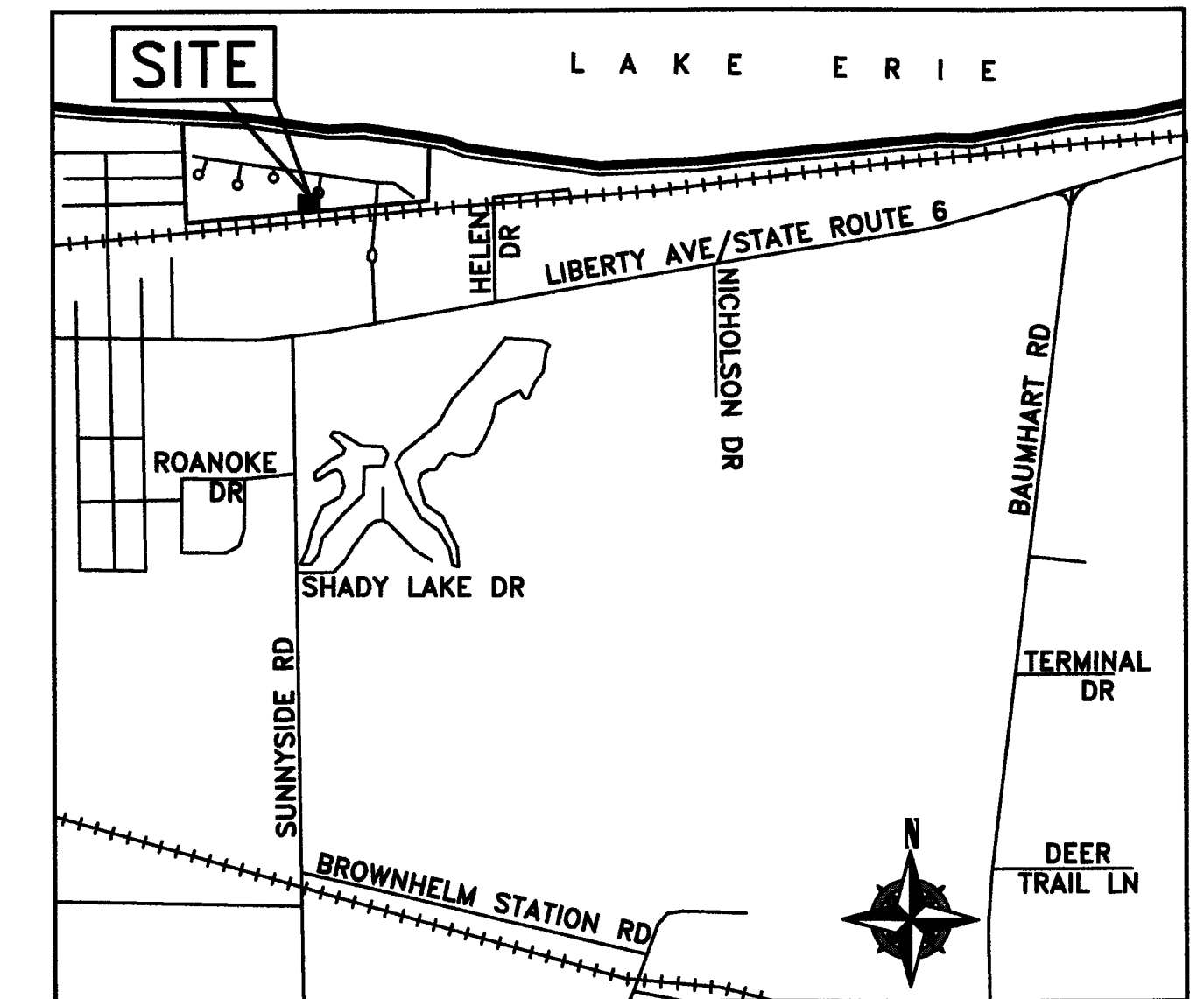


# VERMILION SHORES CONDOMINIUMS II - PHASE 13

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



VICINITY MAP  
-NOT TO SCALE-

**TRANSFERRED**

IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
DEC - 6 2022

J. CRAIG SNODGRASS, CPA, CCFM  
LORAIN COUNTY AUDITOR

Doc ID: 02376630005 Type: OFF  
Kind: PLAT  
Recorded: 12/06/2022 at 02:38:24 PM  
Fee Amt.: \$345.00 Page 1 of 5  
Title: Lorain County, Ohio  
Title Clerk: Doran County Recorder  
File #: 2022-0900582

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

Plat U01 112  
Pg 92, 93, 94, 95

### LINE REFERENCE TABLE

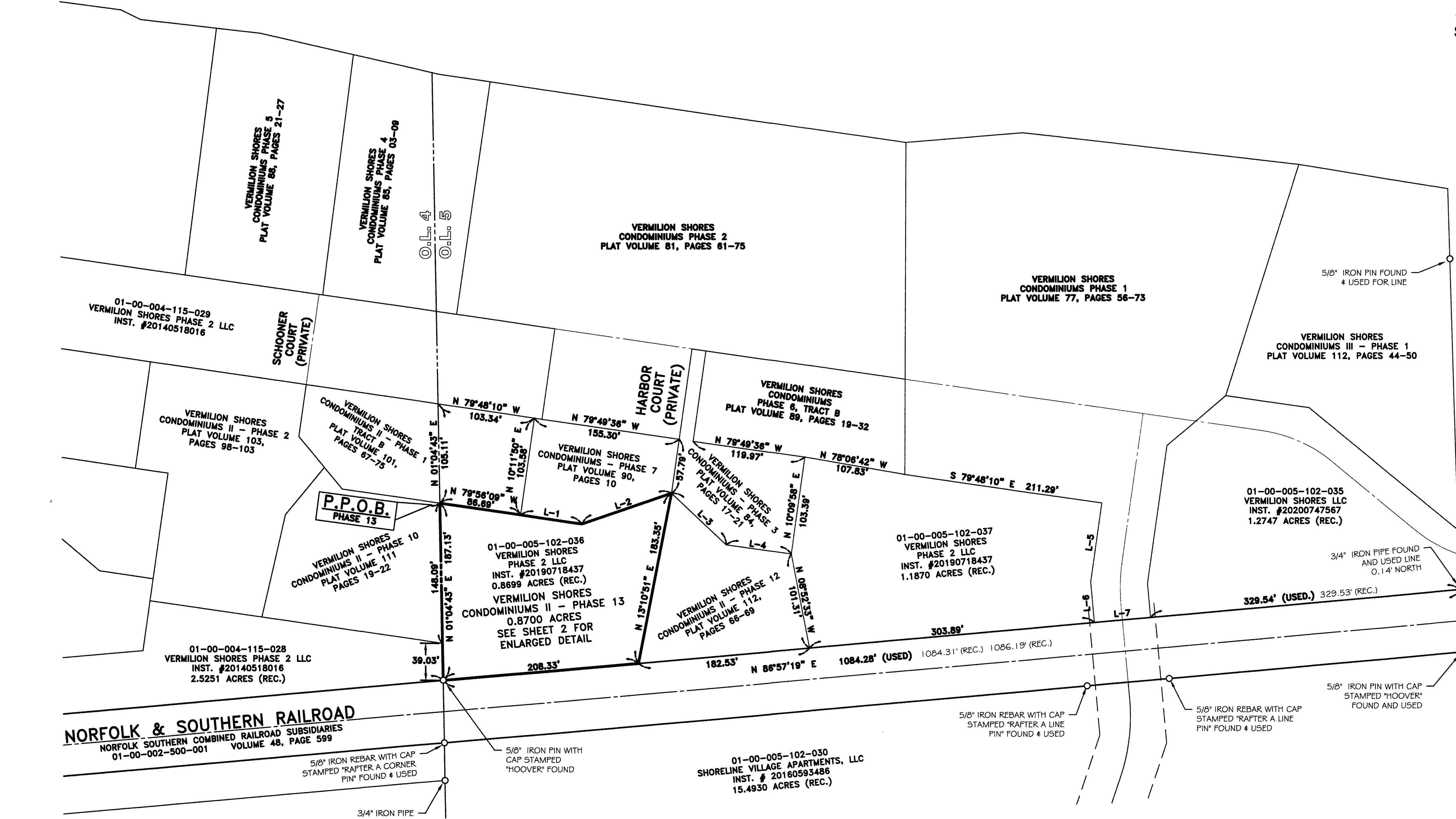
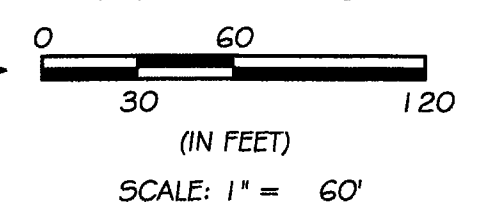
LINE	LENGTH (R&U)	BEARING
L-1	65.60' (R&U)	N 79°45'03" W
L-2	100.77' (R&U)	N 73°05'26" E
L-3	79.41' (R&U)	S 44°48'26" E
L-4	70.00' (R&U)	S 79°50'03" E
L-5	84.35' (R&U)	N 10°11'50" E
L-6	43.15' (R&U)	S 03°03'30" E
L-7	60.00' (R&U)	N 86°57'19" E

### LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- ⊞ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED



GRAPHIC SCALE



**ACREAGE BREAKDOWN**

AUDITORS P.P.N.	ACRES (REC.)
01-00-005-102-036	0.8699
VERMILION SHORES CONDOMINIUMS II - PHASE 13	0.8700 (CALC.)

**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.

### SHEET LIST

VIEW	SHEET
OVERALL VIEW	1
ENLARGED VIEW & BUILDING DETAIL	2
BUILDING 20 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 26, 2022.

JOSHUA S. RIEDY, P.S.  
PROFESSIONAL SURVEYOR  
DATE: 10-18-2022

### 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 AS RECORDED IN VOLUME 111, PAGES 90-95 OF THE LORAIN COUNTY PLAT RECORDS.

REV.	BY	DATE	DESCRIPTION
1	JSR	10-25-2022	ISSUE TO CLIENT

VERMILION SHORES  
CONDOMINIUMS II - PHASE 13  
**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.

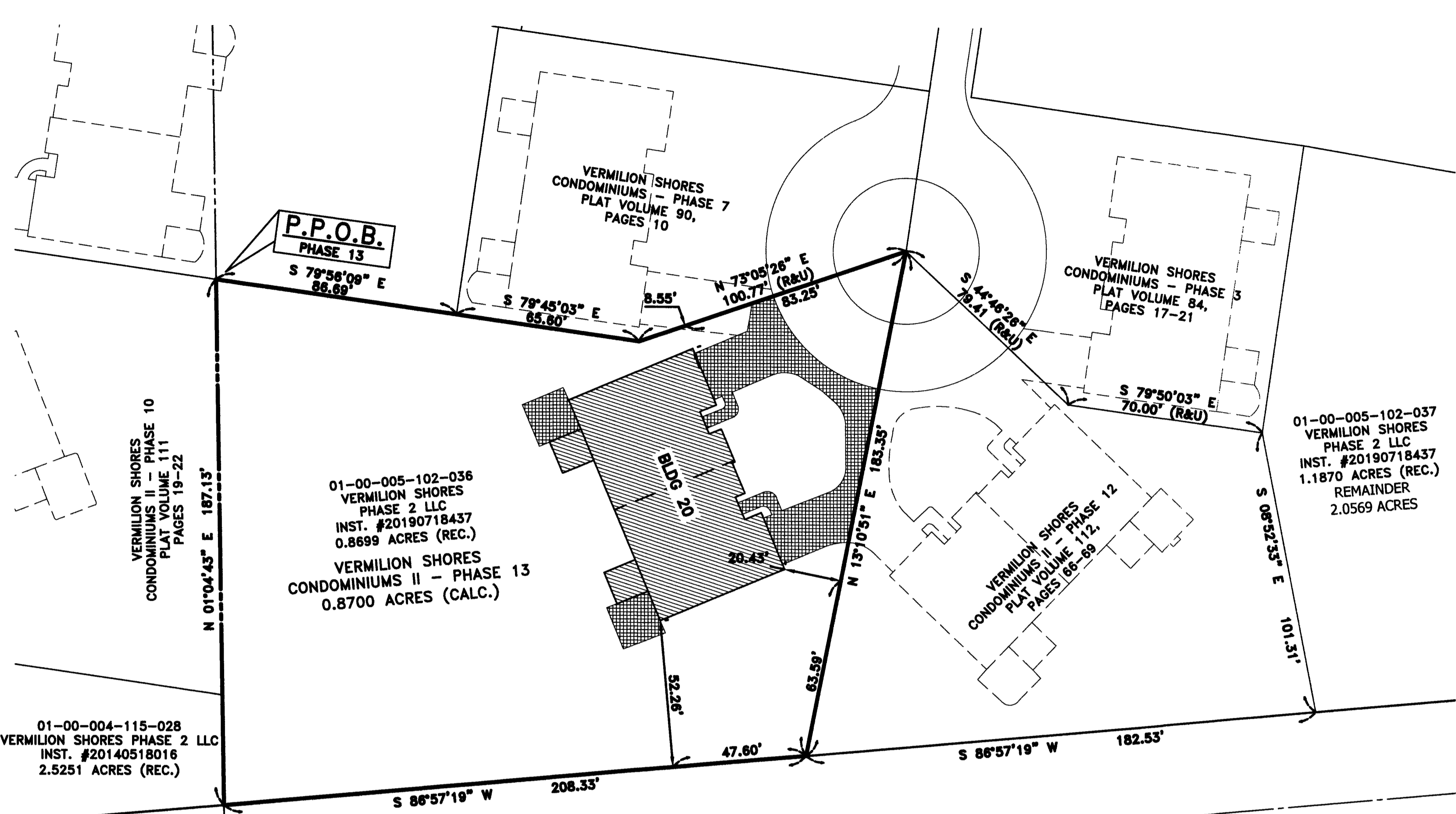
VERMILION SHORES PHASE 2, LLC  
4835 MUNSON STREET NW  
CANTON, OHIO 44718

**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  
JOB No: 12362-22

CHECKED BY: RAF  
SHEET 1 of 4



01-00-004-115-028  
VERMILION SHORES PHASE 2 LLC  
INST. #20140518016  
2.5251 ACRES (REC.)

01-00-005-102-036  
VERMILION SHORES  
PHASE 2 LLC  
INST. #20190718437  
0.8699 ACRES (REC.)  
VERMILION SHORES  
CONDOMINIUMS II - PHASE 13  
0.8700 ACRES (CALC.)

01-00-005-102-037  
VERMILION SHORES  
PHASE 2 LLC  
INST. #20190718437  
1.1870 ACRES (REC.)  
REMAINDER  
2.0569 ACRES

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

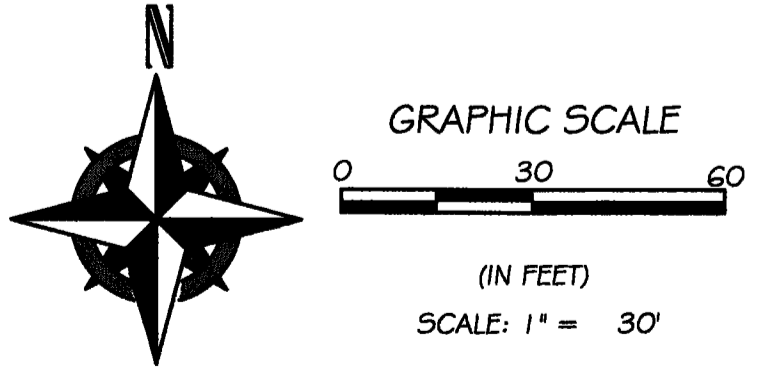
**NOTES**

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 26, 2022.

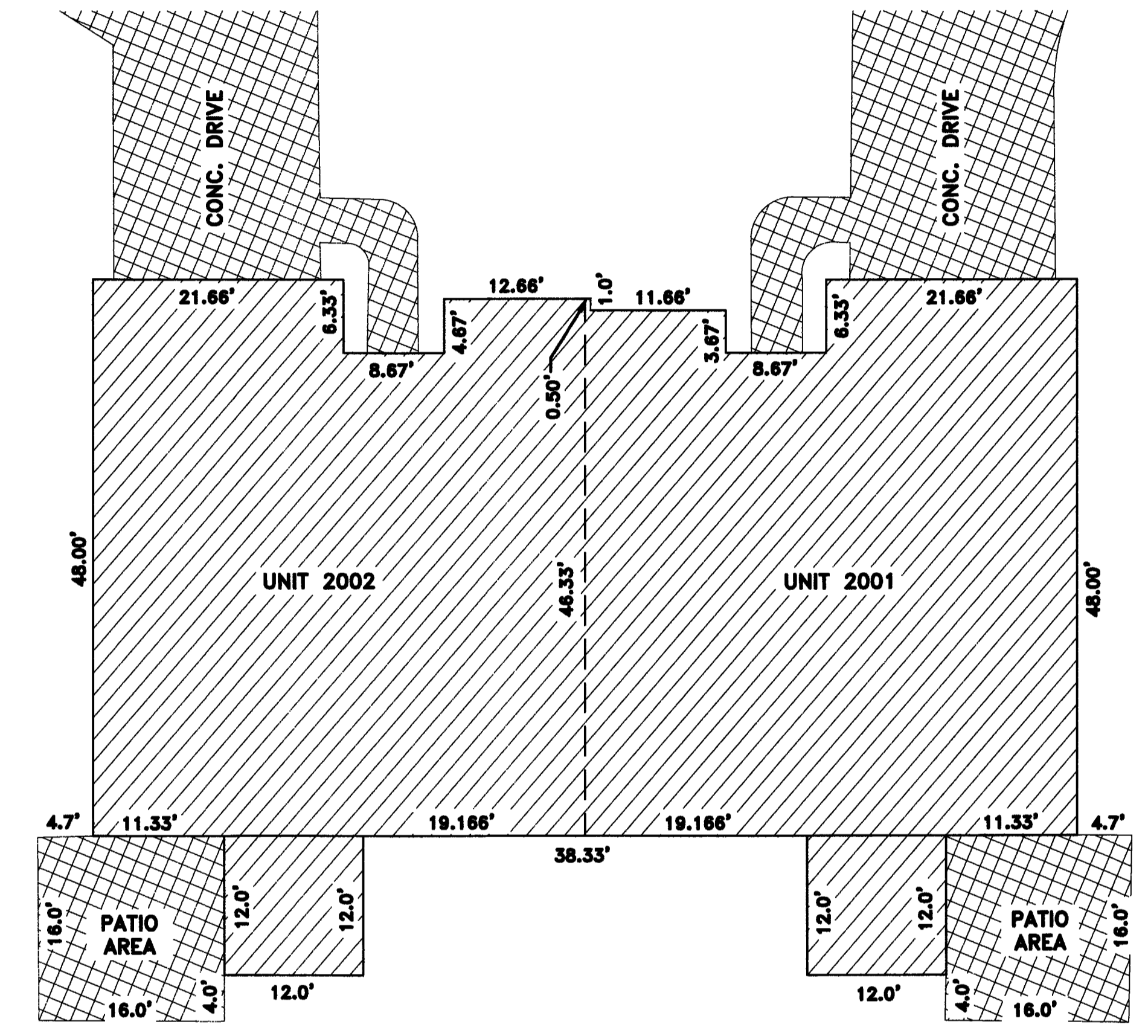
*Joshua S. Riedy*  
JOSHUA S. RIEDY, P.S.  
STATE OF OHIO  
JOSHUA S. RIEDY  
S-8700  
10-18-2022  
PROFESSIONAL SURVEYOR  
DATE



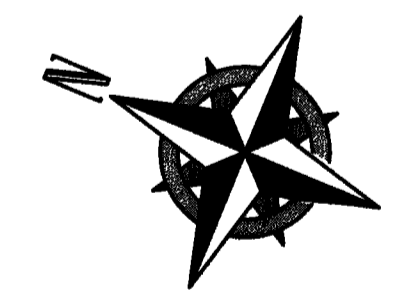
**LEGEND**

	BUILDING UNIT
	LIMITED COMMON AREA
	COMMON AREA

REV.	BY	DATE	DESCRIPTION
1	JSR	10-25-2022	ISSUE TO CLIENT



**BUILDING 20 DETAILS**  
SCALE 1" = 10'

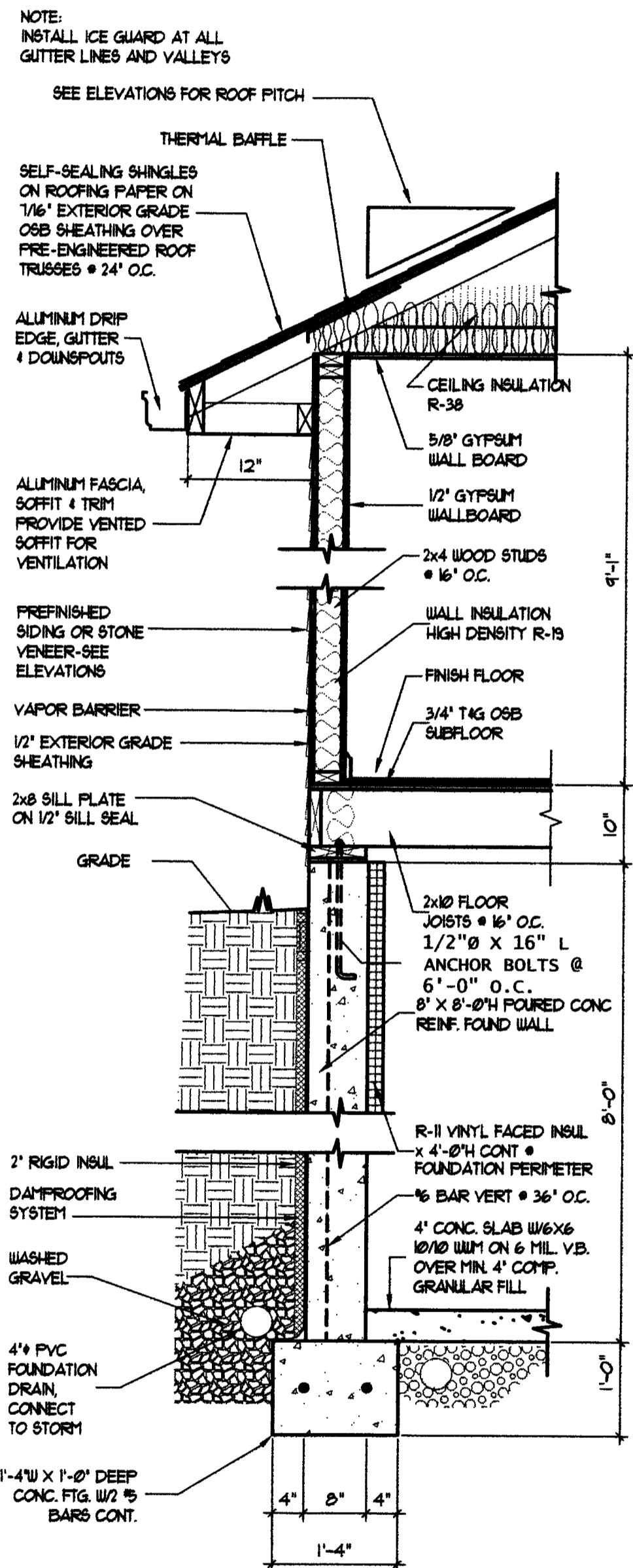


**UNDERGROUND UTILITIES**  
TWO WORKING DAYS  
**BEFORE YOU DIG**  
CALL **1-800-362-2764** (TOLL FREE)  
OHIO UTILITIES PROTECTION SERVICE  
NON-MEMBERS MUST BE CALLED DIRECTLY  
CALL **1-800-925-0988** (TOLL FREE)  
OIL & GAS PRODUCERS UNDERGROUND PROTECTION SERVICE

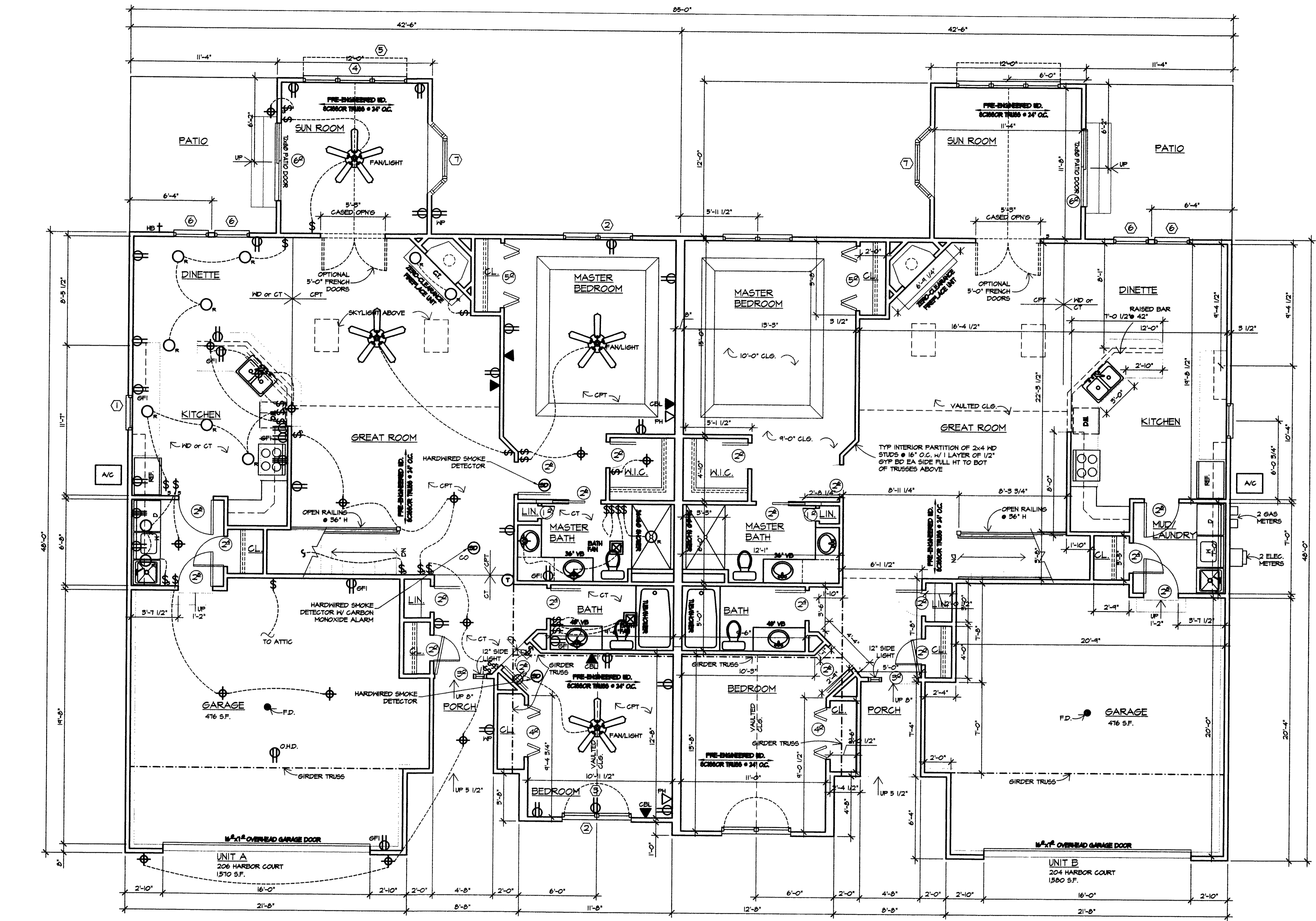
VERMILION SHORES  
CONDOMINIUMS II - PHASE 13  
**DETAILED VIEW**  
SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS  
BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 05.  
VERMILION SHORES PHASE 2, LLC  
4835 MUNSON STREET NW  
CANTON, OHIO 44718

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

DRAWN BY: JSR	CHECKED BY: RAF
JOB No: 12362-22	SHEET 2 of 4



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



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

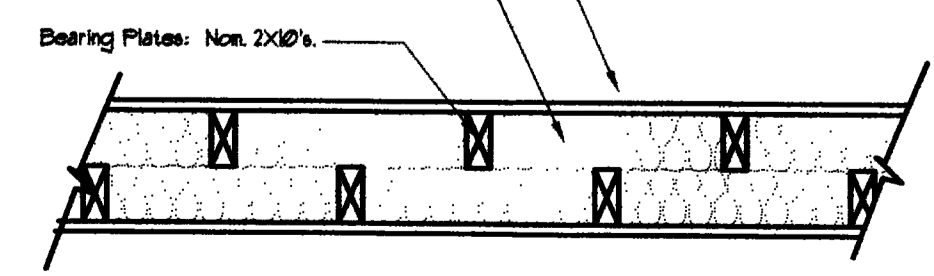
WINDOW SCHEDULE						
MARK	DESCRIPTION	ROUGH OPENING (MIN)	CLEAR AREA REQUIRED	CLEAR AREA PROVIDED	CLEAR OPENING REQUIRED	CLEAR OPENING PROVIDED
1	30210 HORIZONTAL DOUBLE HUNG	3'-2 1/8" x 3'-1 1/4"				
2	2840-2 TWIN HORIZONTAL DOUBLE HUNG	5'-7 7/8" x 4'-9 1/4"	5.0 SQ. FT.	5.24 SQ. FT.	20" x 24"	30 11/16" x 24 9/16"
3	C1020-2 HORIZONTAL DOUBLE HUNG	5'-7 7/8" x 3'-0 1/2"				
4	2840-3 TRIPLE HORIZONTAL DOUBLE HUNG	8'-5 1/2" x 4'-9 1/4"				
5	F02810-3 HORIZONTAL TRANSOM	8'-5 1/2" x 1'-3 1/4"				
6	2848 HORIZONTAL DOUBLE HUNG	2'-10 1/8" x 4'-9 1/4"				
7	30-C145-20 ANDERSEN CASEMENT 30" BY	5'-10" x 4'-8 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. 11225. 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. 1 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"

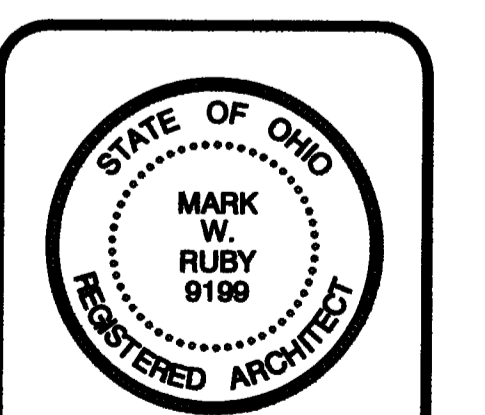
**NOTES**

- Dimensions are rough frame dimensions:  
3 1/2" interior sills  
4" exterior sills  
(unless noted otherwise)
- All points of egress shall be equipped with egress hardware and guardrails (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) 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 306.

REVISIONS	BY

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

**BUILDING 20**  
**LAKESIDE VILLAS**  
204/206 HARBOR COURT  
VERMILION, OHIO



DATE 10/18/22  
PROJ. 2215  
SHEET

3 OF 4



Plat Sheet

Instrument # 2022-0900582 Film # \_\_\_\_\_

Name of Plat: VERMILION SHORES CONDOMINIUMS II  
PHASE 13

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 5  
ALSO BEING KNOWN AS A PORTION OF LAND ORIGINALLY  
DESCRIBED IN A DEED TO VERMILION SHORES PHASE  
2 LLC 0.8700 ACRE EASEMENTS ALSO  
CREATING UNITS 2001 AND 2002  
\* DECLARATION FOLLOWS  
# 2022-0900583

Floor Plans: YES

Related/Margin: \*

Comments: /

Vol. 112

Pg. 92, 93, 94, 95

Receiving Stamp

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

Amount: 345.60  
Initials: ST