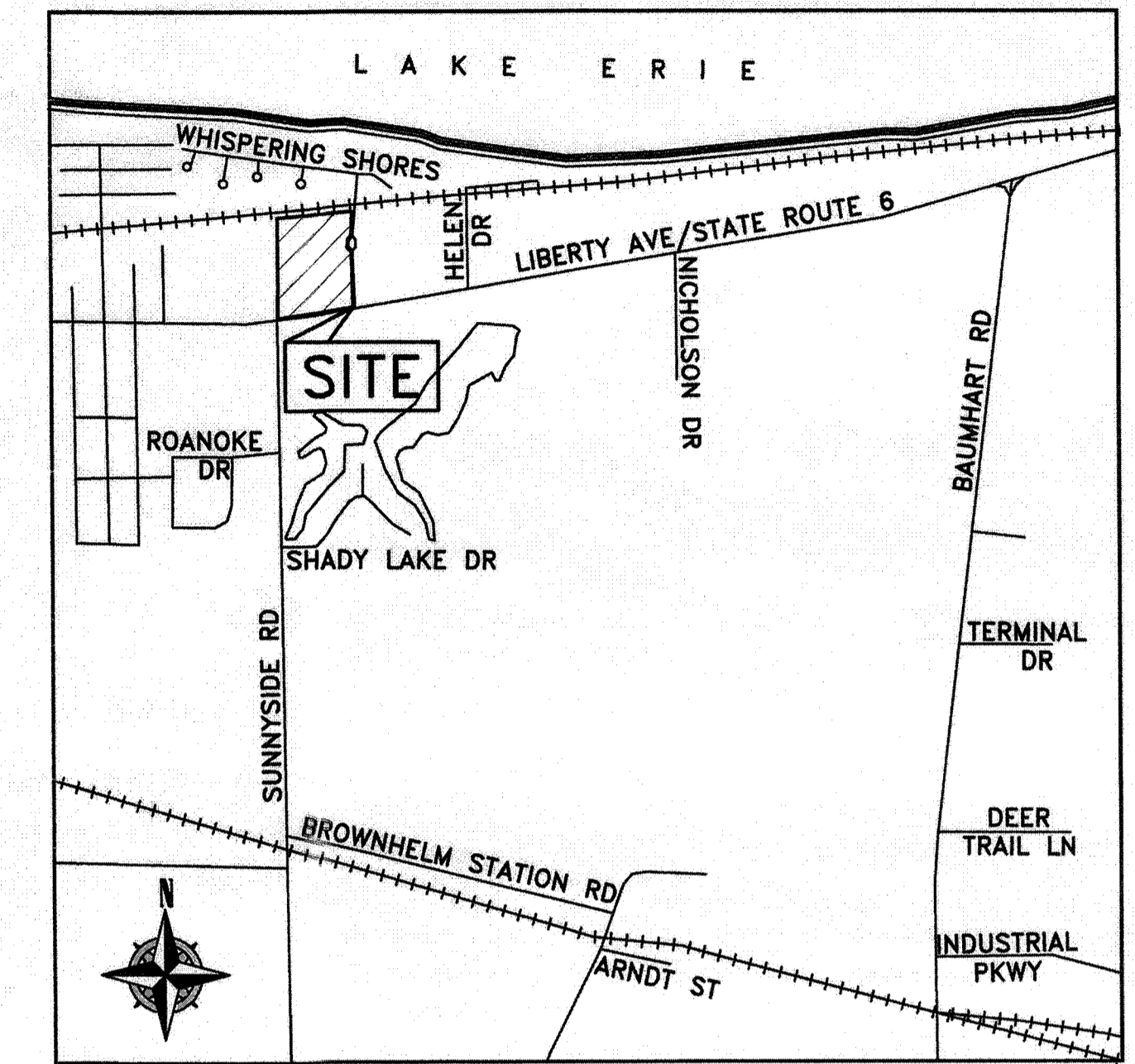


# LOT-SPLIT SURVEY

FOR

SHORELINE VILLAGE 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**

BY THE CITY ENGINEER OF VERMILION, OHIO

11/2/23  
MICHAEL G. HURA & ASSOCIATES FOR THE CARTER-JONES LUMBER CO., INC.  
REGISTERED PROFESSIONAL SURVEYOR  
STATE OF OHIO  
NO. 11523  
DATE OF EXPIRATION: 12/31/2024

APPROVED  
VERMILION, OHIO  
MUNICIPAL PLANNING  
COMMISSION

DATE 11/2/23  
CHAIR [Signature]  
CLERK [Signature]

**REFERENCES USED**

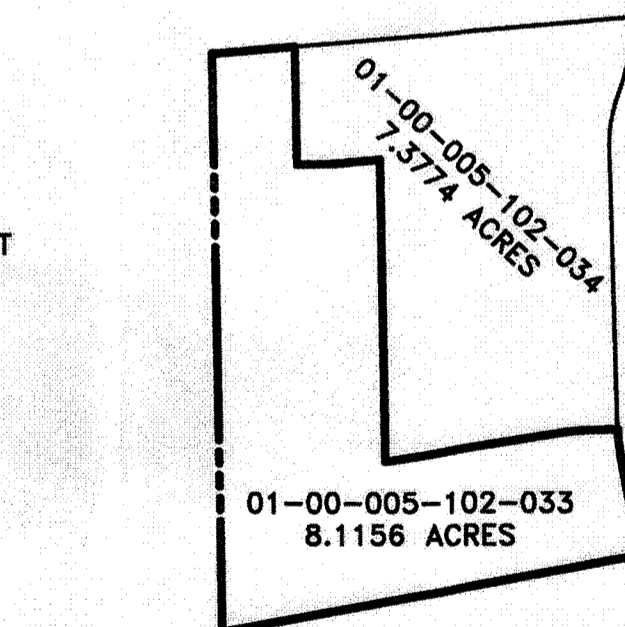
- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON
- LORAIN COUNTY TAX MAPS
- ALTA/ACSM SURVEY PREPARED BY DAVID L. ELWELL, P.S. 6333 OF KS ASSOCIATES FOR VERMILION SHORES DEVELOPMENT CO., LLC ON FEBRUARY 6, 2002.
- VERMILION SHORES CONDOMINIUMS PHASE I AS RECORDED IN VOLUME 77, PAGES 56-73 OF THE 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-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.
- LOT SPLIT SURVEY PREPARED BY BRENT D. ANDERSON, PS 8538 OF RAFTER A, LTD ON OCTOBER 12, 2015.

**LEGEND:**

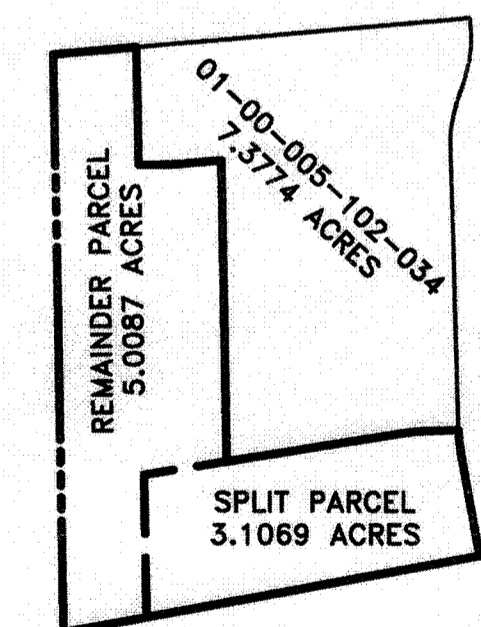
- IRON PIN/PIPE FOUND AS NOTED
- REBAR SET WITH CAP STAMPED "Rafter A Ltd" (LINE PINS = GREEN, CORNER PINS = YELLOW)
- ☒ MONUMENT BOX FOUND WITH IRON PIN/PIPE FOUND AS NOTED
- ✕ D.H.F. DRILL HOLE FOUND

**LOT-SPLIT NOTE**

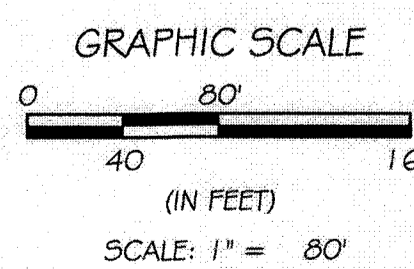
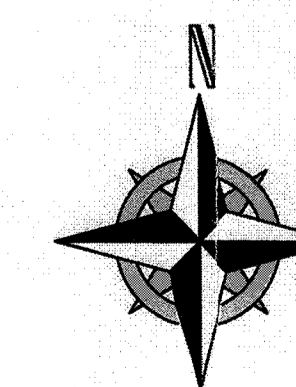
THIS LOT SPLIT IS BEING PREPARED FOR FINANCING PURPOSED TO SPLIT THE GENERAL PHASE III AREA THAT IS COMPLETE FROM THE REMAINING PHASES OF CONSTRUCTION. THE INTENT IS TO RE-CONSOLIDATE THE PROPERTIES UPON COMPLETION OF THE OVERALL SITE. PERMANENT PINS/MONUMENTS ALONG THE SPLIT LINE ARE NOT BEING SET.



PRE-SPLIT PARCEL SUMMARY  
-NOT TO SCALE-



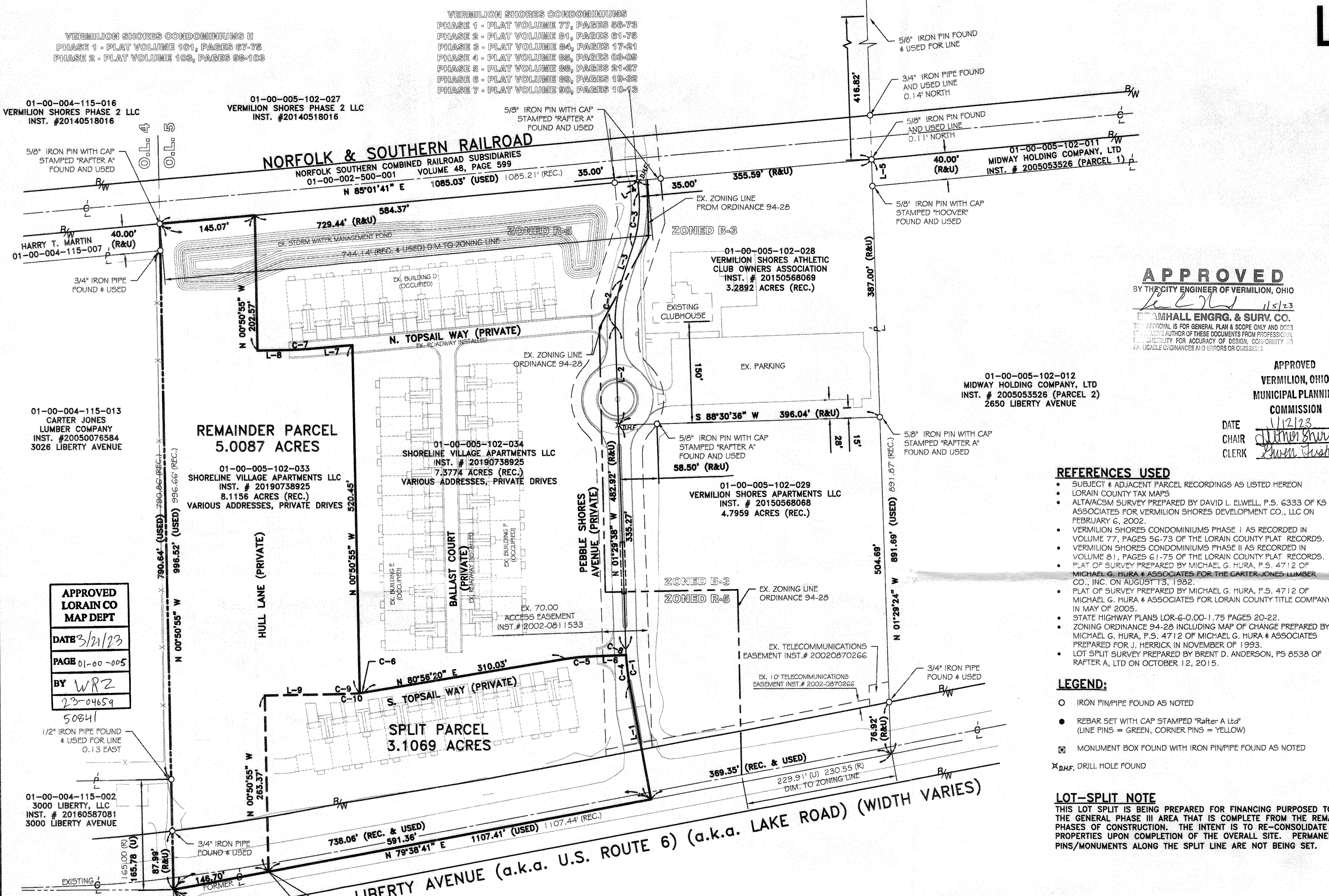
POST-SPLIT PARCEL SUMMARY  
-NOT TO SCALE-



**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 AND UPDATED IN OCTOBER OF 2019.



APPROVED  
LORAIN CO  
MAP DEPT  
DATE 3/2/23  
PAGE 01-00-005  
BY WRZ  
23-04659  
50641

01-00-004-115-002  
3000 LIBERTY, LLC  
INST. # 20160587081  
3000 LIBERTY AVENUE

REMAINDER PARCEL  
5.0087 ACRES

01-00-005-102-033  
SHORELINE VILLAGE APARTMENTS LLC  
INST. # 20190738925  
8.1156 ACRES (REC.)  
VARIOUS ADDRESSES, PRIVATE DRIVES

01-00-005-102-034  
SHORELINE VILLAGE APARTMENTS LLC  
INST. # 20190738925  
7.3774 ACRES (REC.)  
VARIOUS ADDRESSES, PRIVATE DRIVES

SPLIT PARCEL  
3.1069 ACRES

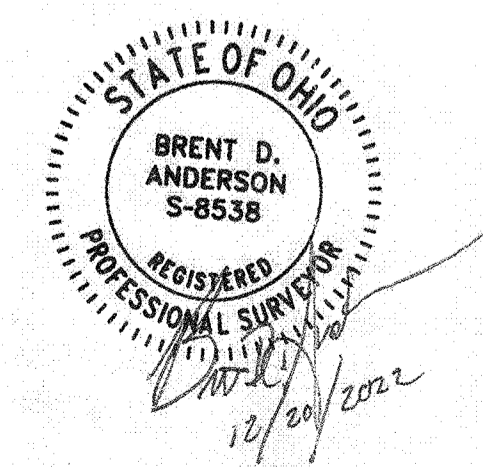
**LINE REFERENCE TABLE**

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
L-6	54.51'	S 88°06'32" W
L-7	63.84'	S 85°01'41" W
L-8	45.06'	S 89°09'05" W
L-9	108.24'	N 89°09'05" E

**CURVE REFERENCE TABLE**

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'
C-4	45.23'	350.00' (R&U)	45.20'	S 06°39'12" E	07°24'14"	22.65'
C-5	37.54'	300.00'	37.52'	S 84°31'26" W	07°10'12"	18.80'
C-6	6.45'	300.00'	6.45'	N 81°33'21" E	01°14'02"	3.23'
C-7	35.98'	500.00'	35.98'	S 87°05'23" W	04°07'24"	18.00'
C-8	8.90'	350.00' (R&U)	8.90'	S 02°13'21" E	01°27'26"	4.45'
C-9	36.54'	300.00'	36.52'	N 85°39'43" E	06°58'43"	18.29'
C-10	42.99'	300.00'	42.96'	N 85°02'42" E	08°12'45"	21.54'

REV.	BY	DATE	DESCRIPTION
1	BDA	12-20-2022	ISSUED FOR CITY REVIEW



**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

10980 LaGrange Road  
Elyria, Ohio 44035

DRAWN BY: BDA  
JOB NO: 1238AD-22

CHECKED BY: RAF  
SHEET 1 of 1