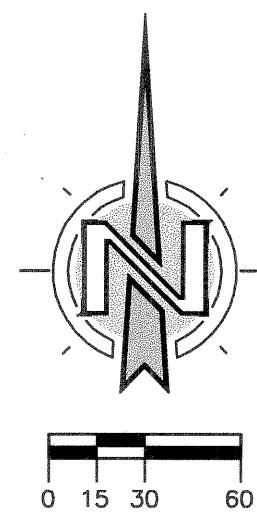


CATAWBA CASCADES CONDOMINIUM
AN EXCLUSIVE MARITIME COMMUNITY
PART OF SECTION 3, LOTS 1 & 2, FIRELANDS SURVEY,
CATAWBA ISLAND TOWNSHIP, OTTAWA COUNTY, OHIO
2004



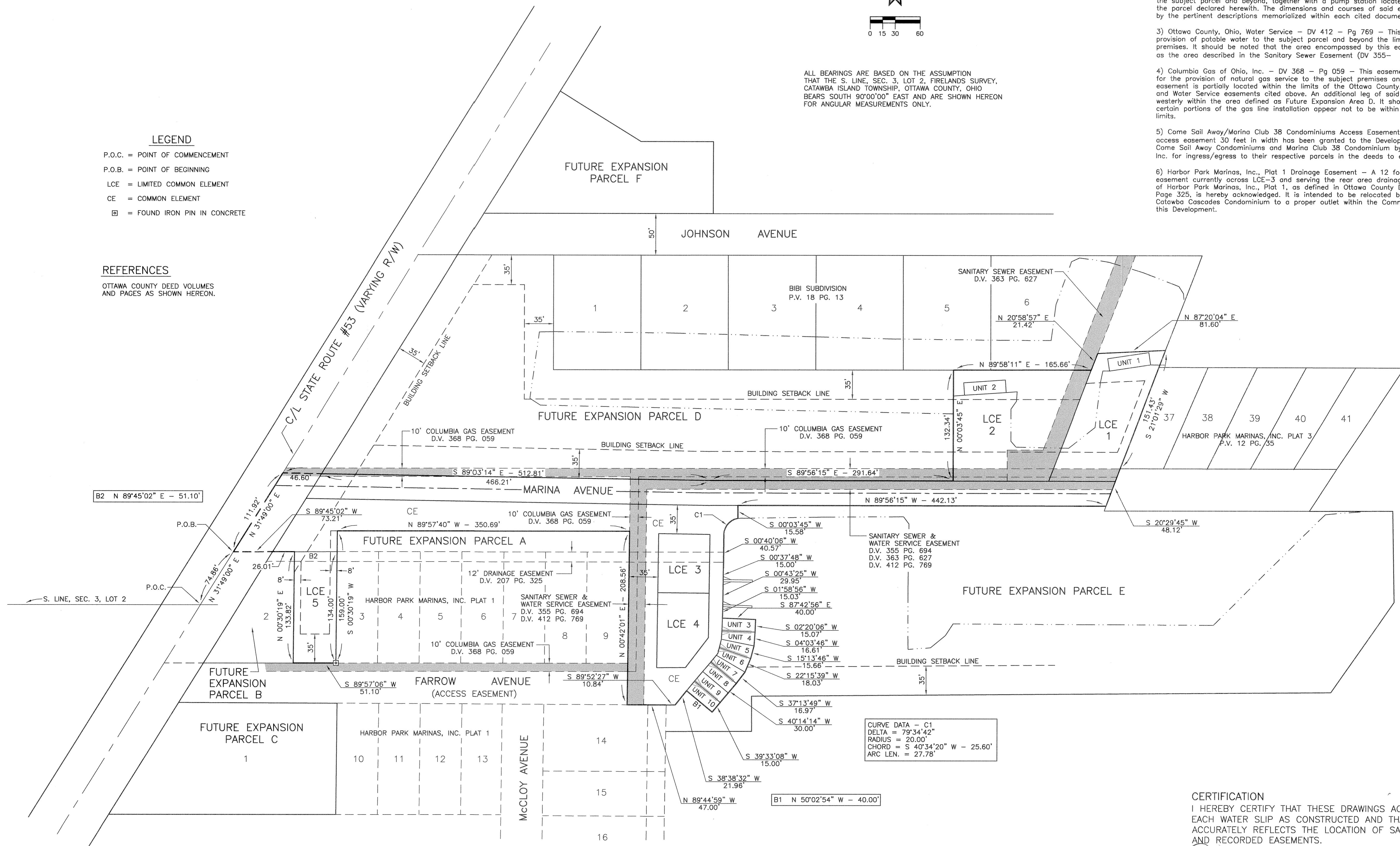
ALL BEARINGS ARE BASED ON THE ASSUMPTION
THAT THE S. LINE, SEC. 3, LOT 2, FIRELANDS SURVEY,
CATAWBA ISLAND TOWNSHIP, OTTAWA COUNTY, OHIO
BEARS SOUTH 90°00'00" EAST AND ARE SHOWN HEREON
FOR ANGULAR MEASUREMENTS ONLY.

CATAWBA CASCADES CONDOMINIUM EASEMENTS

- 1) Ohio Edison Company - DV 279 - Pg 987 - This is a blanket easement for electric distribution over the various properties owned by Harbor Park Marina, Inc. at the time of the granting of the easement. Said easement includes the parcel declared herewith.
- 2) Ottawa County, Ohio, Sanitary Sewer Service - DV 355- Pg 694 & DV 363 - Pg 627 - These easements encompass the sanitary sewer service provided by Ottawa County for the subject parcel and beyond, together with a pump station located within the limits of the parcel declared herewith. The dimensions and courses of said easements are defined by the pertinent descriptions memorialized within each cited document.
- 3) Ottawa County, Ohio, Water Service - DV 412 - Pg 769 - This easement is for the provision of potable water to the subject parcel and beyond the limits of the subject premises. It should be noted that the area encompassed by this easement is the same as the area described in the Sanitary Sewer Easement (DV 355- Pg 694) cited above.
- 4) Columbia Gas of Ohio, Inc. - DV 368 - Pg 059 - This easement (10 foot width) is for the provision of natural gas service to the subject premises and beyond. Said easement is partially located within the limits of the Ottawa County, Ohio Sanitary Sewer and Water Service easements cited above. An additional leg of said easement runs westerly within the area defined as Future Expansion Area D. It should be noted that certain portions of the gas line installation appear not to be within the defined easement limits.
- 5) Come Sail Away/Marina Club 38 Condominiums Access Easement - A non-exclusive access easement 30 feet in width has been granted to the Developers/Owners of the Come Sail Away Condominiums and Marina Club 38 Condominium by Harbor Park Marina, Inc. for ingress/egress to their respective parcels in the deeds to each entity.
- 6) Harbor Park Marinas, Inc., Plat 1 Drainage Easement - A 12 foot wide drainage easement currently across LCE-3 and serving the rear area drainage needs of Lots 2-9 of Harbor Park Marinas, Inc., Plat 1, as defined in Ottawa County Deed Volume 207 at Page 325, is hereby acknowledged. It is intended to be relocated by the Developer of Catawba Cascades Condominium to a proper outlet within the Common Element area of this Development.

- LEGEND**
- P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - LCE = LIMITED COMMON ELEMENT
 - CE = COMMON ELEMENT
 - ☐ = FOUND IRON PIN IN CONCRETE

REFERENCES
OTTAWA COUNTY DEED VOLUMES
AND PAGES AS SHOWN HEREON.

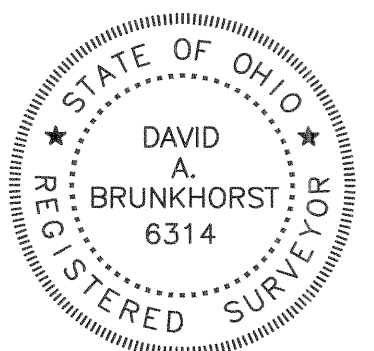
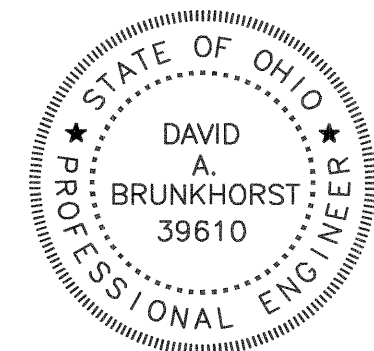


CURVE DATA - C1
 DELTA = 79°34'42"
 RADIUS = 20.00'
 CHORD = S 40°34'20" W - 25.60'
 ARC LEN. = 27.78'

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS ACCURATELY SHOW EACH WATER SLIP AS CONSTRUCTED AND THAT SAID DRAWING ACCURATELY REFLECTS THE LOCATION OF SAID WATER SLIPS AND RECORDED EASEMENTS.

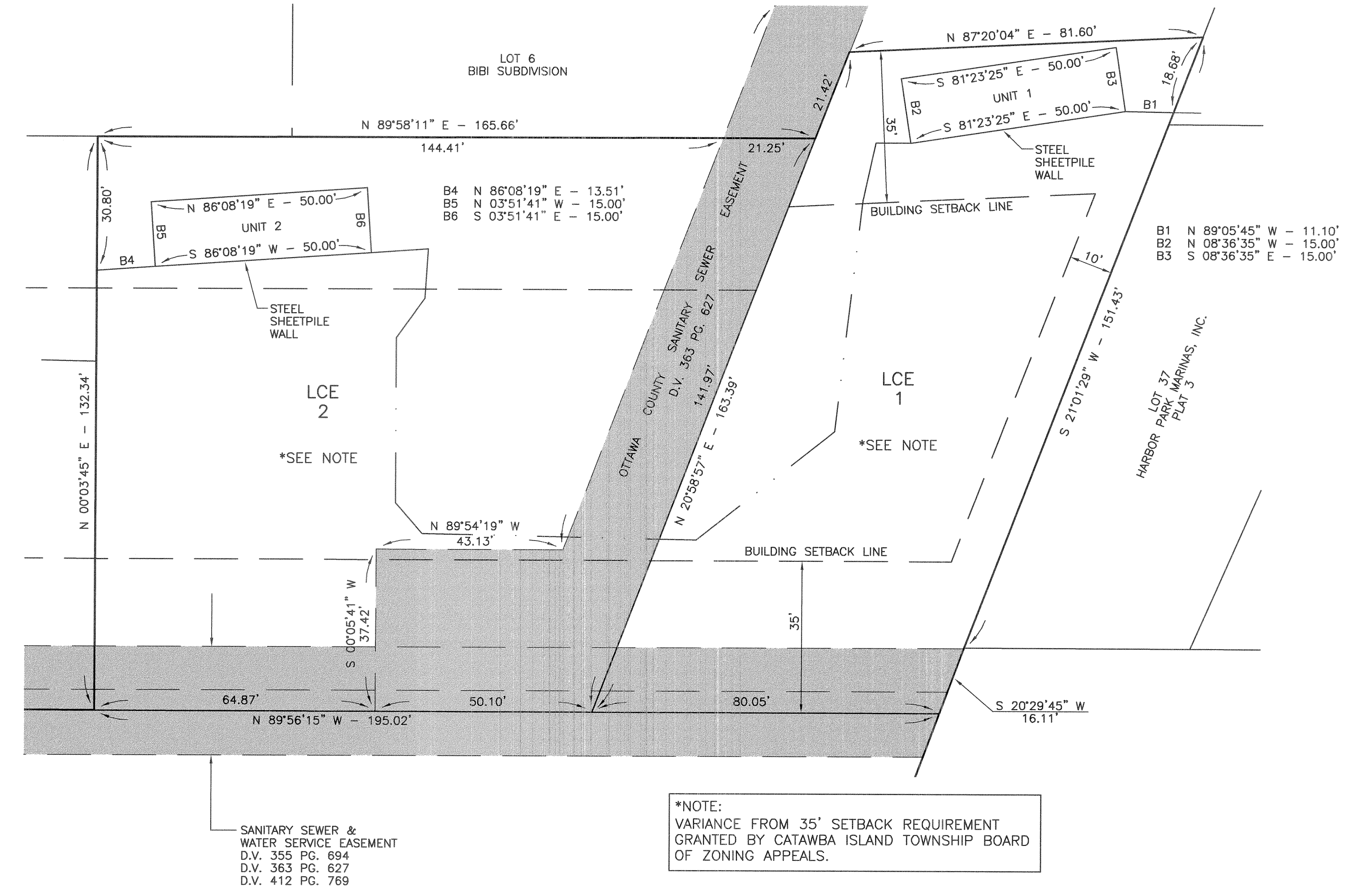
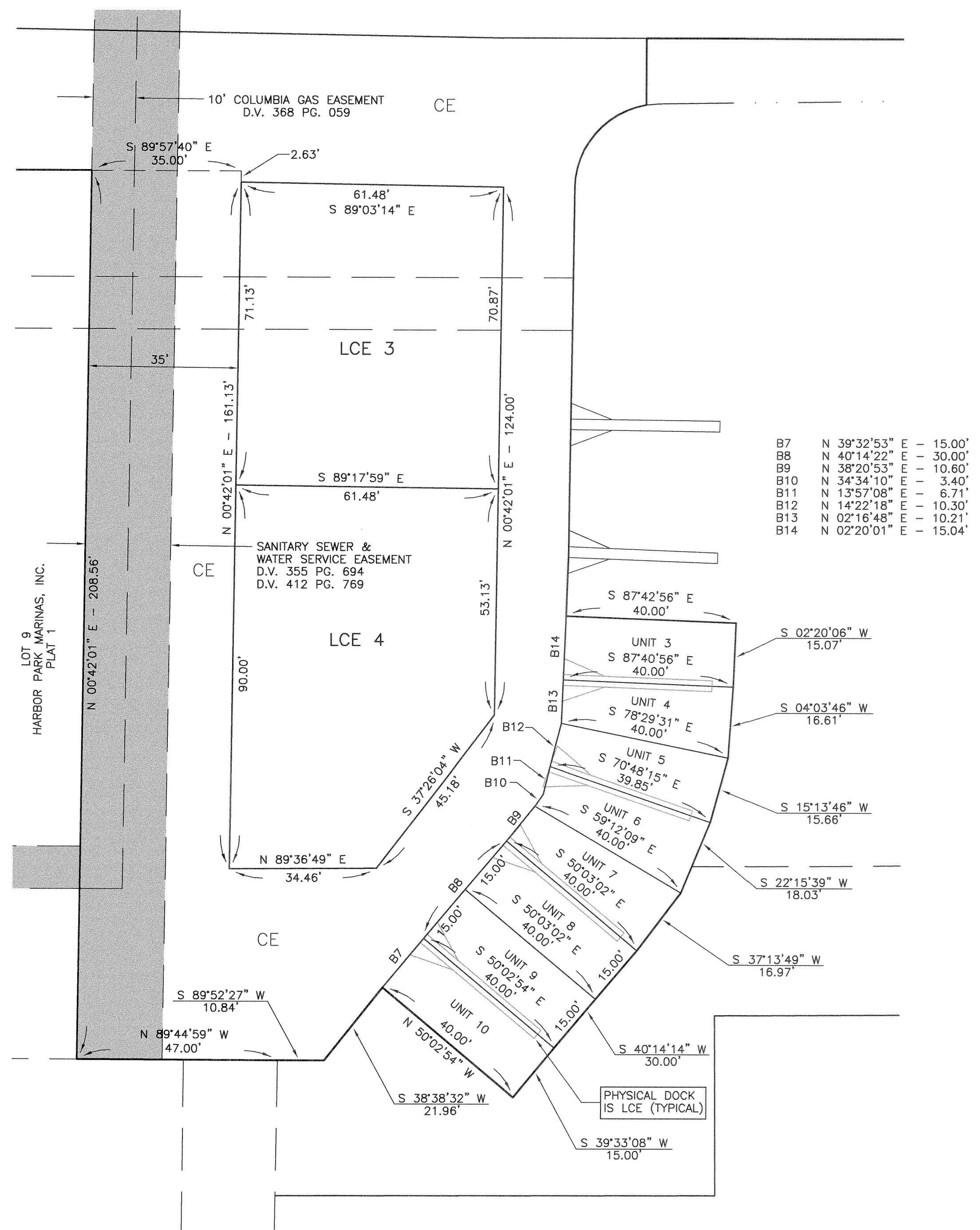
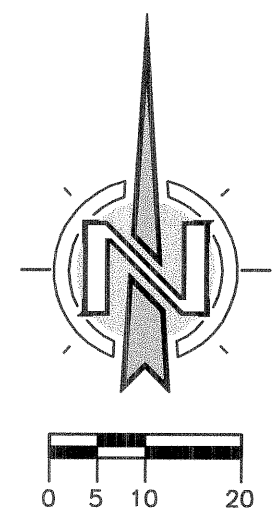
David A. Brunkhorst 11/18/04
 DAVID A. BRUNKHORST, P.E., R.S. DATE
 REGISTERED SURVEYOR #6314
 PROFESSIONAL ENGINEER #39610



PREPARED BY:
 BRUNKHORST ENGINEERING CONSULTANTS, INC.
 6622 WEST HARBOR ROAD
 PORT CLINTON, OHIO 43452
 (419) 898-9200

144028
 RECEIVED FOR RECORD 11-18-2004
 TIME 3:35 PM FEE \$156.40
 NO. 48 TO 55-56
 Virginia Park by Olan Kasher Deputy

CATAWBA CASCADES CONDOMINIUM
 AN EXCLUSIVE MARITIME COMMUNITY
 PART OF SECTION 3, LOTS 1 & 2, FIRELANDS SURVEY,
 CATAWBA ISLAND TOWNSHIP, OTTAWA COUNTY, OHIO
 2004



LEGAL DESCRIPTION

Known as and being a parcel located in Section 3, Lots 1 and 2, Firelands Survey, Catawba Island Township, Ottawa County, Ohio encompassing portions of Lot 6, Bibi Subdivision as evidenced in Ottawa County Plat Volume 18 at Page 13, Lot 2 of Harbor Park Marinas, Inc., Plat #1 as evidenced in Ottawa County Plat Volume 12 at Page 2, and Reserve A of Harbor Park Marinas, Inc., Plat #2 as evidenced in Ottawa County Plat Volume 12 at Page 9, and being more particularly described as follows:

Commencing at the intersection of the South line of Section 3, Lot 2, Firelands Survey, Catawba Island Township, Ottawa County, Ohio with the centerline of State Route #53; thence proceeding North 31 degrees 49 minutes 00 seconds East in said centerline of State Route #53 (variable right-of-way width) a distance of 74.86 feet to the point and place of beginning of the parcel herein described; thence continuing North 31 degrees 49 minutes 00 seconds East in said State Route #53 centerline a distance of 111.92 feet to a point; thence proceeding South 89 degrees 03 minutes 14 seconds East, passing through the easterly right-of-way line of State Route #53 at a distance of 46.60 feet, a total distance of 512.81 feet to a point; thence proceeding South 89 degrees 56 minutes 15 seconds East a distance of 291.64 feet to a point; thence proceeding North 0 degrees 03 minutes 45 seconds East a distance of 132.34 feet to a point in the South line of Bibi Subdivision; thence proceeding North 89 degrees 58 minutes 11 seconds East, in said South line of Bibi Subdivision, a distance of 165.66 feet to a point; thence proceeding North 20 degrees 58 minutes 57 seconds East a distance of 21.42 feet to a point; thence proceeding North 87 degrees 20 minutes 04 seconds East a distance of 81.50 feet to a point; thence proceeding South 21 degrees 01 minutes 29 seconds West in a line which becomes the West line of Lot 37 of Harbor Park Marinas, Inc., Plat Three as evidenced in Ottawa County Plat Volume 12 at Page 35, a distance of 151.43 feet to the southwest corner of cited Lot 37; thence proceeding South 20 degrees 29 minutes 45 seconds West a distance of 48.12 feet to a point; thence proceeding North 89 degrees 56 minutes 15 seconds West a distance of 442.13 feet to a point; thence proceeding South 0 degrees 03 minutes 45 seconds West a distance of 15.58 feet to a point; thence proceeding along the arc of a curve deflecting southwesterly and conforming to the following data:

Delta = 79°34'42"
 Radius = 20.00 feet and having a chord bearing South 40 degrees 34 minutes 20 second West and distance of 25.60 feet, an arc distance of 27.78 feet to a point; thence proceeding South 0 degrees 40 minutes 06 seconds West along the edge of a steel sheetpile wall a distance of 40.57 feet to a point of deflection;

LEGAL DESCRIPTION - CONTINUED

thence proceeding South 0 degrees 37 minutes 48 seconds West along said sheetpile wall a distance of 15.00 feet to a point of deflection; thence proceeding South 0 degrees 43 minutes 25 seconds West along said sheetpile wall a distance of 29.95 feet to a point of deflection; thence proceeding South 1 degree 58 minutes 56 seconds West along said sheetpile wall a distance of 15.03 feet to a point; thence proceeding South 87 degrees 42 minutes 56 seconds East a distance of 40.00 feet to a point; thence proceeding South 37 degrees 13 minutes 49 seconds West a distance of 16.97 feet to a point; thence proceeding South 40 degrees 14 minutes 14 seconds West a distance of 30.00 feet to a point; thence proceeding South 39 degrees 33 minutes 08 seconds West a distance of 15.00 feet to a point; thence proceeding North 50 degrees 02 minutes 54 seconds West a distance of 40.00 feet to a point on the edge of a certain steel sheetpile wall; thence proceeding along said sheetpile wall South 36 degrees 32 minutes 32 seconds West a distance of 21.96 feet to the end of said sheetpile wall; thence proceeding South 89 degrees 52 minutes 27 seconds West a distance of 10.84 feet to a point; thence proceeding North 89 degrees 44 minutes 59 seconds West a distance of 47.00 feet to the southwest corner of Reserve A in the previously cited Harbor Park Marinas, Inc., Plat 2; thence proceeding North 0 degrees 42 minutes 01 seconds East in the westerly line of said Reserve A and the projection northerly thereof, a distance of 208.56 feet to a point; thence proceeding North 89 degrees 57 minutes 40 seconds West a distance of 350.69 feet to a point; thence proceeding South 0 degrees 30 minutes 19 seconds West in a line which becomes the common boundary line of Lots 2 and 3 of Harbor Park Marinas, Inc., Plat 1 as cited above, a distance of 159.00 feet to a found iron pin in concrete marking the southeast corner of said Lot 2; thence proceeding South 89 degrees 57 minutes 06 seconds West in the south line of said Lot 2, a distance of 51.10 feet to a point; thence proceeding North 0 degrees 30 minutes 19 seconds East a distance of 133.82 feet to a point; thence proceeding South 89 degrees 45 minutes 02 seconds West, passing through the easterly right-of-way line of State Route #53 at a distance of 26.01 feet, a total distance of 73.21 feet to the point and place of beginning. Said parcel encompasses 0.405 acres in Section 3, Lot 1 and 2.288 acres in Section 3, Lot 2 which totals to 2.693 acres but all of which is subject to all legal highways and easements of record.

The above legal description was prepared by David Brunkhorst, Registered Surveyor #6314, from field data gathered by Brunkhorst Engineering Consultants, Inc. at various times from 1985 through 2004 and is based on the assumption that South line of Section 3, Lot 2, Firelands Survey, Catawba Island Township, Ottawa County, Ohio bears South 90 degrees 00 minutes 00 seconds East.

*NOTE:
 VARIANCE FROM 35' SETBACK REQUIREMENT
 GRANTED BY CATAWBA ISLAND TOWNSHIP BOARD
 OF ZONING APPEALS.