

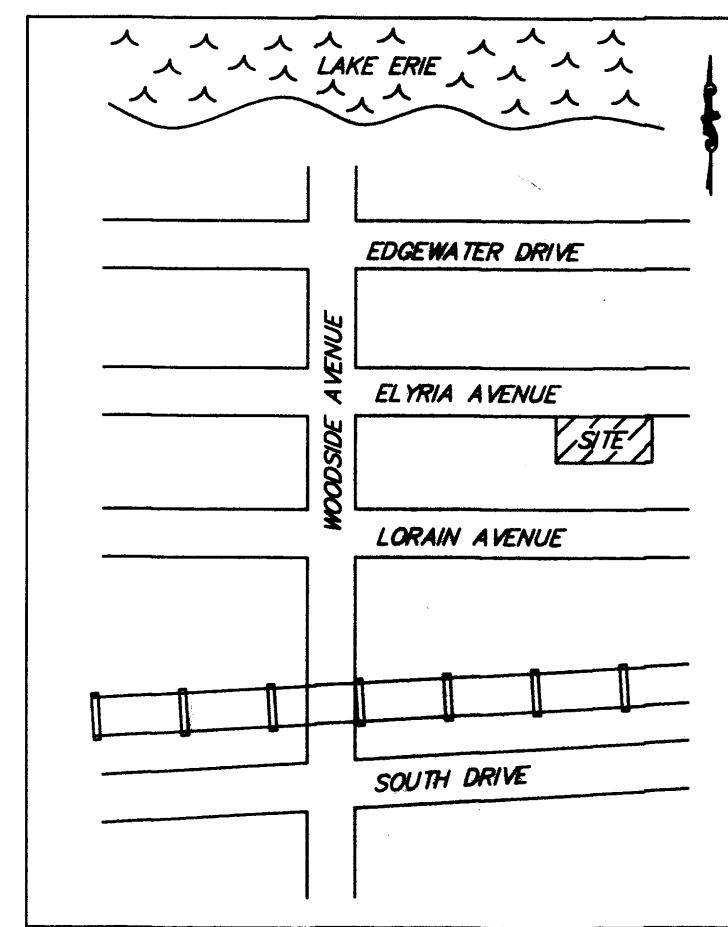
OWNER'S CERTIFICATE

THE UNDERSIGNED PATRICK & MARY CAROL FORBUS HEREBY CERTIFIES THAT THE ATTACHED PLAT CORRECTLY REPRESENTS SUNNYSIDE SHORES SUBDIVISION NO. 2 A SUBDIVISION OF 2 LOTS, INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME TO BE CORRECT.

Patrick Forbus
PATRICK FORBUS
Mary Carol Forbus
MARY CAROL FORBUS

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 4 DAY OF JULY 2024
NOTARY PUBLIC
STATE OF OHIO
COUNTY OF CUYAHOGA
MY COMMISSION EXPIRES 03-27-24



VICINITY MAP
NOT TO SCALE

2024-0019068
PLAT Fee: \$94.40 Page 1 of 2
Recorded: 7/10/2024 at 01:16 PM
Receipt: T20240013706
Lorain County Recorder Mike Doran

Plat Vol 116
page 20

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JUL 10 2024
1. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

DRAINAGE EASEMENT

SURFACE DRAINAGE MUST BE DIRECTED IN SWALES WITHIN DRAINAGE EASEMENTS AS SHOWN HEREON 10" WIDE, 5" ON EITHER SIDE ALONG PROPERTY LINES AS INDICATED TO MAINTAIN POSITIVE DRAINAGE. BLOCKING OF SUCH DRAINAGE IS PROHIBITED. NO FENCES, SHEDS OR OTHER FLOW OBSTRUCTIONS SHALL BE INSTALLED/BUILT WITHIN DRAINAGE EASEMENTS. MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNERS.

APPROVAL SIGNATURES

CITY ENGINEER

APPROVED BY THE ENGINEER FOR THE CITY OF VERMILION, OHIO FOR RECORDING PURPOSES ONLY ON THIS 8th DAY OF JULY 2024.
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 1st DAY OF JULY 2024.
Nancy Kisten
SECRETARY
Becki R. Strickler
CHAIRMAN

CITY COUNCIL

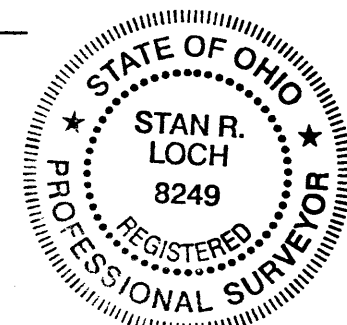
THIS IS TO CERTIFY THAT THIS PLAT OF SUNNYSIDE SHORES SUBDIVISION NO. 2 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF VERMILION, OHIO FOR RECORDING PURPOSES ONLY ON THIS 31st DAY OF JULY 2024.
Jim Forthofer
JIM FORTHOFFER
MAYOR
Nancy Kisten
NANCY KISTEN
CLERK OF COURTS CORNER 1

SURVEYOR'S CERTIFICATE

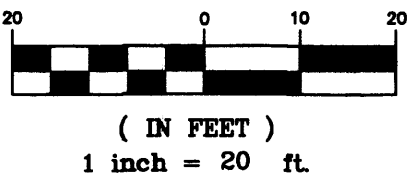
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED "SUNNYSIDE SHORES SUBDIVISION NO. 2" AS SHOWN HEREON AND CONTAINING 0.4083 ACRES OF LAND IN ORIGINAL BROWNHELM TOWNSHIP LOT NO. 4 IN THE CITY OF VERMILION, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED BY IRON PIPE MONUMENTS WERE FOUND AND AT ALL POINTS THUSLY INDICATED BY IRON PIPE 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
STAN LOCH
REGISTERED SURVEYOR #8249

DATE: 5-21-2024



GRAPHIC SCALE

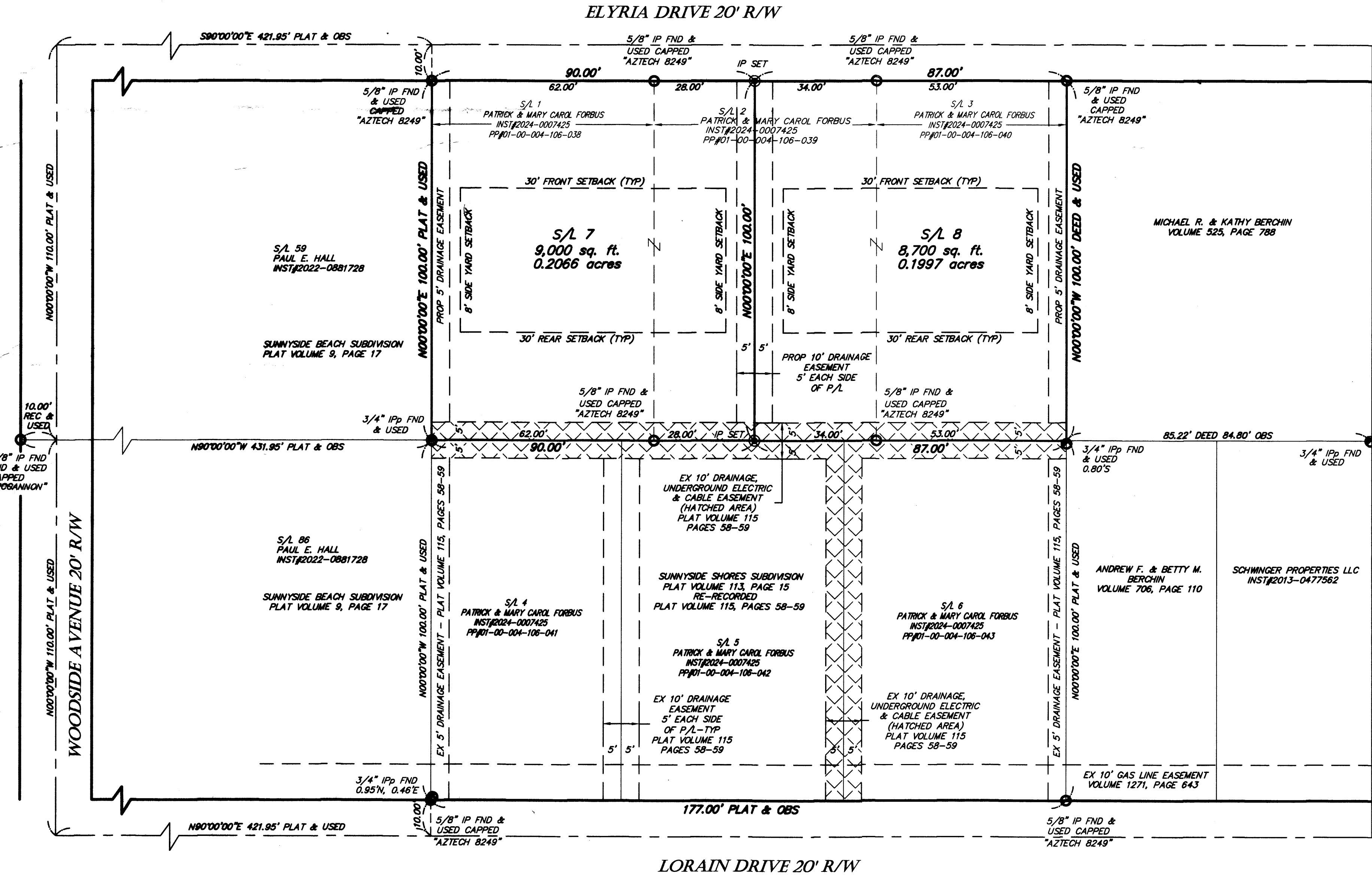


LEGEND
● = IRON PIN FND
○ = IRON PIPE FND
○ = IRON PIN SET
○ = 5/8"x30" REBAR CAPPED "AZTECH 8249"

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

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

- REFERENCES:**
- SUNNYSIDE SHORES SUBDIVISION PLAT VOLUME 113, PAGE 15 RE-RECORDED PLAT VOLUME 115, PAGES 58-59
 - SUNNYSIDE BEACH SUBDIVISION PLAT VOLUME 9, PAGE 17
 - LOT SPLIT SURVEY BY EARL HUNTER, P.S. 7537 DATED: 10/13/94 SURVEY: 21068
 - BOUNDARY SURVEY BY M.G. HARA, P.S. 4712 DATED: 11/9/99 SURVEY: 00321
 - BOUNDARY SURVEY BY BRENT ANDERSON, P.S. 8538 DATED: 11/16/15 PLAT FILE #2015-0568004
 - LOT SPLIT SURVEY BY EARL HUNTER, P.S. 7537 DATED: 5/19/95 SURVEY: 21333
 - VERMILION SHORES CONDOMINIUMS II - PH.1



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



ENGINEERING and SURVEYING
Civil Engineering - Land Surveying

SHEET CONTENT
RECORDED PLAT
SUNNYSIDE SHORES SUBDIVISION NO. 2
CREATING SUBLOTS 7 & 8
BEING A RE-SUBDIVISION OF SUBLOTS 1-3 IN THE SUNNYSIDE SHORES SUBDIVISION PLAT VOLUME 113, PAGE 15 AND RE-RECORDED IN PLAT VOLUME 115, PAGES 58-59 PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NO. 4 SITUATED IN THE CITY OF VERMILION COUNTY OF LORAIN, OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

HORIZ. SCALE	VERT. SCALE
1" = 20'	
DRAWN BY	DATE
CL	5/31/2024
CHECKED BY	DRAWING NO
SRL	SURVEY
JOB NO	SHEET
20223818	1 OF 1

Plat Sheet

Instrument # 2024-0019068 Film # _____

Name of Plat: Sunnyside Shores Subdivision No. 2

Owner: Patrick Forbus and Mary Carol Forbus

Description: Situated in the City of Vermilion, State of Ohio, County of Lorain; Being a Re Subdivision of Sublots 1-3 in the Sunnyside Shores Subdivision Plat Vol 113 Pg 15 and re-recorded in Plat Vol 115 Pages 58-59. Being a part of Original Brownhelm Township lot No. 4 see image for acreage and Easements-

Creating Sublots 7 and 8

Floor Plans: /

Related/Margin: Plat Vol 113 Pg 15 and Plat Vol 115 Pgs 58-59

Comments: /

Vol. 116

Receiving Stamp

Pg. 20

Amount: \$ 94.40

Initials: SC / JH