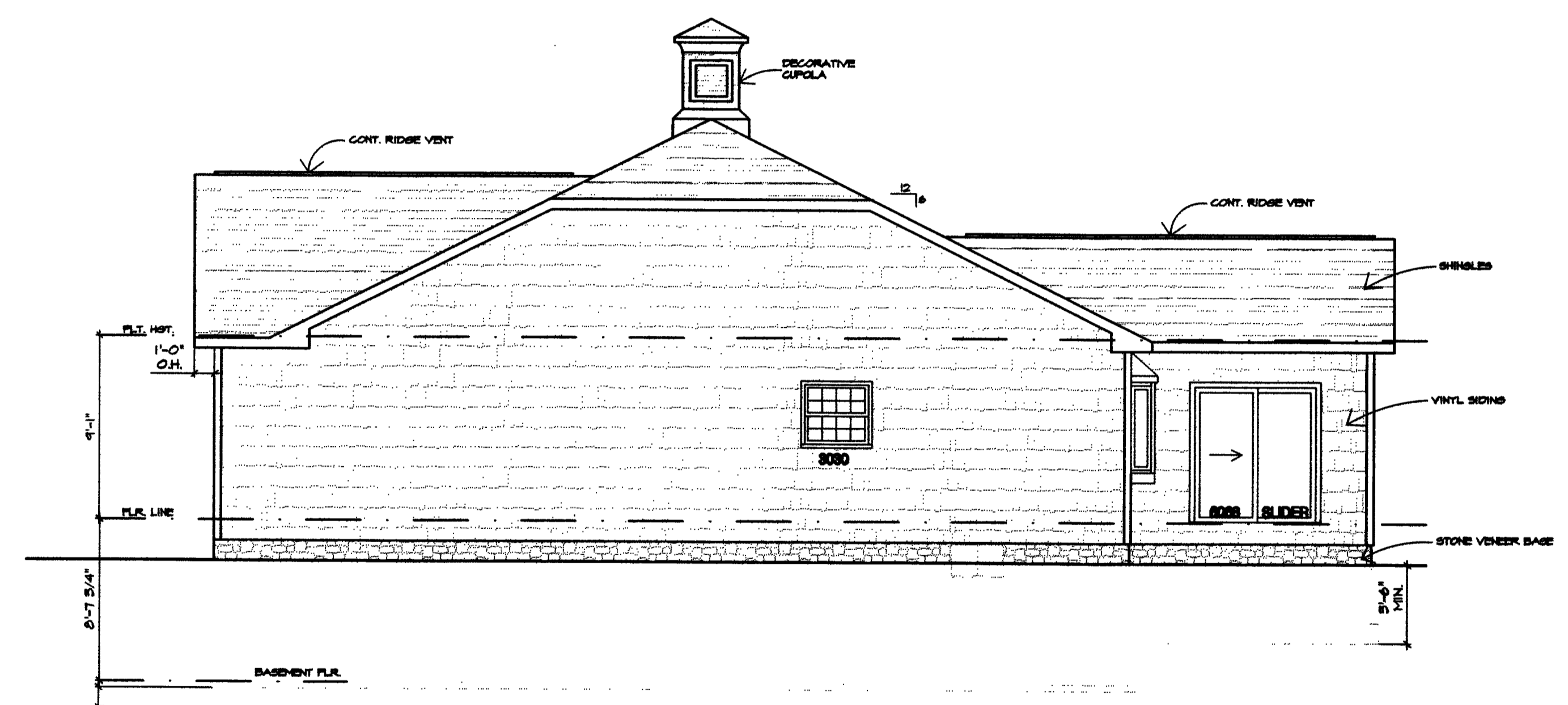
DATE: 3/30/22
PROJ.: 2148
SHEET:



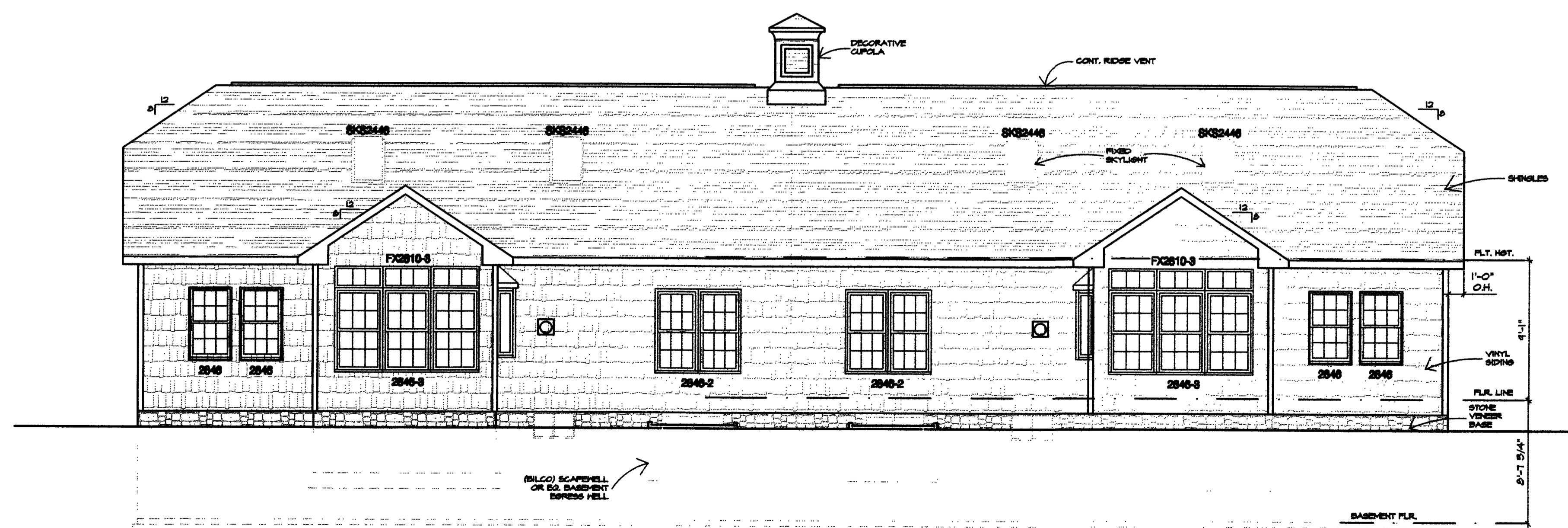
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



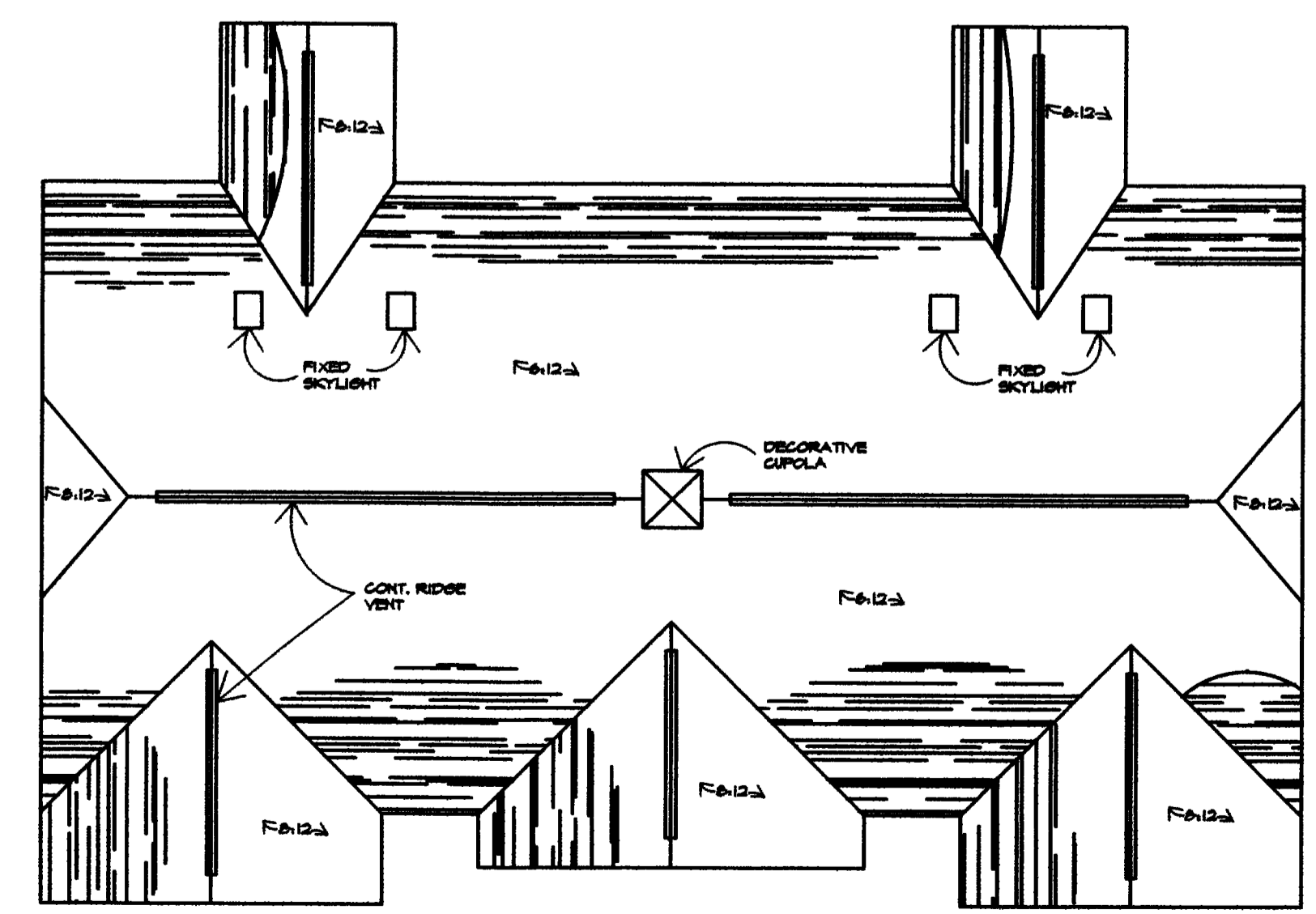
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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



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



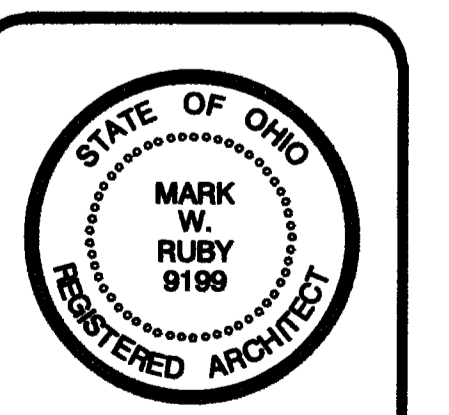
ROOF PLAN
SCALE: N.T.S.

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) 968-2081

BUILDING 38
LAKESIDE VILLAS
3085/3089 WHISPERING SHORES DRIVE
VERMILION, OHIO



DATE 3/30/22
PROJ. 2148
SHEET

6 OF 6