

LEGAL DESCRIPTIONS

CIC NO. 7 GARAGE CONDOMINIUM

BEING SITUATED IN THE STATE OF OHIO, COUNTY OF OTTAWA, CATAWBA ISLAND TOWNSHIP, SECTION NO. 3, ORIGINAL LOT NO. 5 AND BEING MORE DEFINITELY DESCRIBED AS FOLLOWS:

COMMENCING AT A P.S. NAIL SET, MARKING THE INTERSECTION OF THE CENTERLINE OF MOORE'S DOCK ROAD WITH THE CENTERLINE OF WEST CATAWBA ROAD, THENCE NORTH 90°00'00" WEST ALONG THE CENTERLINE OF MOORE'S DOCK ROAD A DISTANCE OF 120.50 FEET TO A POINT, THENCE SOUTH 89°00'00" EAST ALONG THE EAST LINE OF A 30 FT. ROADWAY EASEMENT (DV 289 PG 843) A DISTANCE OF 120.50 FEET TO A POINT, THENCE NORTHWESTERLY CONTINUING ALONG SAID EAST LINE ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.00 FEET, A DELTA OF 34°00'00", A CHORD BEARING OF SOUTH 17°11'14" EAST, A CHORD DISTANCE OF 50.18 FEET, AN ARC LENGTH OF 58.94 FEET TO THE POINT OF BEGINNING.

- (1) THENCE NORTH 89°00'00" EAST A DISTANCE OF 54.39 FEET TO A POINT,
- (2) THENCE SOUTH 30°51'40" EAST A DISTANCE OF 76.40 FEET TO A POINT,
- (3) THENCE SOUTH 59°00'00" WEST A DISTANCE OF 44.88 FEET TO A POINT ON THE EAST LINE OF SAID ROADWAY EASEMENT,
- (4) THENCE NORTH 89°00'00" WEST ALONG SAID EAST LINE A DISTANCE OF 71.88 FEET TO A POINT,
- (5) THENCE NORTHWESTERLY CONTINUING ALONG SAID EAST LINE, ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, A DELTA OF 34°00'00", A CHORD BEARING OF NORTH 50°12'54" WEST, A CHORD DISTANCE OF 53.11 FEET, AN ARC LENGTH OF 63.11 FEET TO THE POINT OF BEGINNING, CONTAINING 0.88 ACRES, MORE OR LESS, BUT BEING SUBJECT TO ALL LEGAL, HIGHWAY, EASEMENTS AND RESTRICTIONS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY BY DANIEL E. HARTUNG, JR., PROFESSIONAL SURVEYOR NO. 5607 IN FEBRUARY 2005. THE BEARINGS WERE BASED ON THE CENTERLINE OF MOORE'S DOCK ROAD BEARING NORTH 90°00'00" WEST.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR A 30.0 FOOT ROADWAY DESCRIBED AS FOLLOWS:

BEING SITUATED IN THE STATE OF OHIO, COUNTY OF OTTAWA, CATAWBA ISLAND TOWNSHIP, SECTION NO. 3, ORIGINAL LOT NO. 5 AND BEING MORE DEFINITELY DESCRIBED AS FOLLOWS:

COMMENCING AT A P.S. NAIL SET, MARKING THE INTERSECTION OF THE CENTERLINE OF MOORE'S DOCK ROAD WITH THE CENTERLINE OF WEST CATAWBA ROAD, THENCE NORTH 90°00'00" WEST ALONG THE CENTERLINE OF MOORE'S DOCK ROAD A DISTANCE OF 120.50 FEET TO THE POINT OF BEGINNING.

- (1) THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF A 30 FT. ROADWAY EASEMENT (DV 289 PG 843) A DISTANCE OF 120.50 FEET TO A POINT,
- (2) THENCE SOUTH 89°00'00" WEST ALONG SAID EAST LINE, ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.00 FEET, A DELTA OF 34°00'00", A CHORD BEARING OF SOUTH 17°11'14" EAST, A CHORD DISTANCE OF 50.18 FEET, AN ARC LENGTH OF 58.94 FEET TO A POINT,
- (3) THENCE SOUTH 38°00'00" EAST CONTINUING ALONG SAID EAST LINE A DISTANCE OF 71.88 FEET TO A POINT,
- (4) THENCE SOUTH 59°00'00" WEST A DISTANCE OF 30.24 FEET TO A POINT ON THE WEST LINE OF SAID EASEMENT,
- (5) THENCE NORTH 38°00'00" WEST ALONG SAID WEST LINE A DISTANCE OF 68.08 FEET TO A POINT,
- (6) THENCE NORTHWESTERLY CONTINUING ALONG SAID WEST LINE, ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, A DELTA OF 34°00'00", A CHORD BEARING OF NORTH 17°11'14" WEST, A CHORD DISTANCE OF 50.18 FEET, AN ARC LENGTH OF 58.94 FEET TO A POINT,
- (7) THENCE NORTH 00°00'00" WEST ALONG THE WEST LINE OF A 30 FT. ROADWAY EASEMENT A DISTANCE OF 120.51 FEET TO POINT ON THE CENTERLINE OF MOORE'S DOCK ROAD,
- (8) THENCE SOUTH 90°00'00" EAST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY BY DANIEL E. HARTUNG, JR., PROFESSIONAL SURVEYOR NO. 5607 IN FEBRUARY 2005. THE BEARINGS WERE BASED ON THE CENTERLINE OF MOORE'S DOCK ROAD BEARING NORTH 90°00'00" WEST.

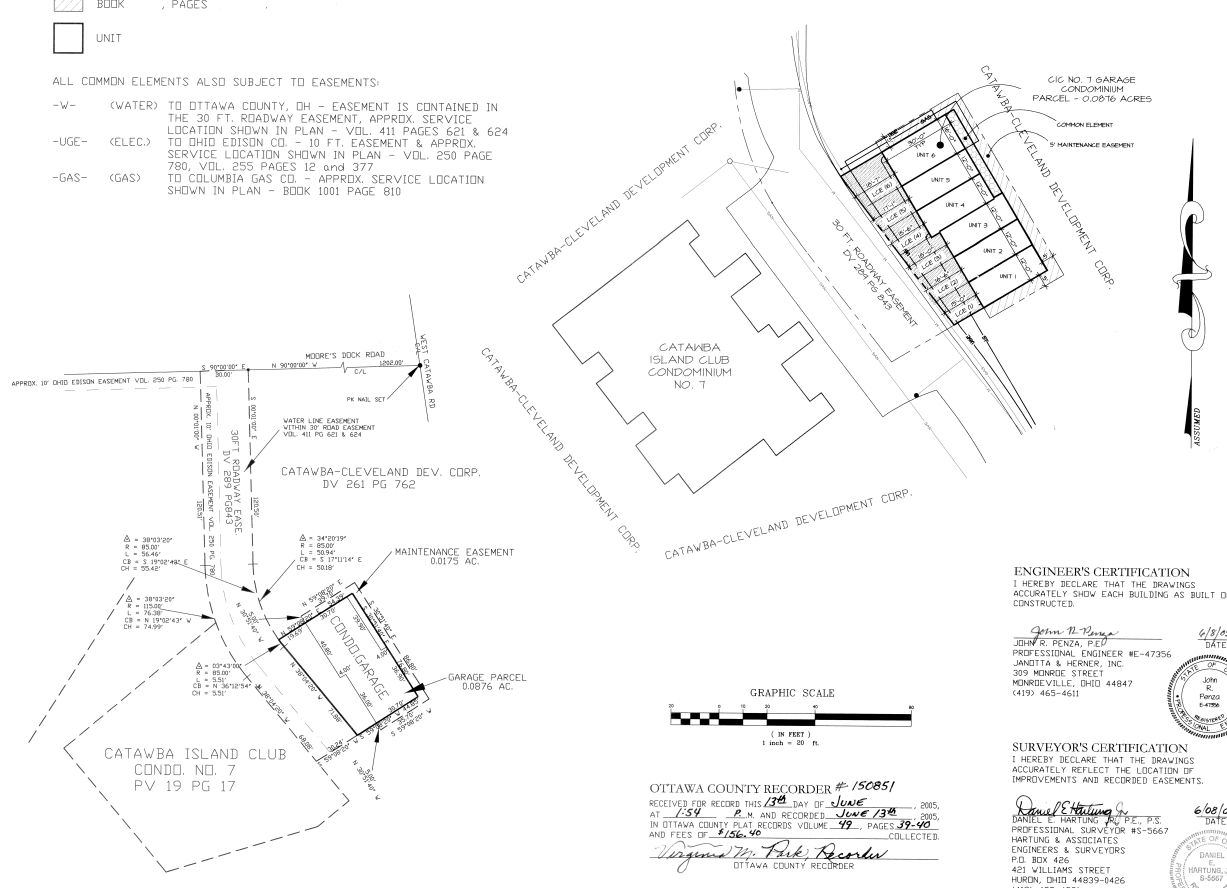
LEGEND

- LIMITED COMMON ELEMENTS APPURTENANT TO UNITS, AS SHOWN.
- COMMON ELEMENTS
- MAINTENANCE EASEMENT RECORDED IN BOOK , PAGES
- UNIT

ALL COMMON ELEMENTS ALSO SUBJECT TO EASEMENTS:

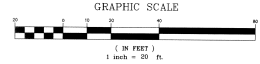
- W- (WATER) TO OTTAWA COUNTY, OH - EASEMENT IS CONTAINED IN THE 30 FT. ROADWAY EASEMENT, APPROX. SERVICE LOCATION SHOWN IN PLAN - VOL. 411 PAGES 621 & 624 TO OHIO EDISON CO. - 10 FT. EASEMENT & APPROX. SERVICE LOCATION SHOWN IN PLAN - VOL. 250 PAGE 780, VOL. 255 PAGES 12 and 377 TO COLUMBIA GAS CO. - APPROX. SERVICE LOCATION SHOWN IN PLAN - BOOK 1001 PAGE 810
- UG- (ELEC.)
- GAS- (GAS)

CIC NO. 7 GARAGE CONDOMINIUM
PART OF LOT 5, SECTION 3 OF THE WESTERN RESERVE TRACT, CATAWBA ISLAND TOWNSHIP, OTTAWA COUNTY, OHIO - 2005



GARAGE UNIT	SQUARE FOOT AREA	F.F. ELEV.	APPROX. DIMENSIONS		
			LENGTH	WIDTH	HEIGHT
UNIT 1	360 S.F.	579.00'	30'	12'	9'
UNIT 2	360 S.F.	579.00'	30'	12'	9'
UNIT 3	360 S.F.	579.00'	30'	12'	9'
UNIT 4	360 S.F.	579.00'	30'	12'	9'
UNIT 5	360 S.F.	579.00'	30'	12'	9'
UNIT 6	480 S.F.	579.00'	30'	16'	9'

FLOOD PLAIN ELEV. PER FEMA® = 578.00'



OTTAWA COUNTY RECORDER # 150851
RECEIVED FOR RECORD THIS 13th DAY OF June 2005, AT 1:54 P.M. AND RECORDED June 13th 2005, IN OTTAWA COUNTY PLAT RECORDS VOLUME 49, PAGES 39-40 AND FEES OF \$156.96 COLLECTED.
Virginia M. Park, Recorder
OTTAWA COUNTY RECORDER

ENGINEER'S CERTIFICATION
I HEREBY DECLARE THAT THE DRAWINGS ACCURATELY SHOW EACH BUILDING AS BUILT OR CONSTRUCTED.
John R. Penza, P.E.
DATE 6/13/05
PROFESSIONAL ENGINEER #E-47356
JANITTA & HERNER, INC.
309 MONROE STREET
MONROEVILLE, OHIO 44847
(419) 465-4611

SURVEYOR'S CERTIFICATION
I HEREBY DECLARE THAT THE DRAWINGS ACCURATELY REFLECT THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.
Daniel E. Hartung, Jr., P.E., P.S.
DATE 6/08/05
PROFESSIONAL SURVEYOR #S-5667
HARTUNG & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 466
421 WILLIAMS STREET
HURON, OHIO 44839-0426
(419) 433-4321



