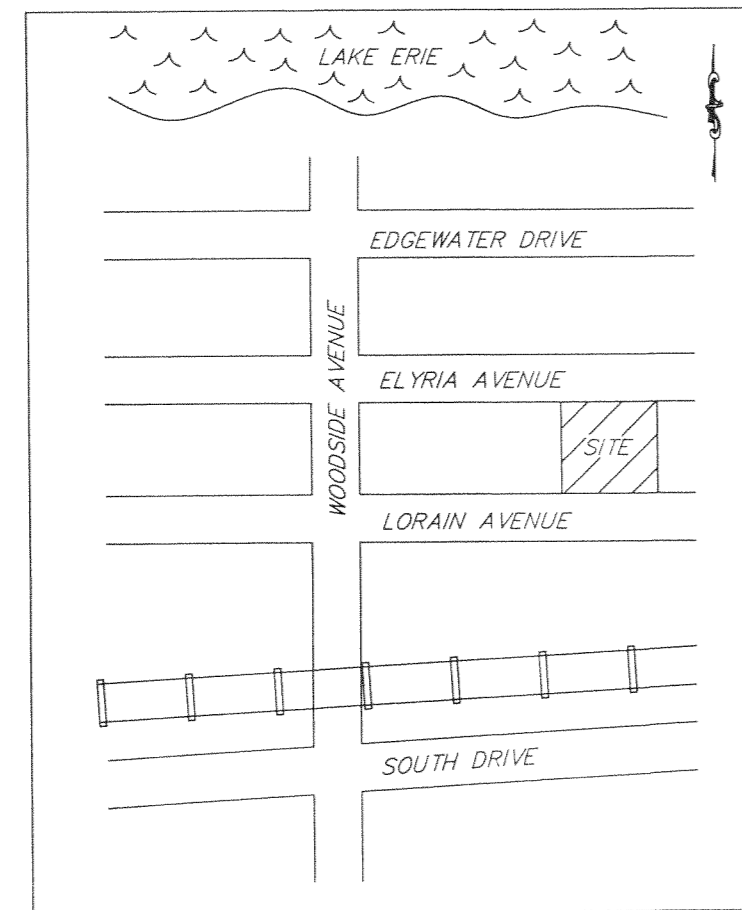


SUNNYSIDE SHORES SUBDIVISION

PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NO. 4

SITUATED IN THE CITY OF VERMILION
COUNTY OF LORAIN, STATE OF OHIO



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

THE UNDERSIGNED PATRICK & MARY CAROL FORBUS HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS SUNNYSIDE SHORES SUBDIVISION, A SUBDIVISION OF 8 LOTS, INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT.

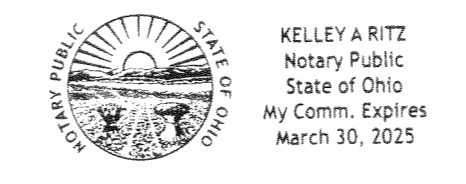
Patrick Forbus
PATRICK FORBUS
Mary Carol Forbus
MARY CAROL FORBUS

Witness
WITNESS
Witness
WITNESS

NOTARY CERTIFICATE

STATE OF OHIO }
COUNTY OF LORAIN } S. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THE SAME TO BE HIS FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 21st DAY OF October 2022.

Kelley A. Ritz
NOTARY PUBLIC
MY COMMISSION EXPIRES _____



MORTGAGEE'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MORTGAGEE OF THE LANDS CONTAINED WITHIN THIS FOREGOING PLAT OF SUNNYSIDE SHORES SUBDIVISION, DO HEREBY ACCEPT THE SAME TO BE CORRECT.

MORTGAGEE _____
BY: _____
BY: _____

NOTARY CERTIFICATE

STATE OF OHIO }
COUNTY OF LORAIN } S. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THE SAME TO BE HIS FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVAL SIGNATURES

CITY ENGINEER

APPROVED BY THE ENGINEER FOR THE CITY OF VERMILION, OHIO FOR RECORDING PURPOSES ONLY ON THIS 13th DAY OF DEC, 2022.

Christopher Howard
CHRISTOPHER HOWARD, P.E.
CITY ENGINEER

PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF VERMILION, OHIO FOR RECORDING PURPOSES ONLY ON THIS 13th DAY OF December 2022.

Mureen Fisher
SECRETARY
James M. Crapple
CHAIRMAN

CITY COUNCIL

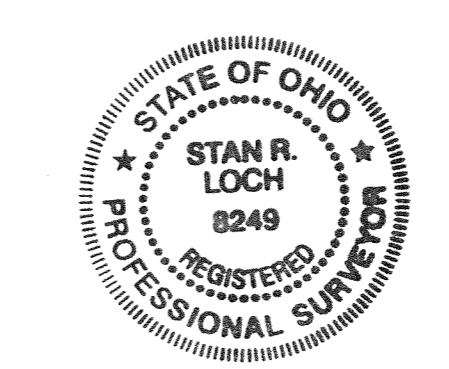
THIS IS TO CERTIFY THAT THIS PLAT OF SUNNYSIDE SHORES SUBDIVISION WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF VERMILION, OHIO FOR RECORDING PURPOSES ONLY ON THIS 13th DAY OF December 2022.

Jim Forthofer
JIM FORTHOFER
MAYOR
Mureen Fisher
MUREEN FISHER
CLERK OF COURTS

SURVEYOR'S CERTIFICATE

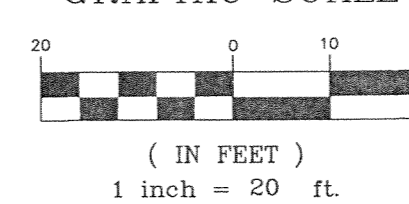
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "SUNNYSIDE SHORES SUBDIVISION" AS SHOWN HEREON AND CONTAINING 0.8124 ACRES OF LAND IN ORIGINAL BROWNHELM TOWNSHIP LOT NO. 4 IN THE CITY OF VERMILION, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED BY _____, IRON PIPE MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY _____, IRON PIN MONUMENTS WERE SET. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN. THIS PLAT REPRESENTS A SURVEY WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET TO THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS SET FORTH IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. ALL OF WHICH I CERTIFY TO BE CORRECT.

STAN LOCH
REGISTERED SURVEYOR #8249



10-18-2022
DATE
TRANSFERRED
IN COMPLIANCE WITH SEC. 319-2102
OHIO REV. CODE
JAN 13 2023
J. GRAY SNOODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

GRAPHIC SCALE



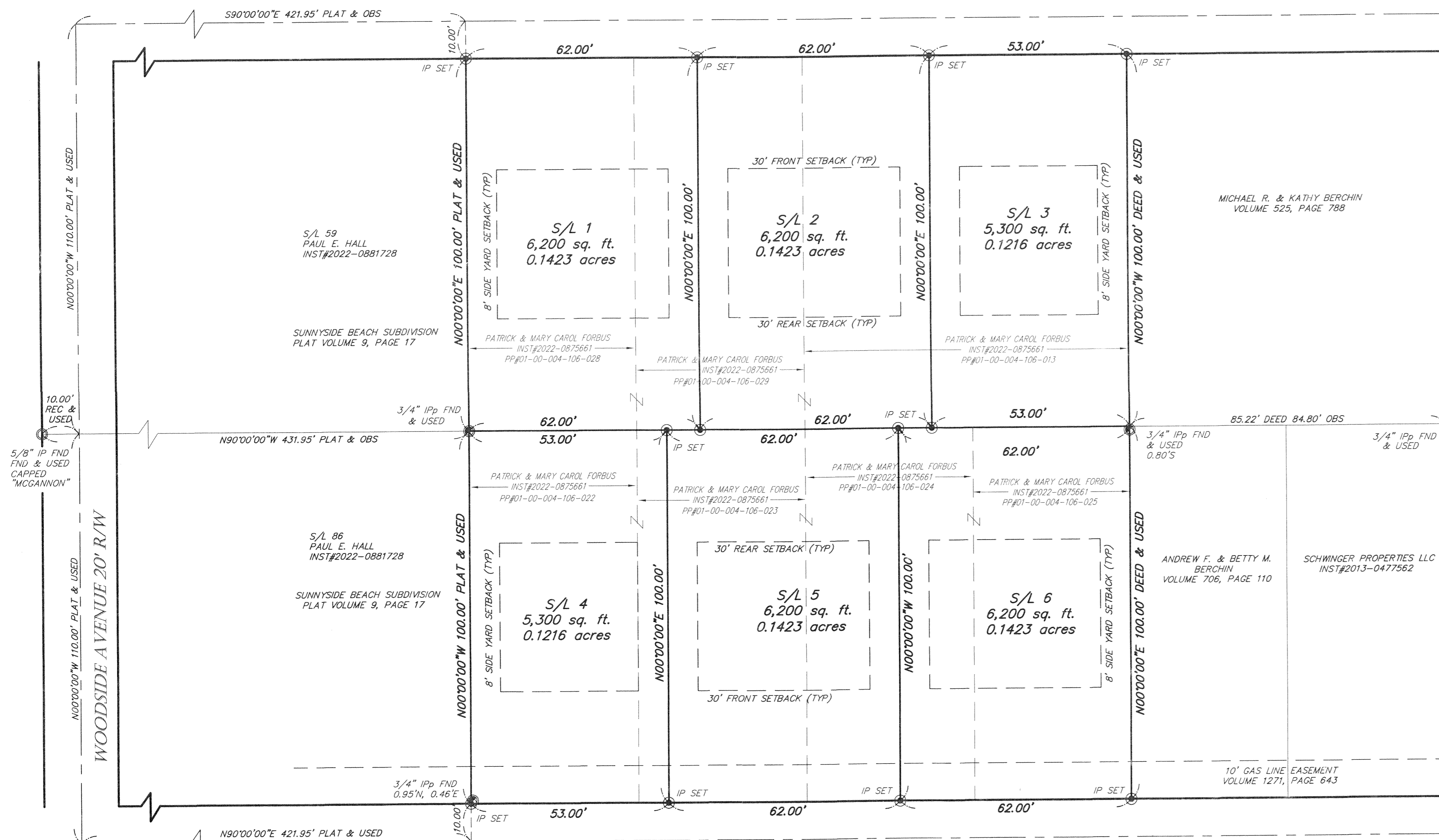
LEGEND	
○	IRON PIN FND
●	IRON PIPE FND
⊙	IRON PIN SET
⊙	5/8"X30" REBAR CAPPED "AZTECH 8249"

BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

- REFERENCES:
- SUNNYSIDE BEACH SUBDIVISION PLAT VOLUME 9, PAGE 17
 - LOT SPLIT SURVEY BY EARL HUNTER, P.S. 7537 DATED: 10/13/94 SURVEY: 21068
 - LOT SPLIT SURVEY BY EARL HUNTER, P.S. 7537 DATED: 5/19/95 SURVEY: 21333
 - BOUNDARY SURVEY BY M.G. HURA, P.S. 4712 DATED: 11/29/99 SURVEY: 00321
 - BOUNDARY SURVEY DATED: 9/25/79 SURVEY: 13098
 - VERMILION SHORES CONDOMINIUMS II - PH.1 BY BRENT ANDERSON, P.S. 8538 DATED: 11/16/15 PLAT FILE #2015-0568004

SETBACKS:
FRONT SETBACK: 30'
REAR SETBACK: 30'
SIDE YARD SETBACK: MINIMUM 8', TOTAL 16'

ELYRIA DRIVE 20' R/W



LORAIN DRIVE 20' R/W

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071



ENGINEERING and SURVEYING
Civil Engineering - Land Surveying

SHEET CONTENT

RECORD PLAT
SUNNYSIDE SHORES SUBDIVISION
PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NO. 4
SITUATED IN THE CITY OF VERMILION COUNTY OF LORAIN STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE	VERT. SCALE
1" = 20'	DATE
DRAWN BY	10/17/2022
CL	CHECKED BY
SRL	DRAWING NO
	SURVEY
JOB NO	SHEET
20223818	1 OF 1

Plat Sheet

Instrument # 2023-0903411 Film #

Name of Plat: Sunnyside Shores Subdivision

Owner: Patrick & Mary Carol Forbus

Description:

Situated in the city of Vermilion, county of
Lorain, state of Ohio. Being part of original
Brownhelm Township Lot No. 4.

Creating sublots 1-4
See Plat for acreage
breakdown.

Floor Plans:

Related/Margin:

Comments:

Vol. 113

Pg. 15

Receiving Stamp

PATRICK FORBUS
503 WINE ST
VERMILION, OH 44089

Amount: \$86.40

Initials: HR