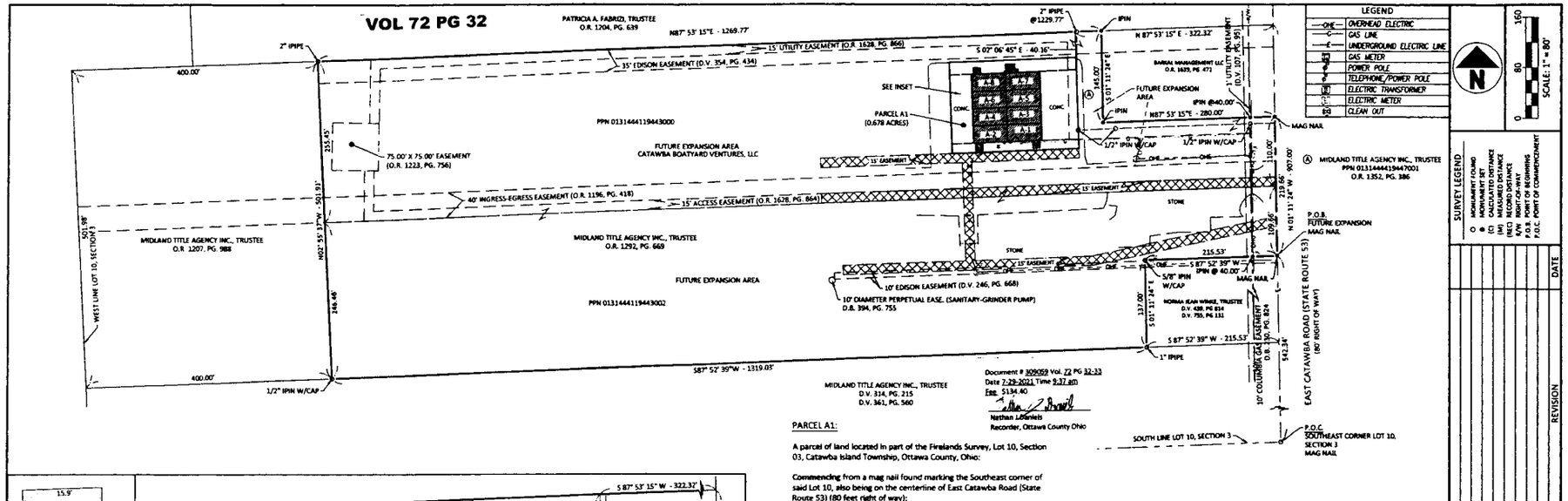

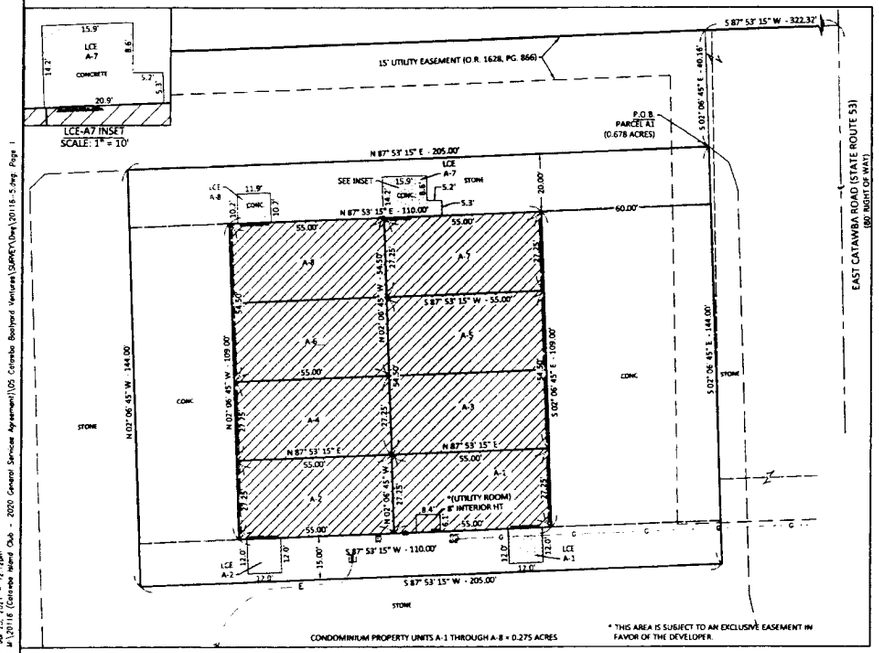

PARCEL A1:

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 Southwesterly along the Southerly line of said Fabrizi lands, South 87 degrees 53 minutes 15 seconds West, a distance of 322.32 feet to a point;

Thence Southeasterly 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 and the True Point of Beginning of the Parcel herein described;

1. Thence continuing Southeasterly along a line, South 02 degrees 06 minutes 45 seconds East, a distance of 144.00 feet to a point;
2. Thence Southwesterly along a line, South 87 degrees 53 minutes 15 seconds West, a distance of 205.00 feet to a point;
3. Thence Northwesterly along a line, North 02 degrees 06 minutes 45 seconds West, a distance of 144.00 feet to a point;
4. Thence Northeasterly along a line, North 87 degrees 53 minutes 15 seconds East, a distance of 205.00 feet to the True Point of Beginning, containing in all 0.678 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.

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 (A1 - A8)

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
A-1	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'	10' X10'	1,498.75	12.50%
A-2	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'	10' X10'	1,498.75	12.50%
A-3	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'		1,498.75	12.50%
A-4	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'		1,498.75	12.50%
A-5	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'		1,498.75	12.50%
A-6	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'		1,498.75	12.50%
A-7	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'	8' X 8'	1,498.75	12.50%
A-8	27.25'	55.00'	21' / 25.5'	3' X 7'	18' X 18'	10' X 10'	1,498.75	12.50%

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 L. SEGARD S-7883 REGISTERED PROFESSIONAL SURVEYOR

PETER J. SEGARD, P.S.
OHIO PROFESSIONAL SURVEYOR NO. 7883
7-28-2021
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 J. O'NEIL 86263 REGISTERED PROFESSIONAL ENGINEER

JOSHUA J. O'NEIL, P.E.
OHIO PROFESSIONAL ENGINEER NO. 86263
7.28.21
DATE

NO	REVISION	DATE
1		
2		
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7		
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9		

DGL CONSULTING ENGINEERS, LLC
3455 BRIARFIELD BLVD. SUITE E
MAUMEE, OH 43537
PHONE: 419.887.1555
www.dgl-llc.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

FILE:	20116-5.dwg
JOB NO.:	20116-5
DRAWN BY:	GSW
ISSUED:	2021-07-23

1/2

PLOTTED: Jul 23, 2021 - 12:12pm
DRAWING: J:\2016 (Catawba Island Club - 2000 General Service Agreement)\05 Catawba Boatyard Ventures\SURVEY\Dwg\20116-5.dwg Page 1