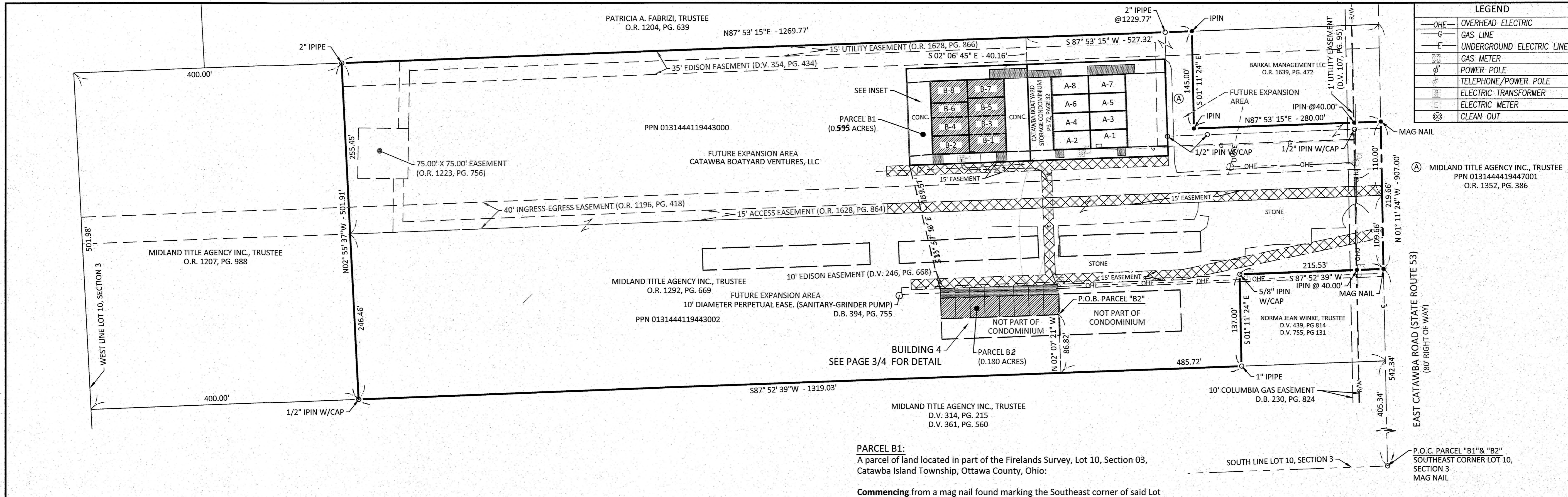
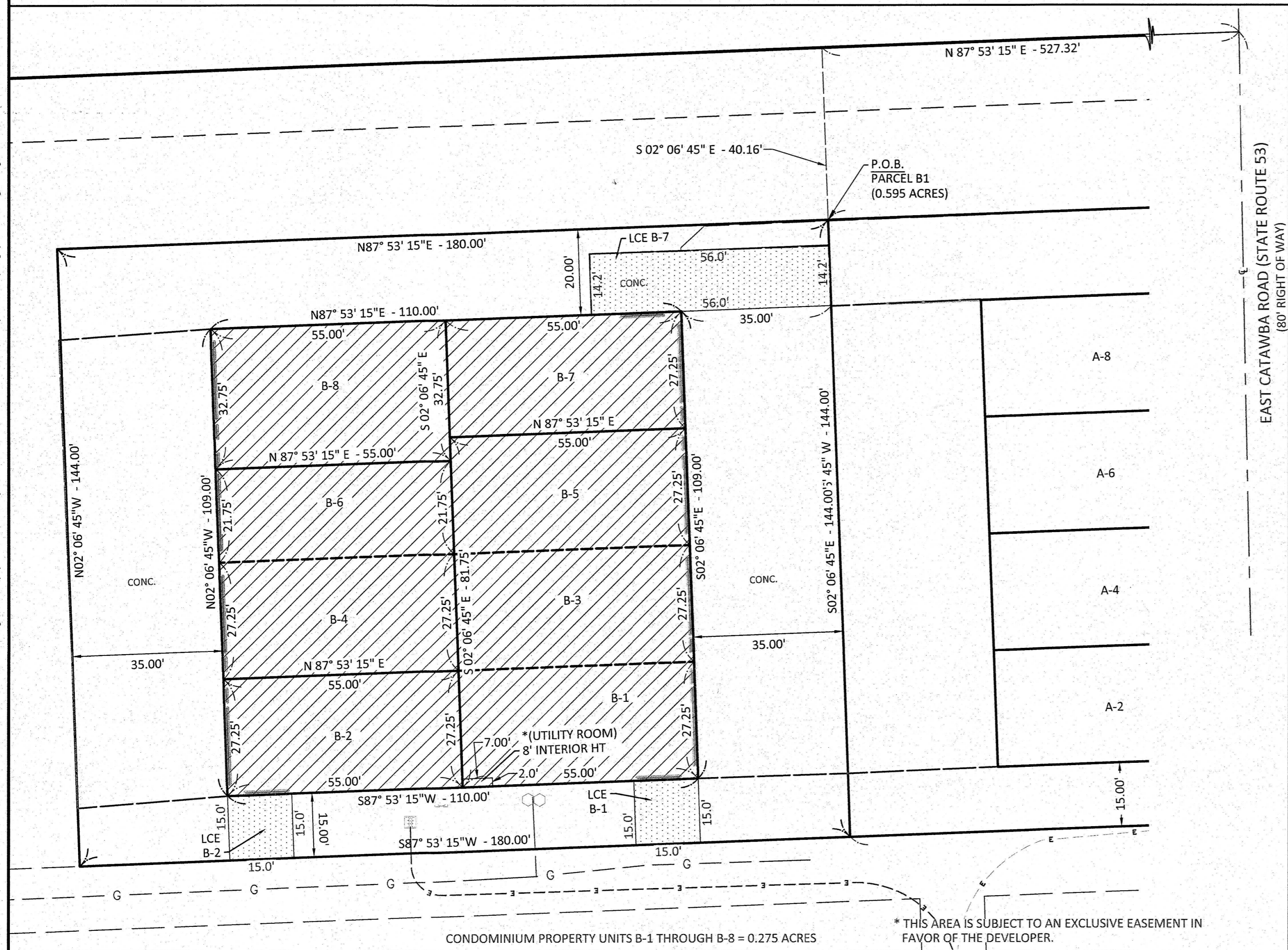
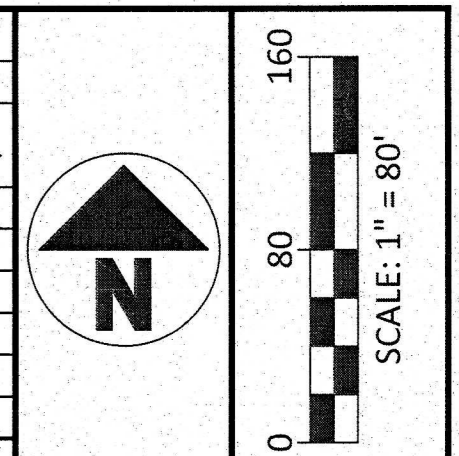


PLOTTED: Aug 30, 2022 - 10:52am
 DRAWING: MA 20116 (Catawba Boatyard Ventures next condo west SURVEY) [Dwg] 20116.dwg: Page 1



LEGEND

—O—	OVERHEAD ELECTRIC
—G—	GAS LINE
—E—	UNDERGROUND ELECTRIC LINE
⊗	GAS METER
⊕	POWER POLE
⊖	TELEPHONE/POWER POLE
⊞	ELECTRIC TRANSFORMER
⊚	ELECTRIC METER
⊘	CLEAN OUT



INSET
 SCALE: 1" = 20'

PARCEL B1:
 A parcel of land located in part of the Firelands Survey, Lot 10, Section 03, Catawba Island Township, Ottawa County, Ohio:

Commencing from a mag nail found marking the Southeast corner of said Lot 10, also being on the centerline of East Catawba Road (State Route 53) (80 feet right of way);

Thence Northerly along the centerline of said East Catawba Road, North 01 degrees 11 minutes 24 seconds West, a distance of 907.00 feet to a point marking the Southeast corner of lands now or formerly owned by Patricia A. Fabrizi, Trustee through Official Record 1204, Page 639 of the Ottawa County Records;

Thence Westerly along the Southerly line of said Fabrizi lands, South 87 degrees 53 minutes 15 seconds West, a distance of 527.32 feet to a point;

Thence Southerly along a line perpendicular to the Southerly line of said Fabrizi lands, South 02 degrees 06 minutes 45 seconds East, a distance of 40.16 feet to a point, also being the Northwest corner of Catawba Boat Yard Storage Condominium as recorded in Plat Book 72, Page 32 of the Ottawa County Records, and the True Point of Beginning of the Parcel herein described;

1. Thence continuing Southerly along a line, South 02 degrees 06 minutes 45 seconds East, a distance of 144.00 feet to a point marking the Southwest corner of said Catawba Boat Yard Storage Condominium lands;
2. Thence Westerly along a line, South 87 degrees 53 minutes 15 seconds West, a distance of 180.00 feet to a point;
3. Thence Northerly along a line, North 02 degrees 06 minutes 45 seconds West, a distance of 144.00 feet to a point
4. Thence Easterly along a line, North 87 degrees 53 minutes 15 seconds East, a distance of 180.00 feet to the True Point of Beginning, containing in all 0.595 acres of land more or less, subject however to all legal highways and prior easements of record.

REFERENCES:
 - COUNTY DEED/OFFICIAL RECORD BOOKS AND PAGES AS SHOWN.
 - CATAWBA BOAT YARD STORAGE CONDOMINIUMS (P.V. 72, Pg. 32)

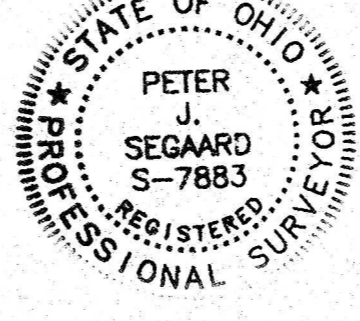
202208320424 08/31/2022 02:41 PM
 Filed for Record in OTTAWA County, Ohio
 Nathan J. Daniels Rec Fees: \$288.80
 OR Vol 74 Pgs 44 - 47
 Recorder *Nathan J. Daniels*

CONDOMINIUM LEGEND:

	- UNIT AREA
	- EASEMENT AREA
	- LIMITED COMMON ELEMENT AREA
	- COMMON ELEMENT AREA
	- LIMITED COMMON ELEMENT OVERHEAD & MAN DOORS
	- LIMITED COMMON ELEMENT

STORAGE CONDOMINIUM UNIT DIMENSIONS - CONDOMINIUM PROPERTY BUILDING B

UNIT	WIDTH	DEPTH	MIN./MAX INTERIOR HEIGHTS	MAN DOOR-LCE	OVERHEAD DOOR-LCE	ADDITIONAL OVERHEAD DOOR-LCE	AREA (S.F.)	PERCENTAGE INTEREST PER UNIT IN THE COMMON ELEMENTS
B-1	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'	10' X 10'	1,498.75	5.11%
B-2	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'	10' X 10'	1,498.75	5.11%
B-3	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'		1,498.75	5.11%
B-4	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'		1,498.75	5.11%
B-5	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'		1,498.75	5.11%
B-6	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'		1,196.25	4.08%
B-7	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'	10' X 10'	1,498.75	5.11%
B-8	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'		1,801.25	6.14%



SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE DRAWINGS ACCURATELY REFLECT THE LOCATION OF IMPROVEMENTS, RECORDED EASEMENTS, AND THAT NO ENCROACHMENTS EXIST. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY IN ALL RESPECTS WITH THE PROVISIONS UNDER SECTION 5311.07 OF THE OHIO REVISED CODE.

Peter J. Segard
 PETER J. SEGARD, P.S.
 OHIO PROFESSIONAL SURVEYOR NO. 7883

DATE: 8-30-2022



ENGINEER'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE DRAWINGS ACCURATELY SHOWS THE BUILDING AS BUILT OR CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY IN ALL RESPECTS WITH THE PROVISIONS UNDER SECTION 5311.007 OF THE OHIO REVISED CODE.

Joshua J. O'Neil
 JOSHUA J. O'NEIL, P.E.
 OHIO PROFESSIONAL ENGINEER NO. 69263

DATE: 8-30-2022

SURVEY LEGEND

○	MONUMENT FOUND
●	MONUMENT SET
(C)	CALCULATED DISTANCE
(M)	MEASURED DISTANCE
(R/C)	RECORD DISTANCE
R/W	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

NO	REVISION	DATE
9		
8		
7		
6		
5		
4		
3		
2		
1		

DGL CONSULTING ENGINEERS, LLC
 3465 BRIARFIELD BLVD., SUITE E
 MAUMEE, OH 43537
 PHONE: 419.535.1015
 www.dgl-llc.com

CATAWBA BOAT YARD STORAGE CONDOMINIUMS, A COMMERCIAL CONDOMINIUM PART OF THE FIRELANDS SURVEY, CATAWBA ISLAND TOWNSHIP, OTTAWA COUNTY, OHIO
CONDOMINIUM AMENDMENT 1

FILE: 20116.dwg
 JOB NO.: 20116-6
 DRAWN BY: KEY
 ISSUED: 06/22/2022