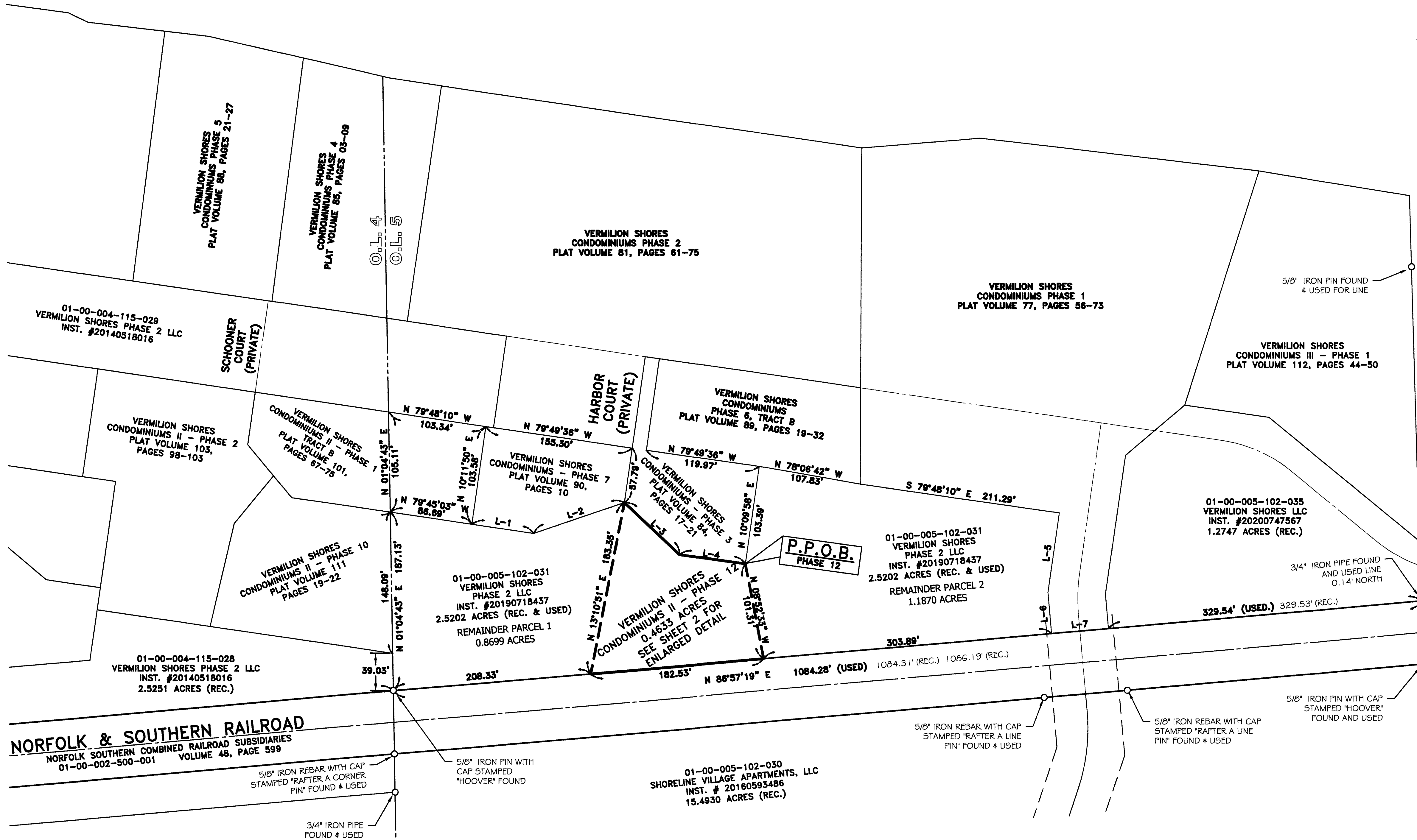
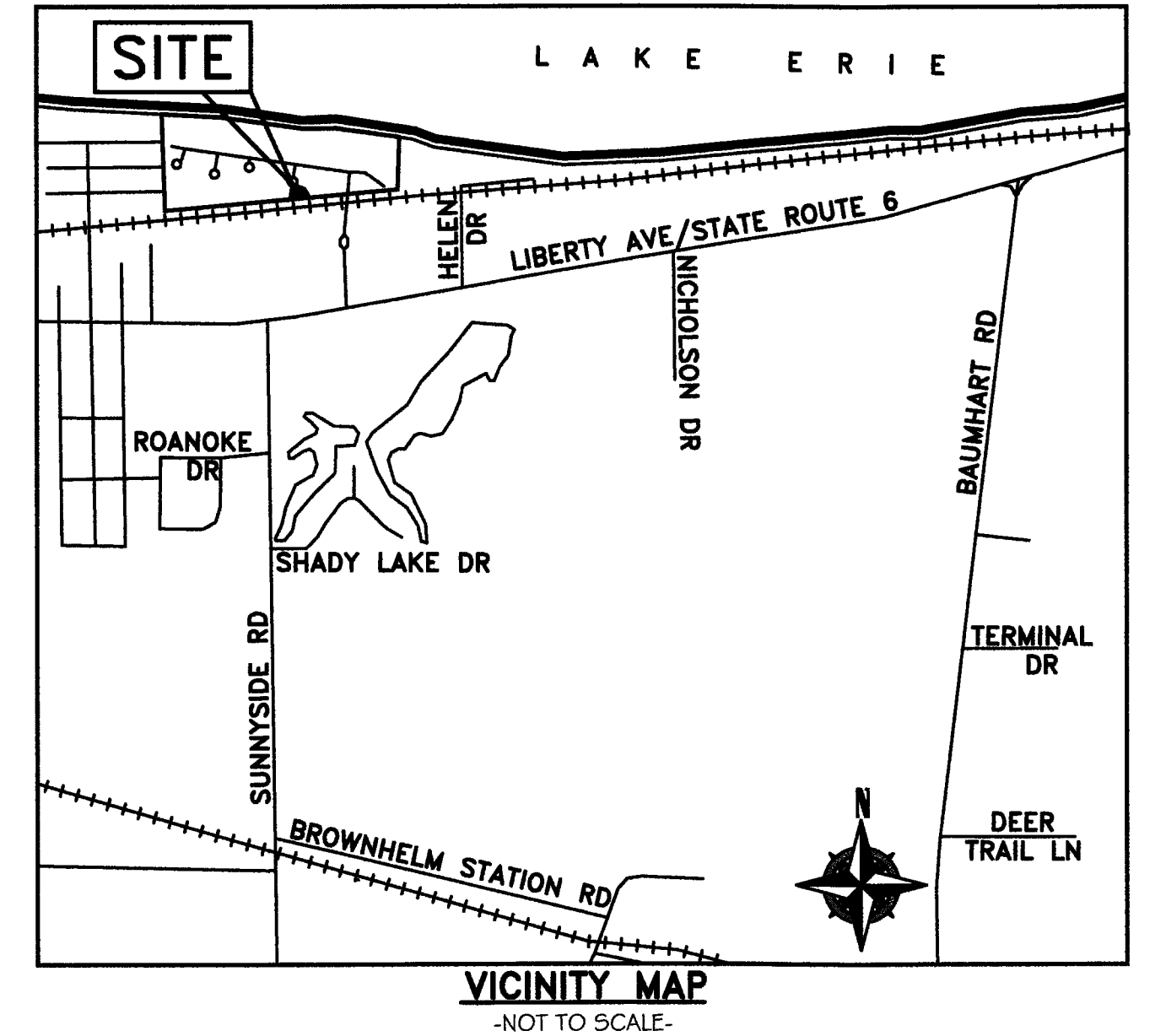


VERMILION SHORES CONDOMINIUMS II - PHASE 12

SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN,
STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL
BROWNHelm TOWNSHIP LOT NUMBERS 05.



LINE REFERENCE TABLE		
L-1	85.60' (R&U)	N 79°45'03" W
L-2	100.77' (R&U)	N 73°05'28" E
L-3	79.41' (R&U)	S 44°46'28" E
L-4	70.00' (R&U)	S 79°50'03" E
L-5	84.35' (R&U)	N 10°11'50" E
L-6	43.15' (R&U)	S 03°03'30" E
L-7	60.00' (R&U)	N 86°57'19" E

Doc ID: 02871320005 Type: OFF
Kind: Plat
Recorded: 10/19/2022 at 01:03:23 PM
Fee Amt: \$345.00 Page 1 of 5
Lorain County, Ohio
Mike Doran County Recorder
File # 2022-0895723

FIDELITY NATIONAL TITLE
5340 MEADOW LANE CT
SHEFFIELD VILLAGE, OH 44035

PLAT Vol 112
Pgs 66, 67, 68, 69

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.02
OHIO REV. CODE
OCT 19 2022
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

ACREAGE BREAKDOWN
AUDITORS P.P.N: 01-00-005-102-031

VERMILION SHORES CONDOMINIUMS II - PHASE 12	2.5202 ACRES
REMAINDER PARCEL 1	0.8699 ACRES
REMAINDER PARCEL 2	1.1870 ACRES

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	09-15-2022	ISSUE TO CLIENT
2	JSR	10-14-2022	UPDATED ACREAGE

SHEET LIST

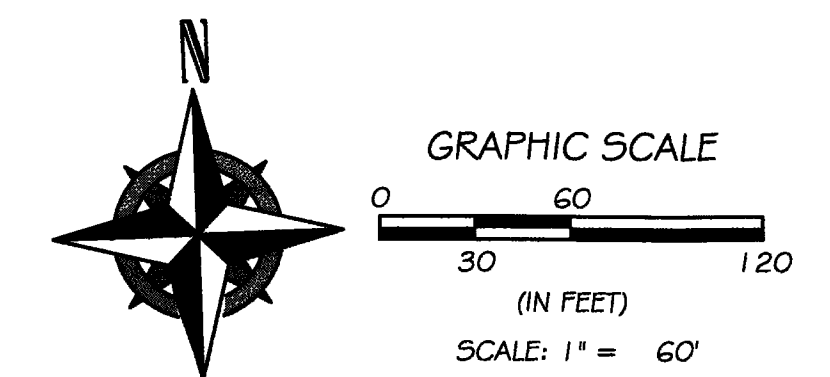
OVERALL VIEW.....	1
ENLARGED VIEW & BUILDING DETAIL.....	2
BUILDING 19 ARCHITECTURAL PLANS.....	3-4

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 1st, 2022.

JOSHUA S. RIEDY, P.S.
STATE OF OHIO REGISTERED PROFESSIONAL SURVEYOR
S-8700
9-15-2022 DATE

- REFERENCES USED**
- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
 - LORAIN COUNTY TAX MAPS
 - ALTA/ACSM SURVEY PREPARED BY DAVID L. ELLWELL, 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-O-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 56-58 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 AS RECORDED IN VOLUME 111, PAGES 90-95 OF THE LORAIN COUNTY PLAT RECORDS.

- LEGEND:**
- IRON PIN/PIPE FOUND AS NOTED
 - ⊠ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED



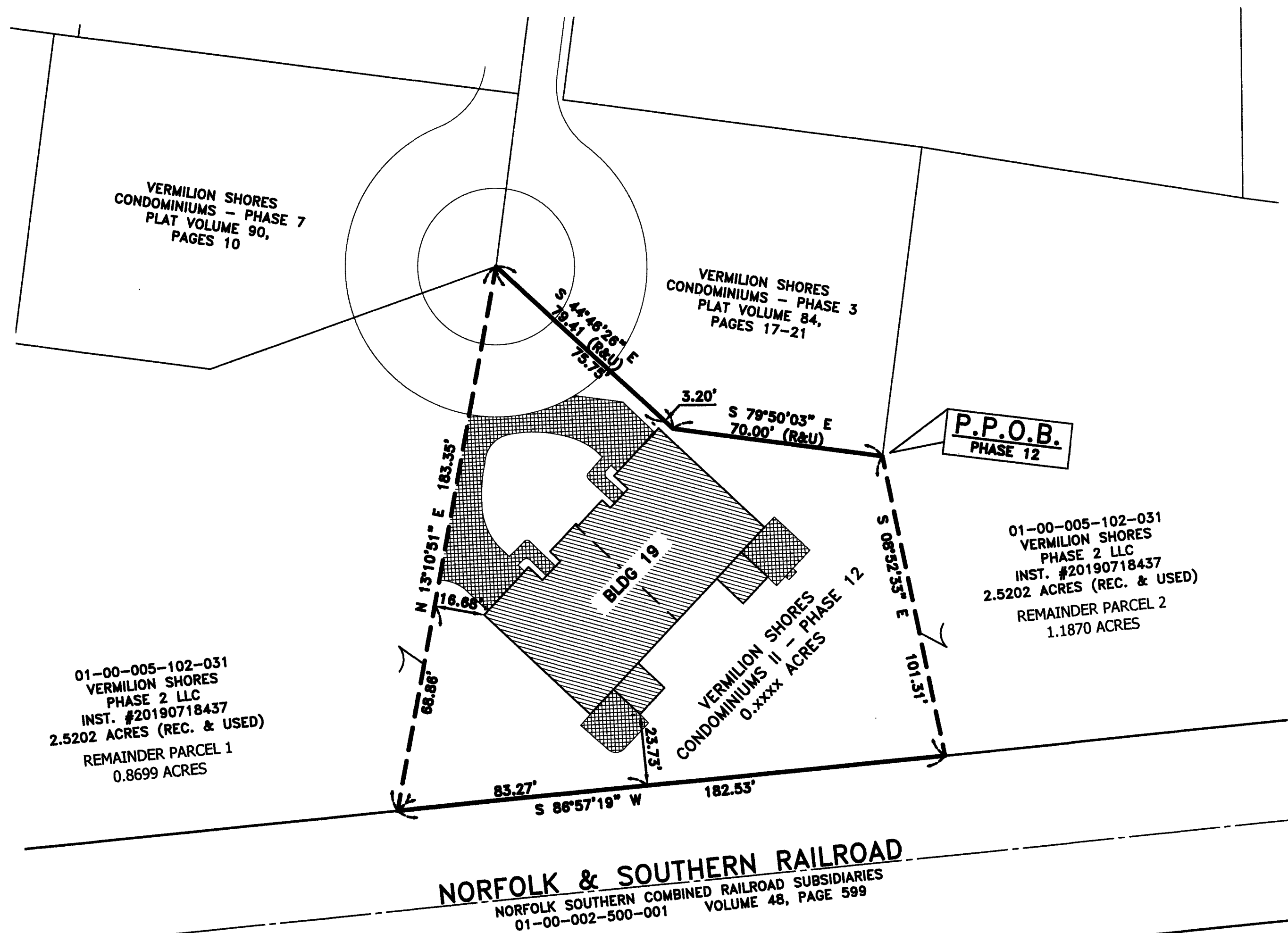
VERMILION SHORES CONDOMINIUMS II - PHASE 12 OVERALL VIEW
SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BROWNHelm TOWNSHIP LOT NUMBER 05.

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

VERMILION SHORES PHASE 2, LLC
4835 MUNSON STREET NW
CANTON, OHIO 44718

DRAWN BY: JSR
JOB No: 12362-22

CHECKED BY: RAF
SHEET 1 of 4



01-00-005-102-031
VERMILION SHORES
PHASE 2 LLC
INST. #20190718437
2.5202 ACRES (REC. & USED)
REMAINDER PARCEL 1
0.8699 ACRES

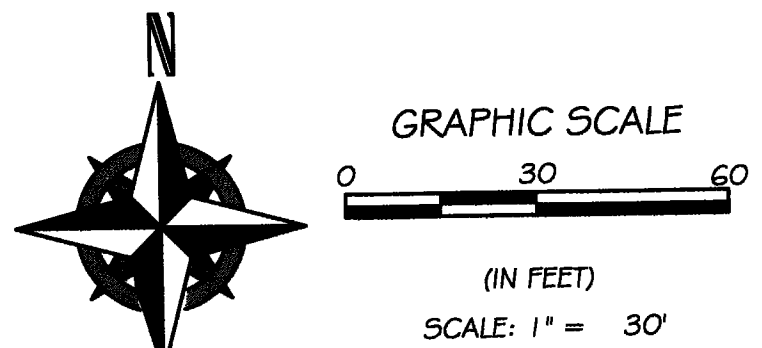
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VERMILION SHORES
PHASE 2 LLC
INST. #20190718437
2.5202 ACRES (REC. & USED)
REMAINDER PARCEL 2
1.1870 ACRES

NORFOLK & SOUTHERN RAILROAD
NORFOLK SOUTHERN COMBINED RAILROAD SUBSIDIARIES
01-00-002-500-001 VOLUME 48, PAGE 599

- 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 1st, 2022.

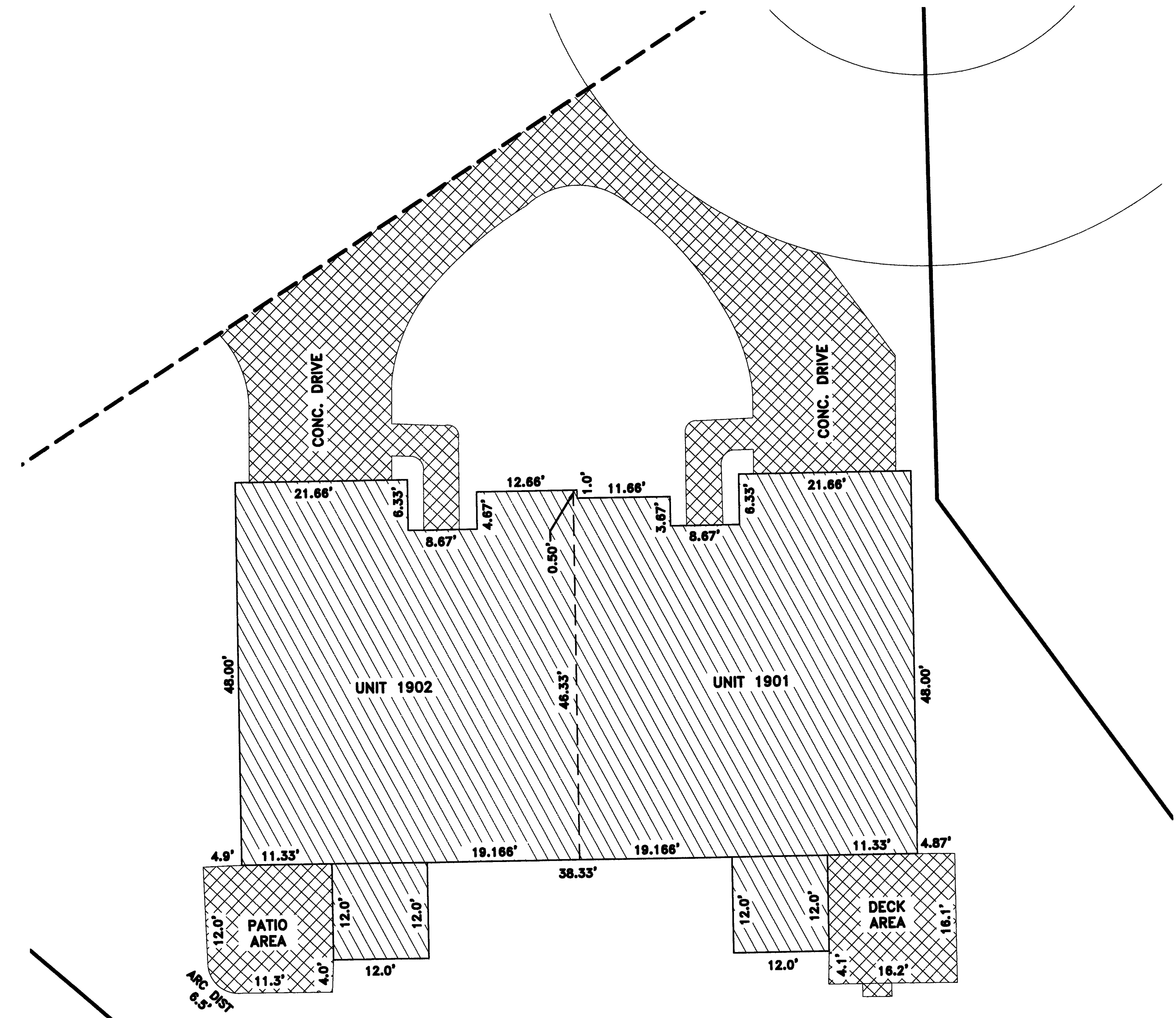
J.S.R.
JOSHUA S. RIEDY, P.S.
STATE OF OHIO
JOSHUA S. RIEDY
S-8700
PROFESSIONAL SURVEYOR
9-15-2022
DATE



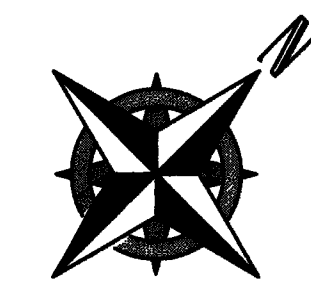
LEGEND

- BUILDING UNIT
- LIMITED COMMON AREA
- COMMON AREA

REV.	BY	DATE	DESCRIPTION
1	JSR	09-15-2022	ISSUE TO CLIENT
2	JSR	10-14-2022	UPDATED ACREAGE



BUILDING 19 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

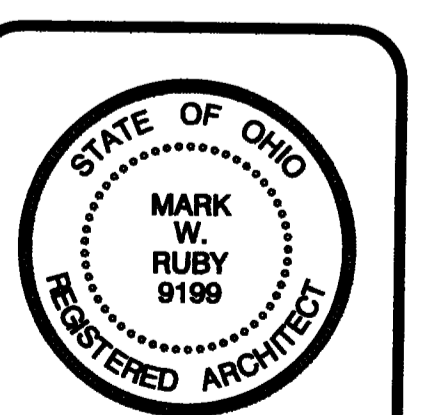
VERMILION SHORES
CONDOMINIUMS II - PHASE 12
DETAILED VIEW
SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS
BEING PART OF ORIGINAL BROWNELM TOWNSHIP LOT NUMBER 05.
VERMILION SHORES PHASE 2, LLC
4835 MUNSON STREET NW
CANTON, OHIO 44718

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: 1236Z-22
SHEET 2 of 4

REVISIONS	BY

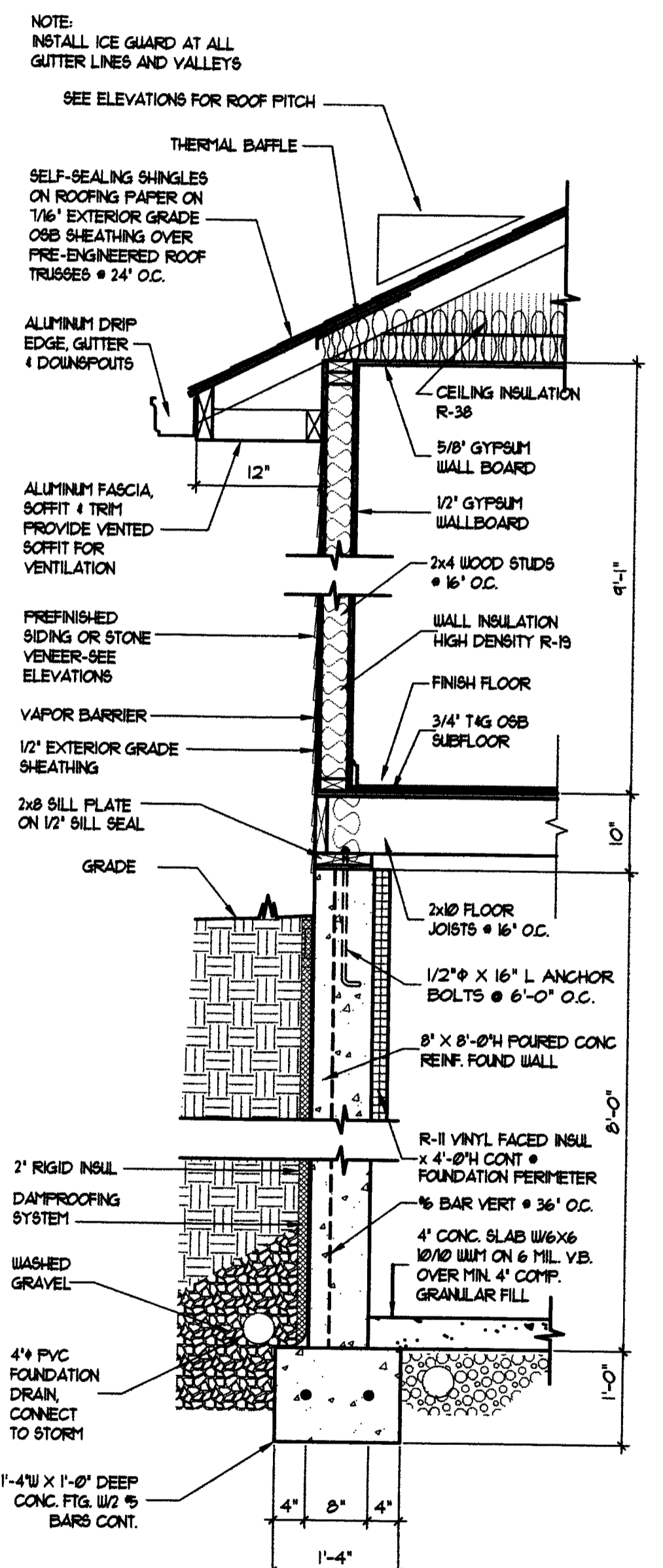
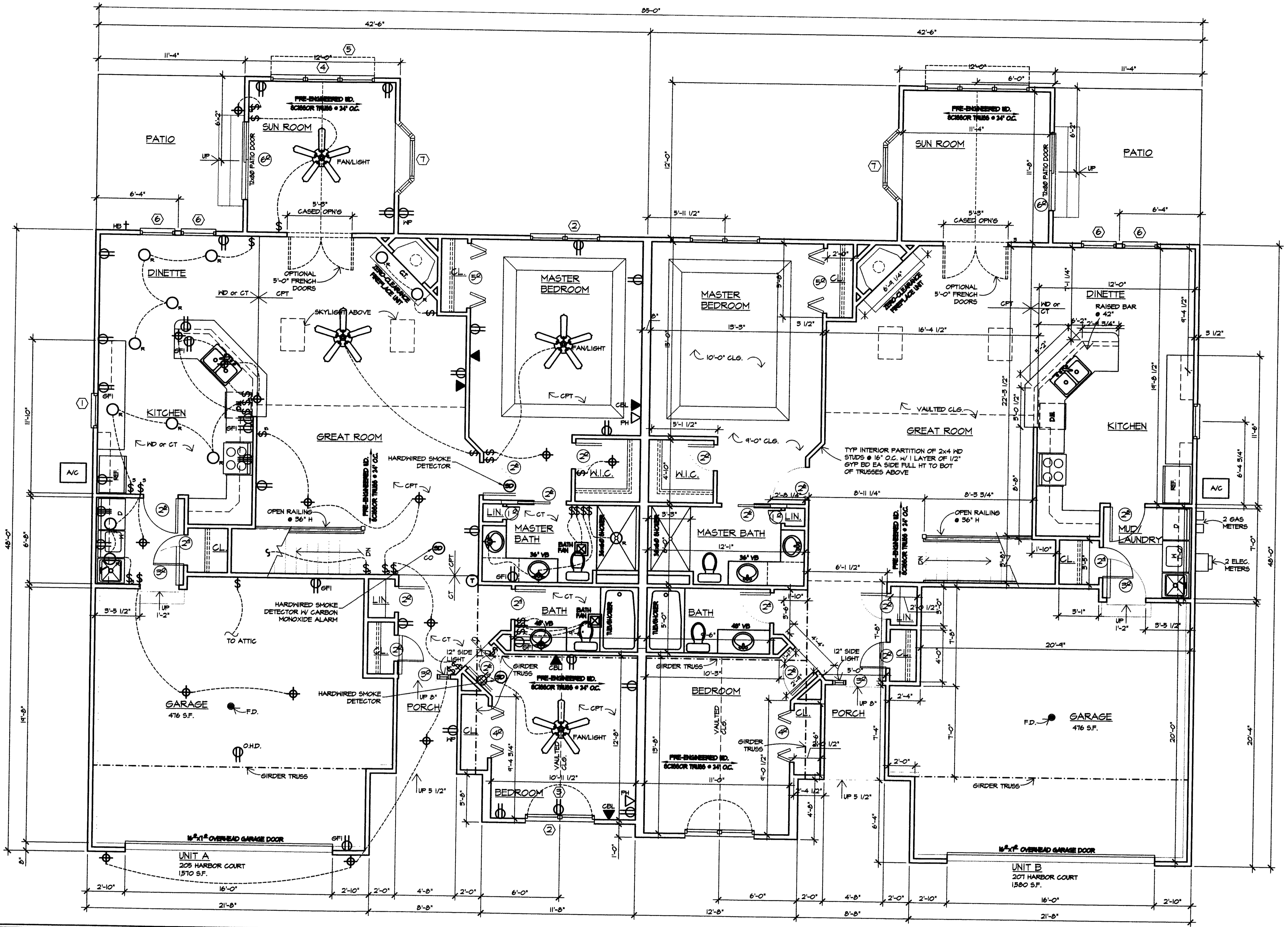
MARK W. RUBY
ARCHITECT
198 NORTH LEAVITT ROAD, SUITE 201
AMHERST, OH. 44001
(440) 886-2081

BUILDING 19
LAKESIDE VILLAS
205/207 HARBOR COURT
VERMILION, OHIO



DATE: 9/16/22
PROJ.: 2214
SHEET:

3 OF 4



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

WINDOW SCHEDULE						
MARK	DESCRIPTION	ROUGH OPENING (min)	CLEAR AREA REQUIRED	CLEAR HEIGHT PROVIDED	CLEAR OPENING REQUIRED	CLEAR OPENING PROVIDED
1	30210 HORIZONTAL DOUBLE HUNG	3'-2 1/8" x 3'-1 1/4"				
2	2846-2 TWIN HORIZONTAL DOUBLE HUNG	5'-7 7/8" x 4'-9 1/4"	5.0 SQ. FT.	5.24 SQ. FT.	20" x 24"	30 11/16" x 24 9/16"
3	C128-2 HORIZONTAL CIRCLE TOP	5'-7 7/8" x 3'-0 1/2"				
4	2846-3 TRIPLE HORIZONTAL DOUBLE HUNG	8'-5 1/2" x 4'-9 1/4"				
5	F22810-3 HORIZONTAL TRANSOM	8'-5 1/2" x 1'-3 1/4"				
6	2846 HORIZONTAL DOUBLE HUNG	2'-10 1/8" x 4'-9 1/4"				
7	30-C145-20 ANDERSEN CASEMENT 30" BW	5'-10" x 4'-6 13/16"				

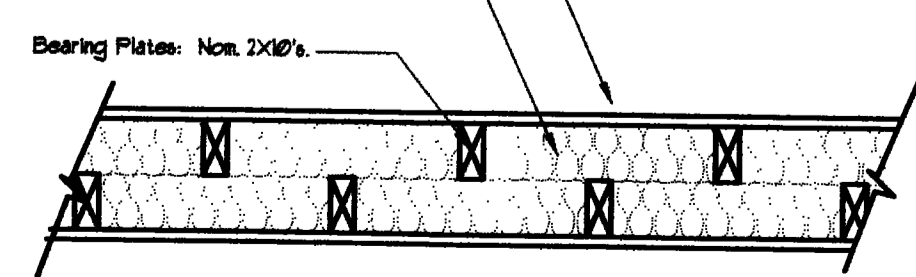
NOTES:
1. 44" MAX. SILL HEIGHT
2. AT SUN ROOM

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. U322. 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 in. thick, min 25 pcf unfaced mineral fiber insulation, pressure fit in the wall cavity between studs and plates.

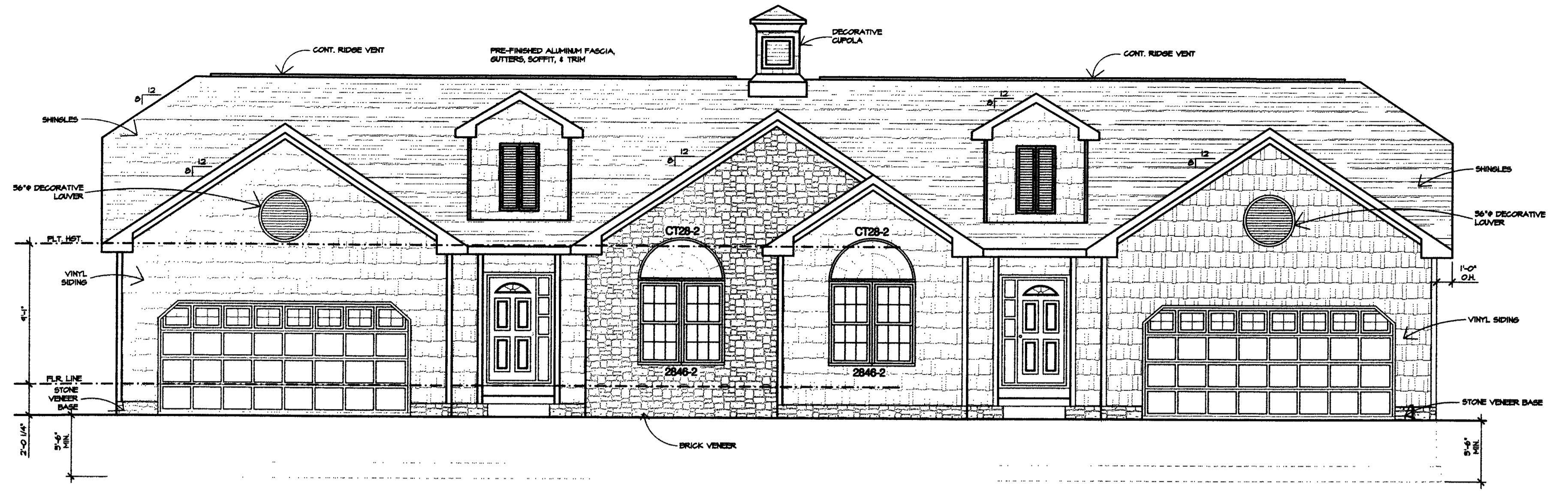


TENANT SEPARATION WALL
SCALE: 1/2" = 1'-0"

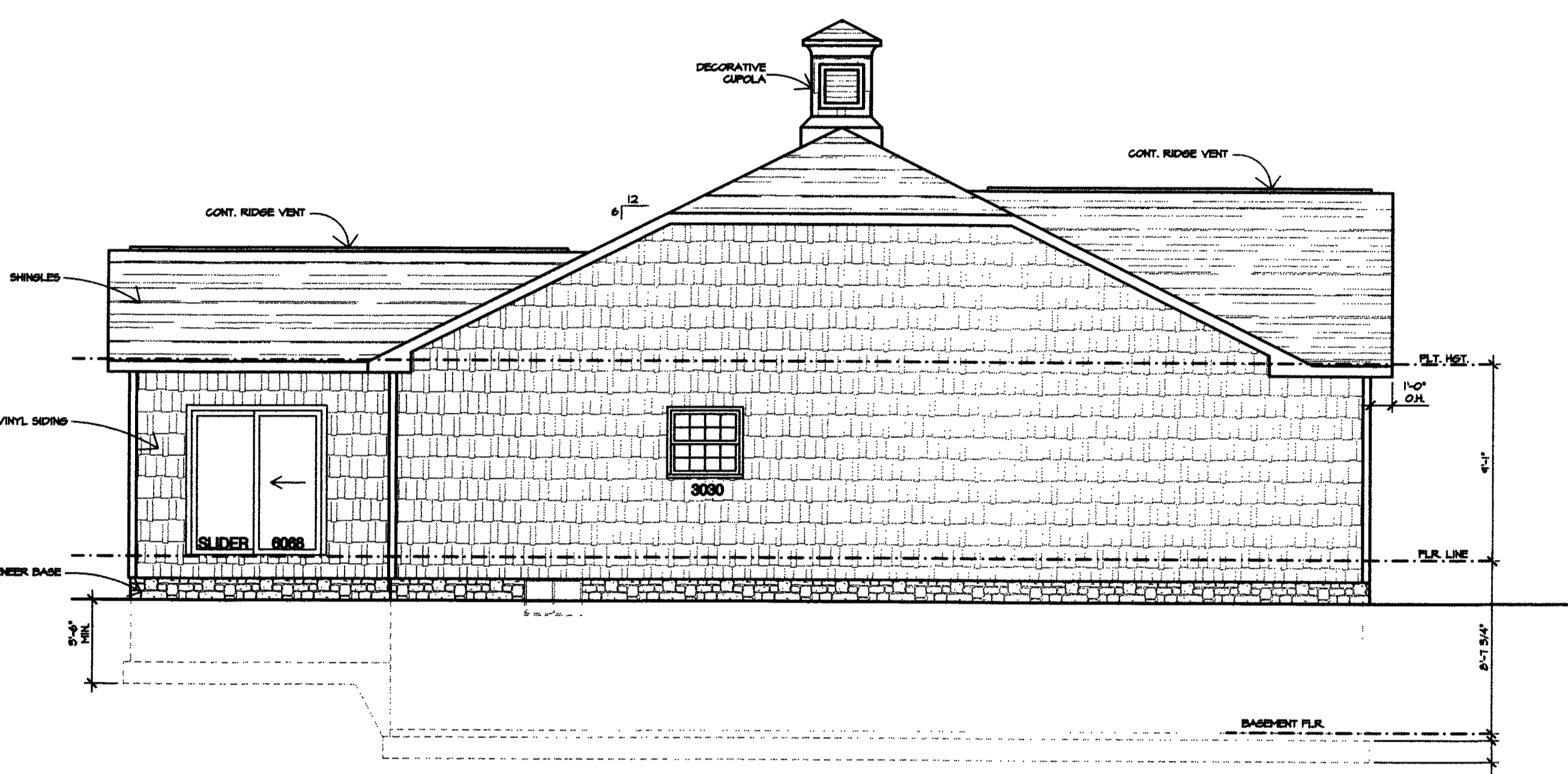
NOTES

- Dimensions are rough frame dimensions.
3 1/2" interior walls
4" exterior walls
(unless noted otherwise)
- All points of egress shall be equipped with strategy, handle and guardrail (if required) which meet requirements of OBOA Residential Building Code Sections 344 and 345.
- 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 OBOA Residential Building Code Section 316.

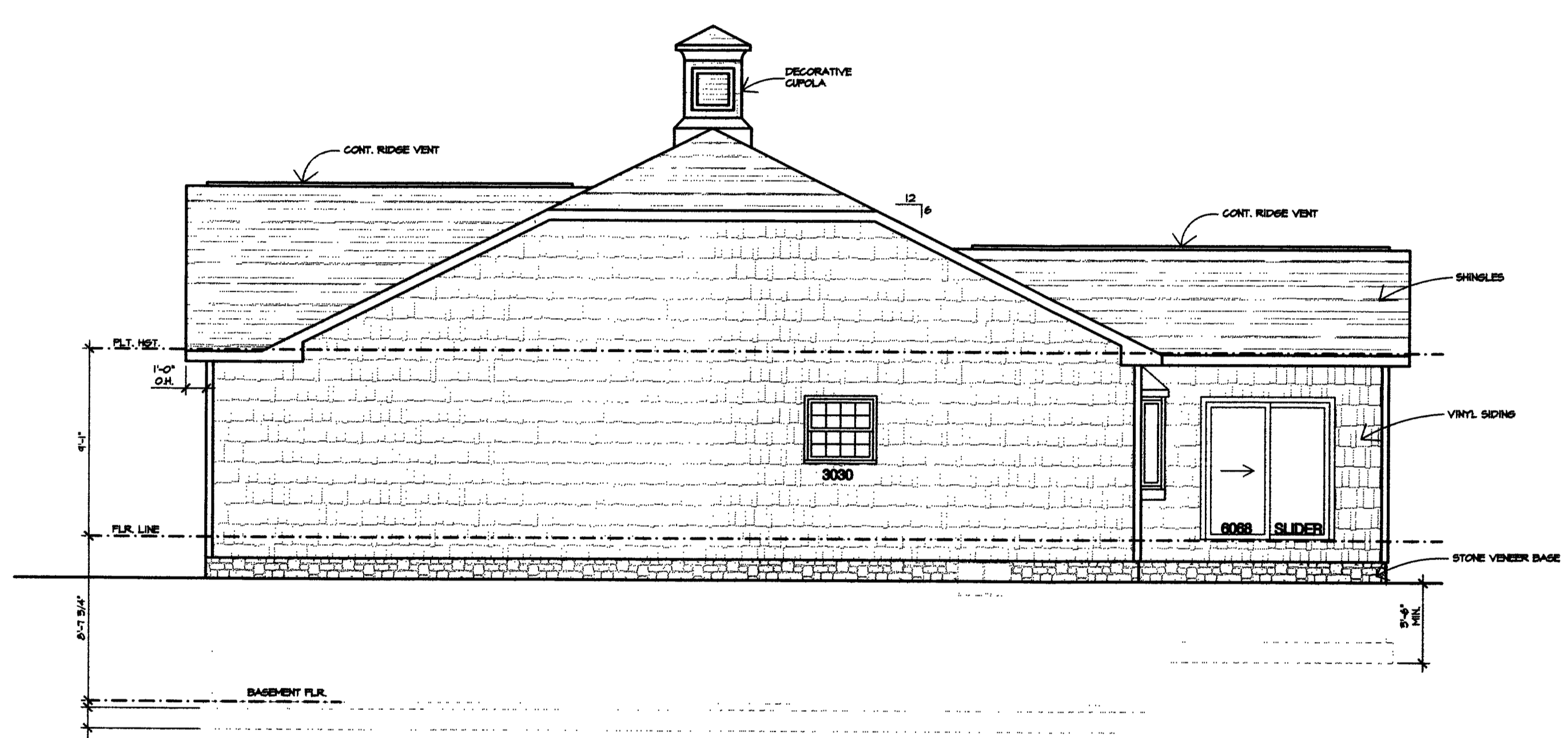
FLOOR PLAN
SCALE: 1/4" = 1'-0"



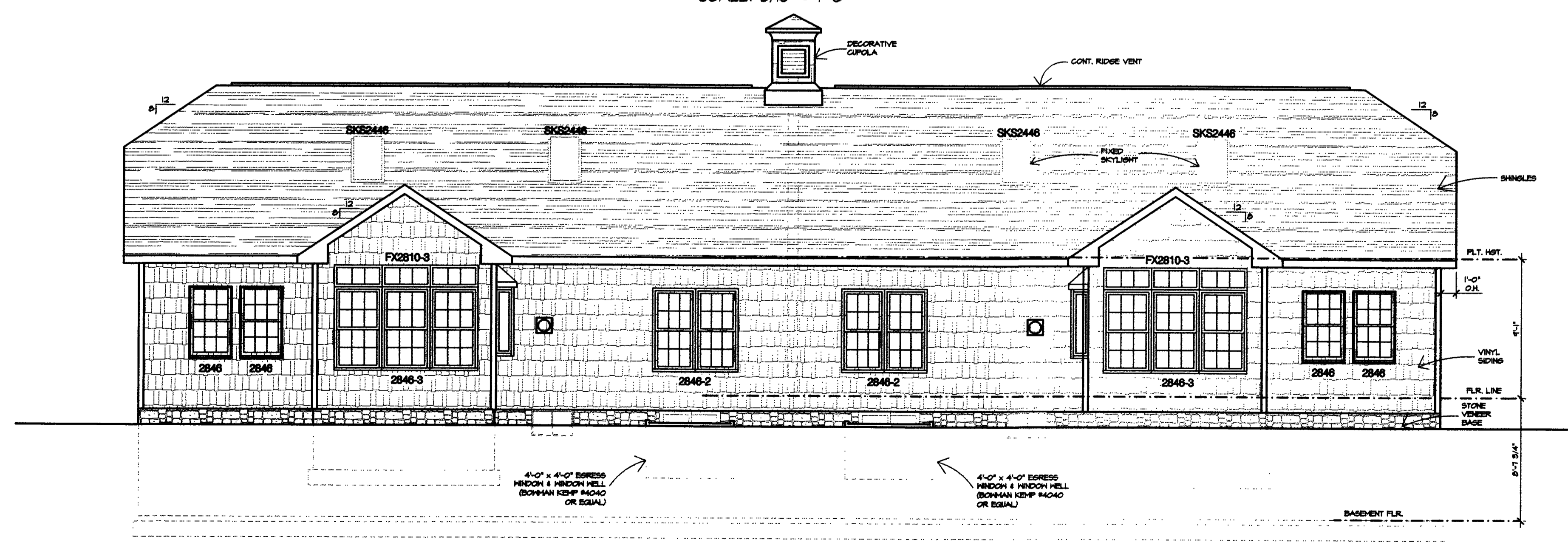
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



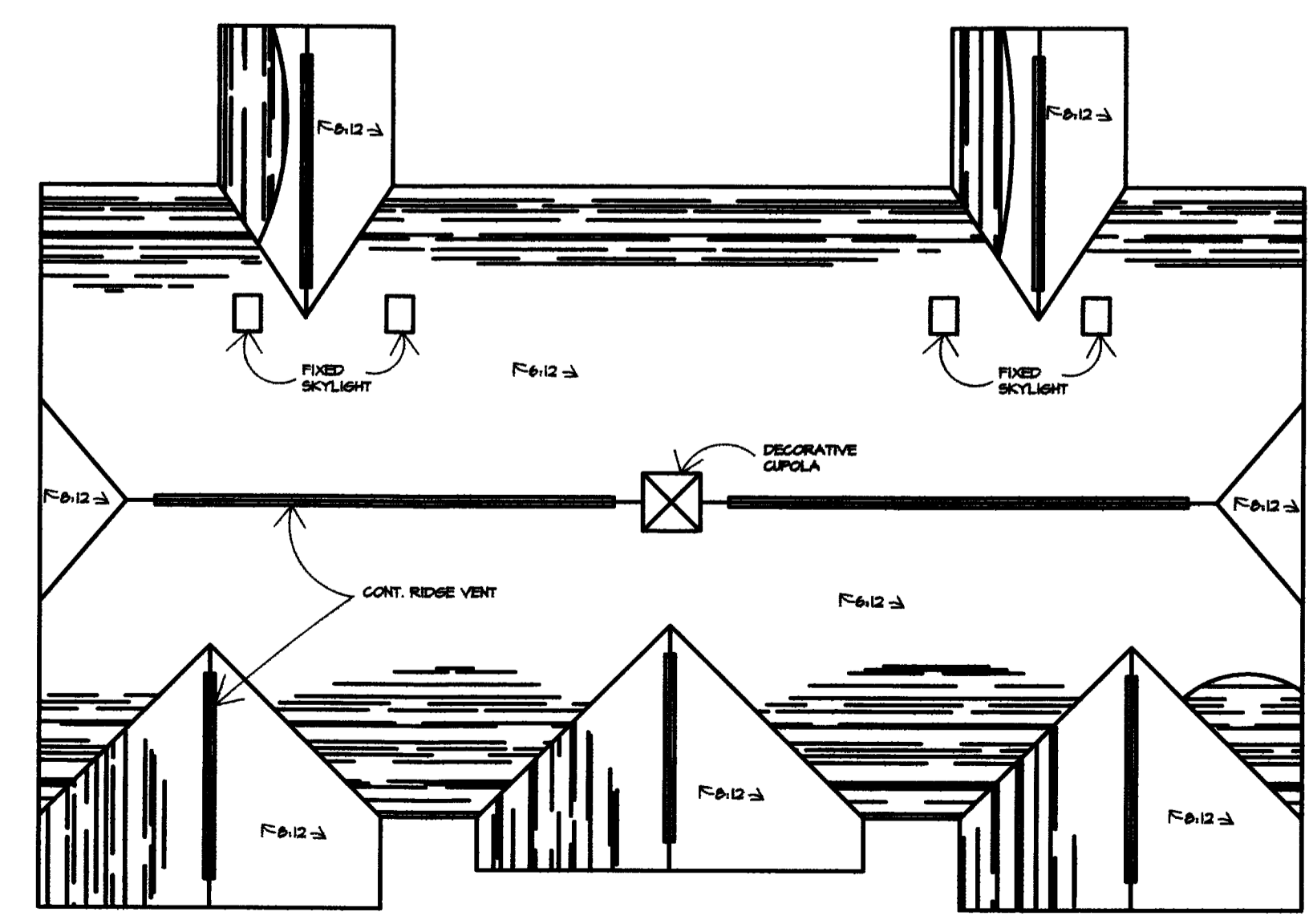
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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



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



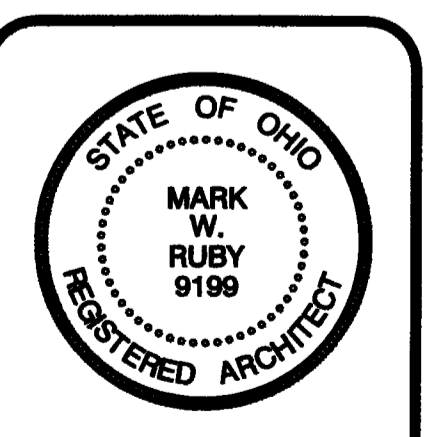
ROOF PLAN
SCALE: N.T.S.

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	DATE

MARK W. RUBY
ARCHITECT
189 NORTH LEAVITT ROAD, SUITE 201
AMHERST, OH, 44001
(440) 986-2081

BUILDING 19
LAKESIDE VILLAS
205/207 HARBOR COURT,
VERMILION, OHIO



DATE 01/16/22
PROJ. 2214
SHEET

4 OF 4



Doc ID: 023711320005 Type: OFF
 Kind: PLAT
 Recorded: 10/19/2022 at 01:03:23 PM
 Fee Amt: \$345.60 Page 1 of 5
 Lorain County, Ohio
 Mike Doran County Recorder

File **2022-0895723**

Plat Sheet

Instrument # _____ Film # _____

Name of Plat: VERMILION SHORES CONDOMINIUMS II
PHASE 12

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 BROWNHEIM TOWNSHIP LOT NUMBER 05

CREATING UNITS
1901, 1902

Floor Plans: YES

Related/Margin: /

Comments: DECLARATION FOLLOWS #2022-0895724

Vol. 112

Pg. 66, 67, 68, 69

Receiving Stamp

FIDELITY NATIONAL TITLE
 5340 MEADOW LANE CT
 SHEFFIELD VILLAGE, OH 44035

Amount: \$345.60
 Initials: ST