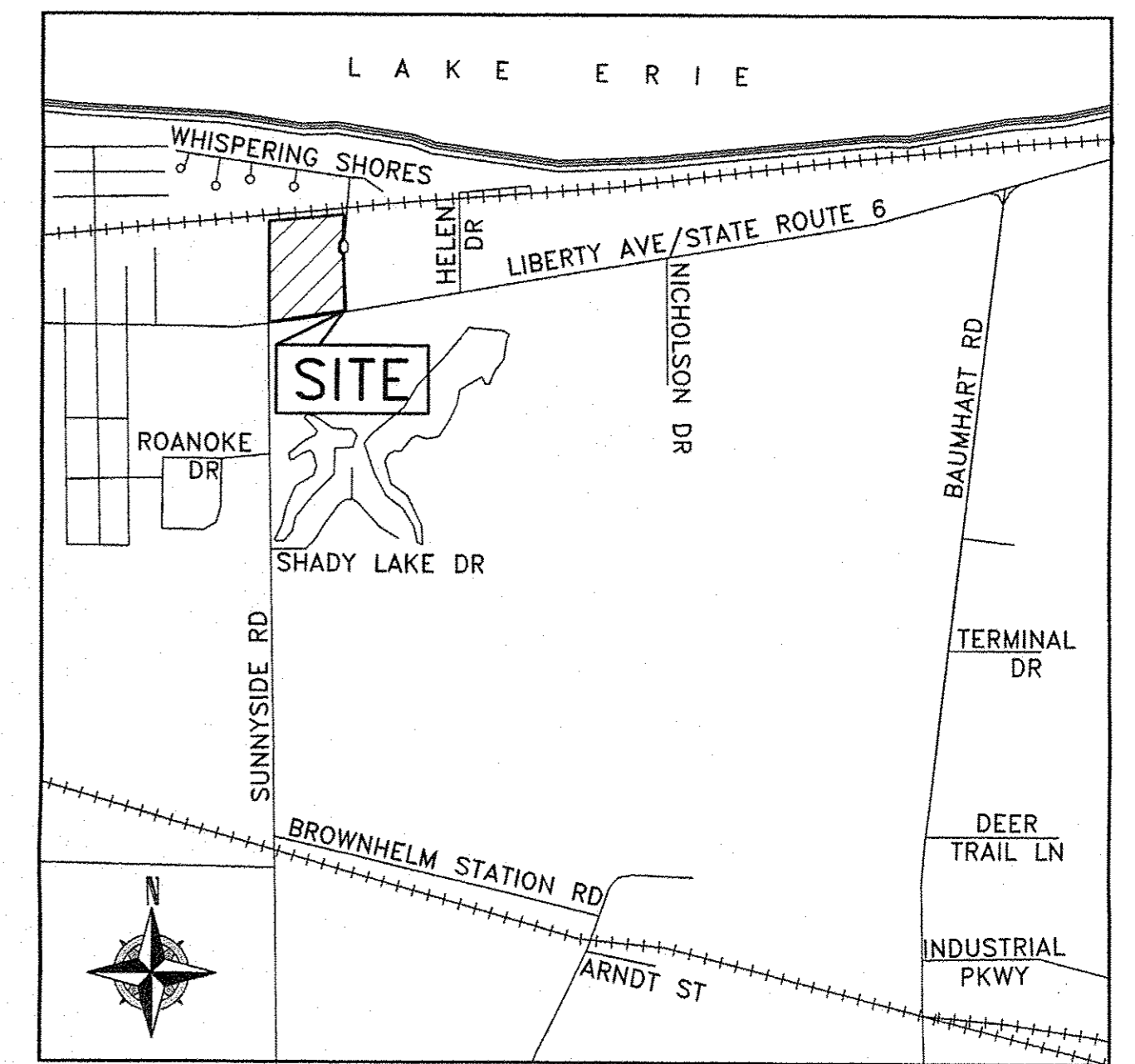


LOT-SPLIT SURVEY

FOR

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



VICINITY MAP
-NOT TO SCALE-

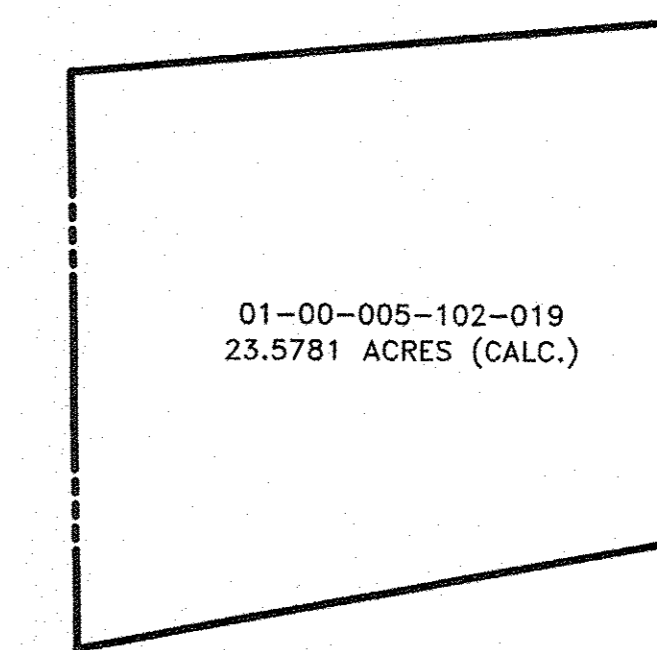
APPROVED
VERMILION, OHIO
MUNICIPAL PLANNING
COMMISSION
DATE 11-5-2015
CHAIR Joel M. Dwyer
CLERK Wendy G. Brown

REFERENCES USED

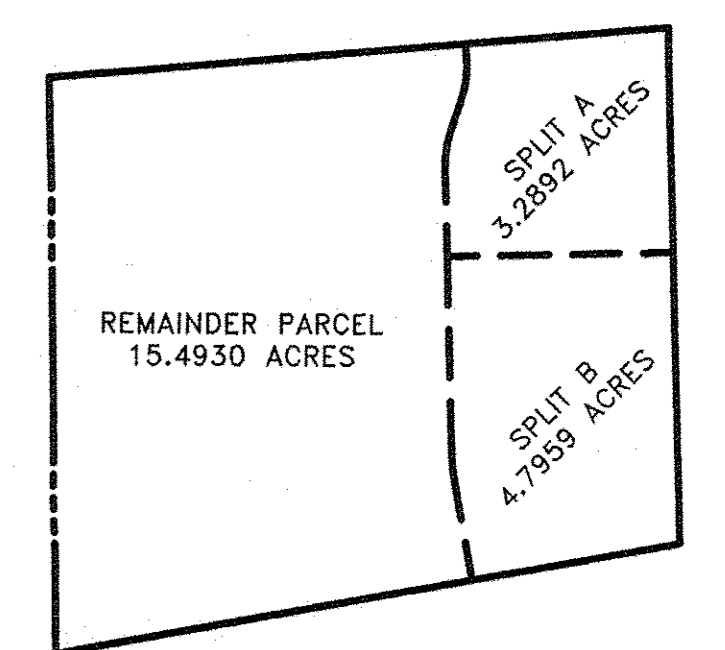
- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS
- ALTAACSM SURVEY PREPARED BY DAVID L. ELWELL, P.S. 6333 OF KS ASSOCIATES FOR VERMILION SHORES DEVELOPMENT CO., LLC ON FEBRUARY 6, 2002.
- VERMILION SHORES CONDOMINIUMS PHASE I AS RECORDED IN VOLUME 77, PAGES 56-73 OF THE LORAIN COUNTY PLAT RECORDS.
- VERMILION SHORES CONDOMINIUMS PHASE II AS RECORDED IN VOLUME 81, PAGES 61-75 OF THE LORAIN COUNTY PLAT RECORDS.
- 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-G-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.

LEGEND:

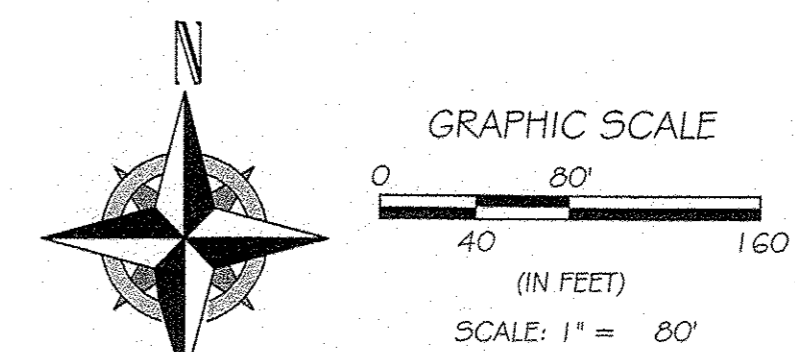
- IRON PIN/PIPE FOUND AS NOTED
- REBAR SET WITH CAP STAMPED "Rafter A Ltd" (LINE PINS = GREEN, CORNER PINS = YELLOW)
- ☒ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- ⊗ D.H.S. DRILL HOLE SET



PRE-SPLIT PARCEL SUMMARY
-NOT TO SCALE-



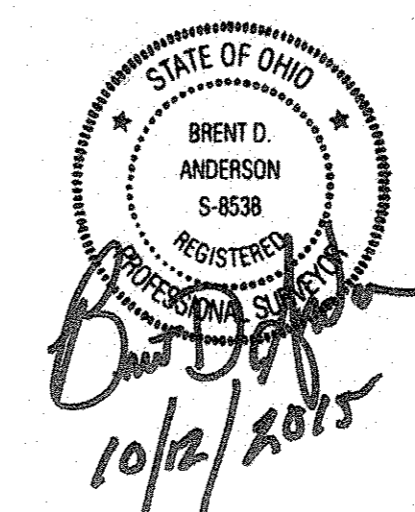
POST-SPLIT PARCEL SUMMARY
-NOT TO SCALE-



BASIS OF BEARINGS

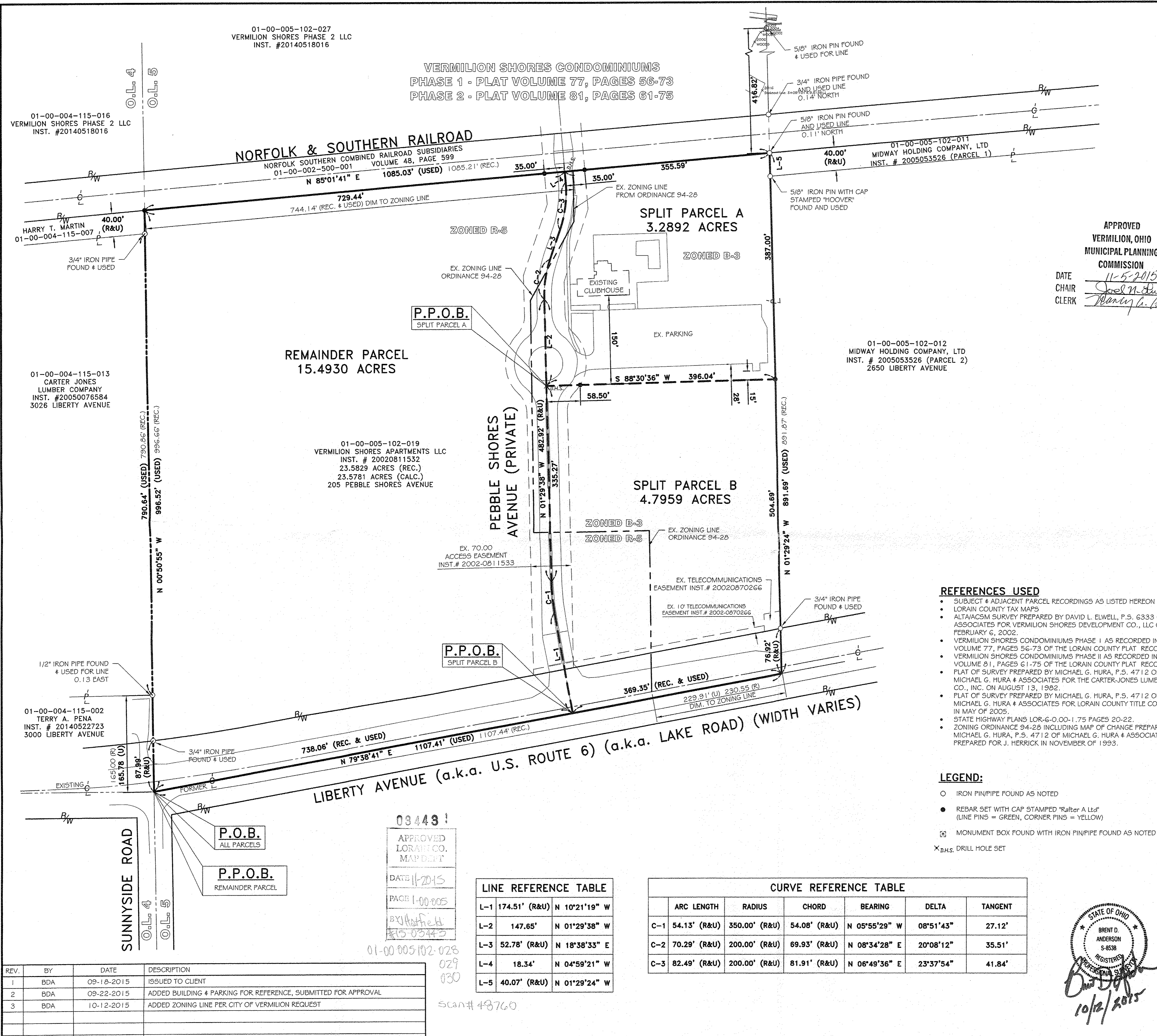
BASIS OF BEARING IS A PORTION OF THE WESTERLY LINE OF ORIGINAL BROWNHelm LOT NUMBER 5 WHICH IS ASSUMED TO BE N 00°50'55" W. BEARINGS ARE ASSUMED AND ARE FOR THE PURPOSES OF DESCRIBING ANGLES ONLY.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JANUARY OF 2015.



LOT SPLIT SURVEY
SHORELINE VILLAGE APARTMENTS
SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BROWNHelm TOWNSHIP LOT NUMBER 05
SHORELINE VILLAGE APARTMENTS, 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
10880 LaGrange Road
Elyria, Ohio 44035
DRAWN BY: BDA
CHECKED BY: RAF
JOB No: 12868-15
SHEET 1 of 1



VERMILION SHORES CONDOMINIUMS
PHASE 1 - PLAT VOLUME 77, PAGES 56-73
PHASE 2 - PLAT VOLUME 81, PAGES 61-75

01-00-005-102-027
VERMILION SHORES PHASE 2 LLC
INST. #20140518016

01-00-004-115-016
VERMILION SHORES PHASE 2 LLC
INST. #20140518016

NORFOLK & SOUTHERN RAILROAD
NORFOLK SOUTHERN COMBINED RAILROAD SUBSIDIARIES
01-00-002-500-001 VOLUME 48, PAGE 599
N 85°01'41" E 1085.03' (USED) 1085.21' (REC.)

01-00-004-115-007
HARRY T. MARTIN
INST. #20050076584
3026 LIBERTY AVENUE

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

REMAINDER PARCEL
15.4930 ACRES

01-00-005-102-019
VERMILION SHORES APARTMENTS LLC
INST. # 20020811532
23.5829 ACRES (REC.)
23.5781 ACRES (CALC.)
205 PEBBLE SHORES AVENUE

01-00-005-102-012
MIDWAY HOLDING COMPANY, LTD
INST. # 2005053526 (PARCEL 2)
2650 LIBERTY AVENUE

SPLIT PARCEL B
4.7959 ACRES

SPLIT PARCEL A
3.2892 ACRES

PEBBLE SHORES AVENUE (PRIVATE)

P.P.O.B.
SPLIT PARCEL A

P.P.O.B.
SPLIT PARCEL B

P.O.B.
ALL PARCELS

P.P.O.B.
REMAINDER PARCEL

094431
APPROVED
LORAIN CO.
MAP DEPT
DATE 11-2015
PAGE 1-00-005
BY J.Hofffield
R15-03442

01-00-005-102-028
029
030

Scan# 48760

LINE	LENGTH	BEARING
L-1	174.51' (R&U)	N 10°21'19" W
L-2	147.65'	N 01°29'38" W
L-3	52.78' (R&U)	N 18°38'33" E
L-4	18.34'	N 04°59'21" W
L-5	40.07' (R&U)	N 01°29'24" W

ARC LENGTH	RADIUS	CHORD	BEARING	DELTA	TANGENT	
C-1	54.13' (R&U)	350.00' (R&U)	54.08' (R&U)	N 05°55'29" W	08°51'43"	27.12'
C-2	70.29' (R&U)	200.00' (R&U)	69.93' (R&U)	N 08°34'28" E	20°08'12"	35.51'
C-3	82.49' (R&U)	200.00' (R&U)	81.91' (R&U)	N 06°49'36" E	23°37'54"	41.84'

REV.	BY	DATE	DESCRIPTION
1	BDA	09-18-2015	ISSUED TO CLIENT
2	BDA	09-22-2015	ADDED BUILDING & PARKING FOR REFERENCE, SUBMITTED FOR APPROVAL
3	BDA	10-12-2015	ADDED ZONING LINE PER CITY OF VERMILION REQUEST