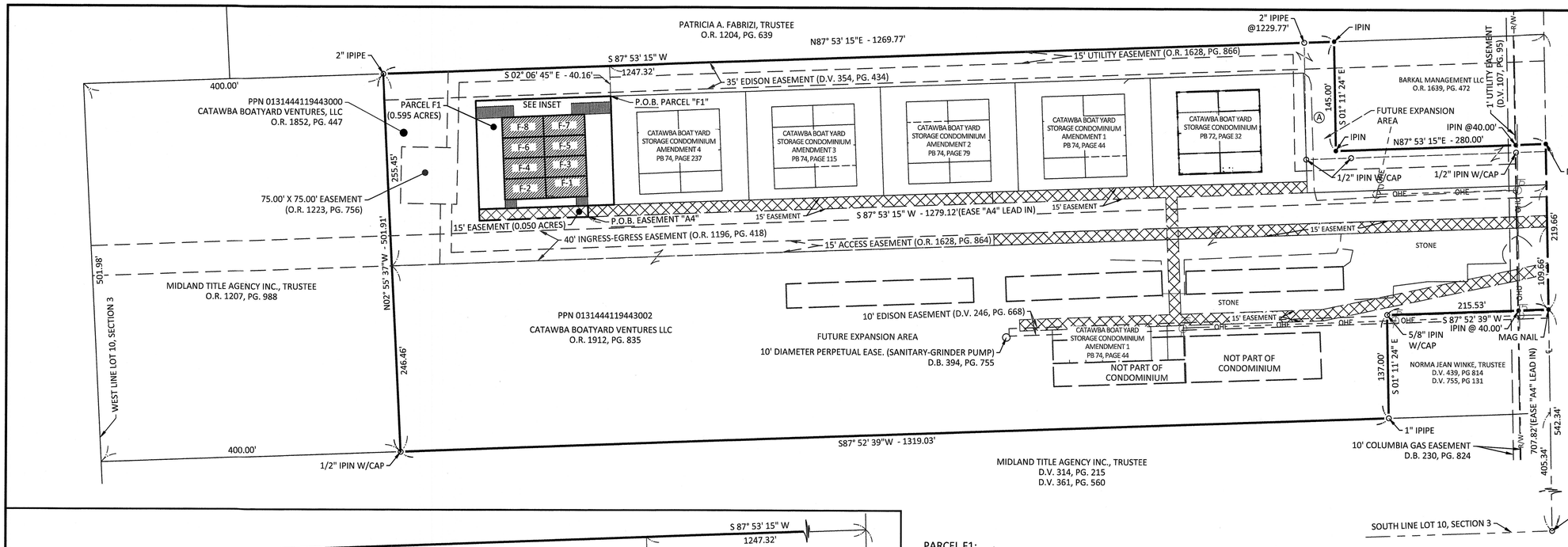


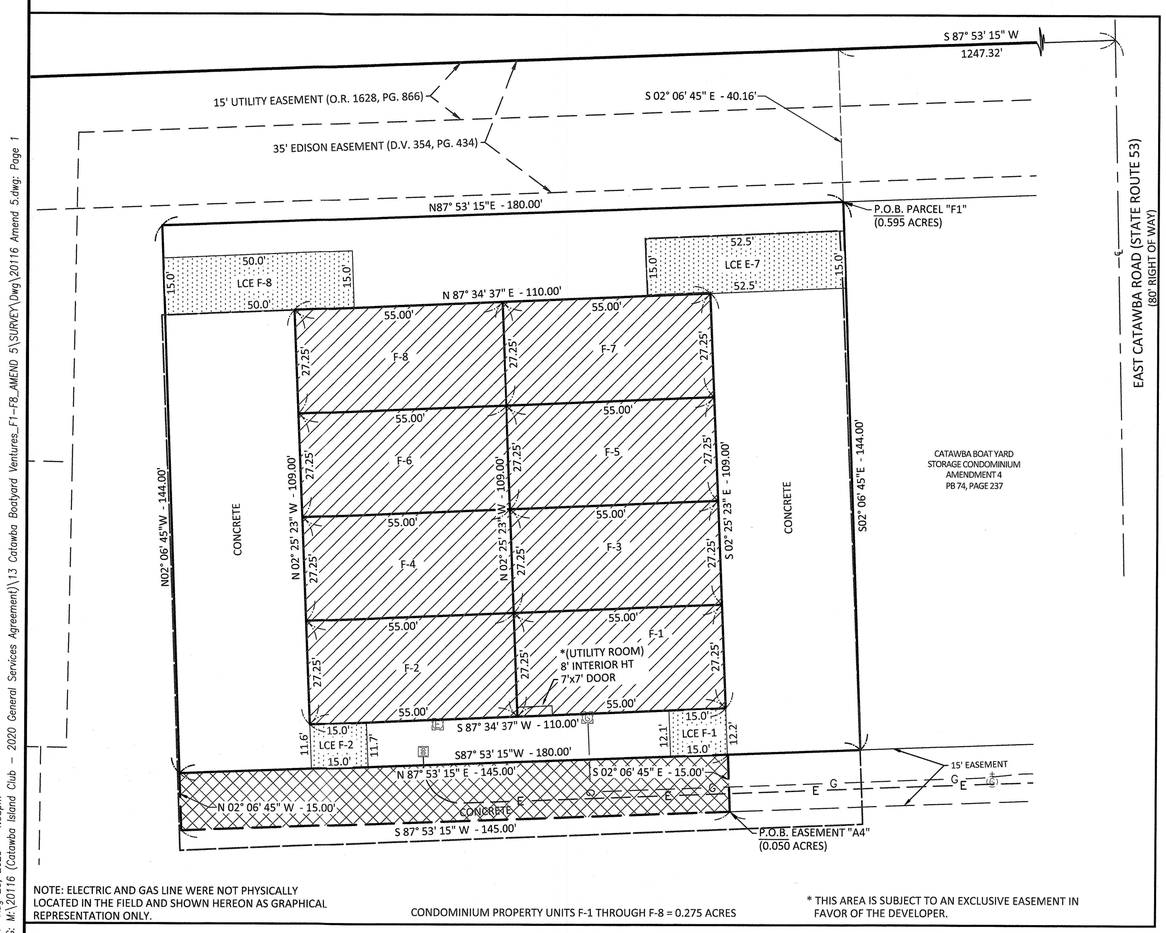
LEGEND	
OHE	OVERHEAD ELECTRIC
G	GAS LINE
E	UNDERGROUND ELECTRIC LINE
	GAS METER
	POWER POLE
	TELEPHONE/POWER POLE
	ELECTRIC TRANSFORMER
	ELECTRIC METER
	CLEAN OUT
	GAS VALVE

N

0 80 160
SCALE: 1" = 80'

SURVEY LEGEND

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



NOTE: ELECTRIC AND GAS LINE WERE NOT PHYSICALLY LOCATED IN THE FIELD AND SHOWN HEREON AS GRAPHICAL REPRESENTATION ONLY.

CONDOMINIUM PROPERTY UNITS F-1 THROUGH F-8 = 0.275 ACRES

* THIS AREA IS SUBJECT TO AN EXCLUSIVE EASEMENT IN FAVOR OF THE DEVELOPER.

INSET
SCALE: 1" = 20'

PARCEL F1:
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 1247.32 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 AMENDMENT 4 AS RECORDED IN PLAT BOOK 74, PAGE 237 OF THE OTTAWA COUNTY RECORDS, AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

1. THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY LINE OF SAID CATAWBA BOAT YARD STORAGE CONDOMINIUM AMENDMENT 4, 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 AMENDMENT 4 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.B. 72, Pg. 32)
- CATAWBA BOAT YARD STORAGE CONDOMINIUMS (P.B. 74, Pg. 44)
- CATAWBA BOAT YARD STORAGE CONDOMINIUMS (P.B. 74, PG. 79)
- CATAWBA BOAT YARD STORAGE CONDOMINIUMS (P.B. 74, PG. 115)
- CATAWBA BOAT YARD STORAGE CONDOMINIUMS (P.B. 74, PG. 237)

CONDOMINIUM LEGEND:

- UNIT AREA
- EASEMENT AREA
- LIMITED COMMON ELEMENT AREA
- COMMON ELEMENT AREA
- LIMITED COMMON ELEMENT OVERHEAD & MAN DOORS
- L.C.E. - LIMITED COMMON ELEMENT

STORAGE CONDOMINIUM UNIT DIMENSIONS - CONDOMINIUM PROPERTY BUILDING F

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
F-1	27.25	55.00	21'/25.5'	3'x 7'	18'x 18'	10'x 10'	1,498.75	1.94%
F-2	27.25	55.00	21'/25.5'	3'x 7'	18'x 18'	10'x 10'	1,498.75	1.94%
F-3	27.25	55.00	21'/25.5'	3'x 7'	18'x 18'	0	1,498.75	1.94%
F-4	27.25	55.00	21'/25.5'	3'x 7'	18'x 18'	0	1,498.75	1.94%
F-5	27.25	55.00	21'/25.5'	3'x 7'	18'x 18'	0	1,498.75	1.94%
F-6	27.25	55.00	21'/25.5'	3'x 7'	18'x 18'	0	1,498.75	1.94%
F-7	27.25	55.00	21'/25.5'	3'x 7'	18'x 18'	10'x 10'	1,498.75	1.94%
F-8	27.25	55.00	21'/25.5'	3'x 7'	18'x 18'	10'x 10'	1,498.75	1.94%

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.

STATE OF OHIO
PETER J. SEGAARD
S-7883
REGISTERED PROFESSIONAL SURVEYOR

PETER J. SEGAARD, P.S.
OHIO PROFESSIONAL SURVEYOR NO. 7883
8-25-2025
DATE

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.

STATE OF OHIO
JOSHUA LAU
E-87832
REGISTERED PROFESSIONAL ENGINEER

JOSHUA LAU, P.E.
OHIO PROFESSIONAL ENGINEER NO. 87832
8/25/2025
DATE

20250008586
09/16/2025 02:02 PM
Filed for Record in OTTAWA County, Ohio
Nathan J. Daniels Rec Fees: $124.40
OR Vol 76 Pgs 02 - 03

09/16/25
DATE
NATHAN J. DANIELS
OTTAWA COUNTY RECORDER

NO	REVISION	DATE
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DGL CONSULTING ENGINEERS, LLC
3455 BRADFIELD RD, SUITE E
MAUMEE, OH 43537
PHONE: 419.535.1015
www.dgl-ltd.com

CATAWBA BOAT YARD STORAGE CONDOMINIUMS, A COMMERCIAL CONDOMINIUM

PART OF THE FIRELANDS SURVEY,
LOT 10, SECTION 3,
CATAWBA ISLAND TOWNSHIP, OTTAWA COUNTY, OHIO

CONDOMINIUM AMENDMENT 5

FILE:	20116 Amend 5.dwg
JOB NO.:	20116-
DRAWN BY:	GSW
ISSUED:	08/11/2025

1/2

PLOTTED: Aug 25, 2025 - 4:08pm
DRAWING: M:\20116 (Catawba Island Club - 2020 General Services Agreement)\13 Catawba Boatyard Ventures_F1-F8_AMEND 5\SURVEY\Dwg\20116 Amend 5.dwg: Page 1