

CERTIFICATIONS

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS ACCURATELY REPRESENT THE BUILDINGS AS CONSTRUCTED AND THAT THERE ARE NO BUILDING ENCROACHMENTS ONTO-ABUTTING PROPERTIES.

J.T.S. C/A/24
JAMES T. SAYLER, P.E.
PROFESSIONAL ENGINEER NO. E-52385

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS ACCURATELY REPRESENT IMPROVEMENTS AS CONSTRUCTED AND THE RECORDED EASEMENTS.

J.T.S. C/A/24
JAMES T. SAYLER
PROFESSIONAL SURVEYOR NO. S-7425

OTTAWA COUNTY AUDITOR

ALL TAXES AND ASSESSMENTS ON THE LAND IN THIS CONDOMINIUM PLAT HAVE BEEN PAID IN FULL.

APPROVED THIS 21st DAY OF June, 2024

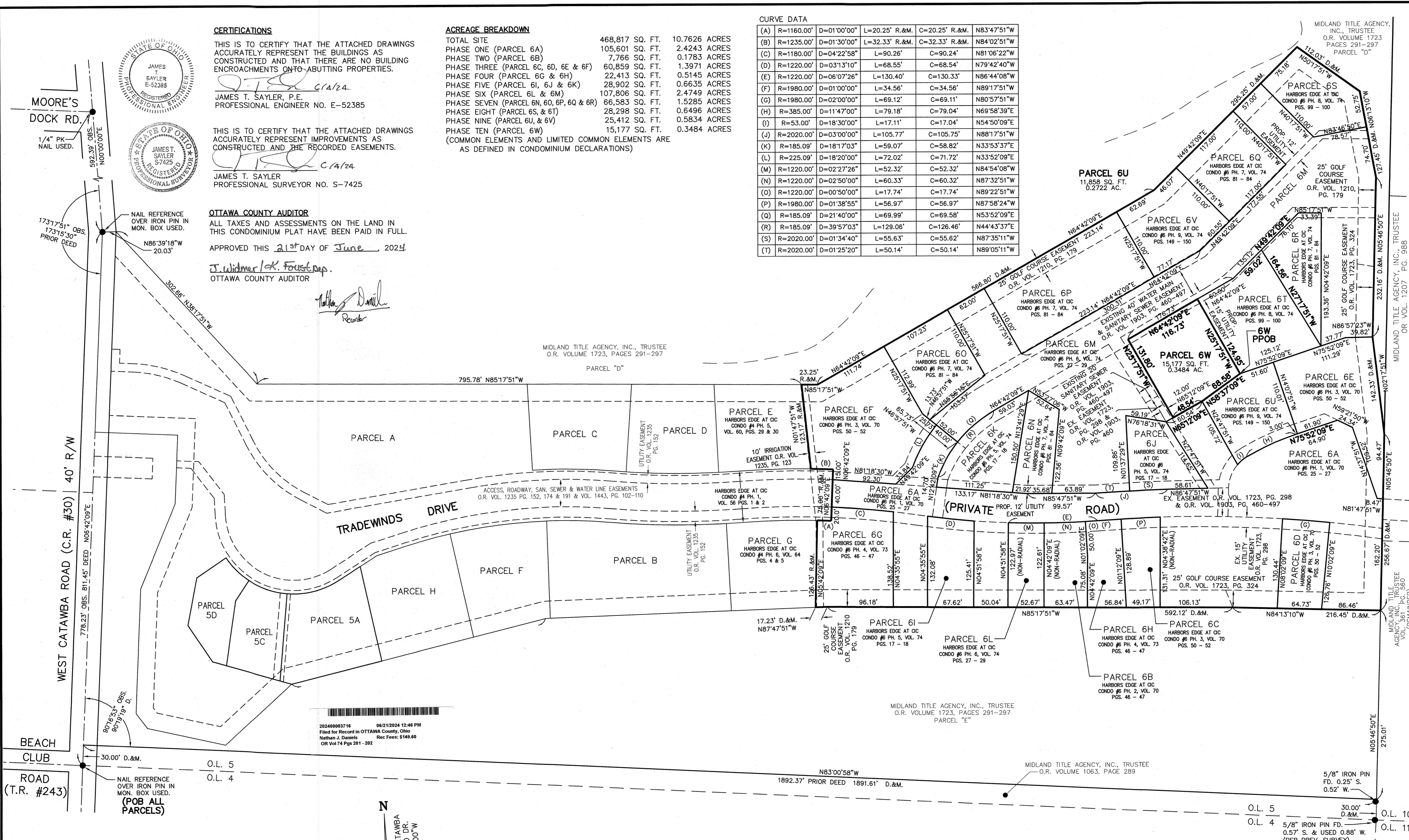
J. Widmer/K. Foust
OTTAWA COUNTY AUDITOR

ACREAGE BREAKDOWN

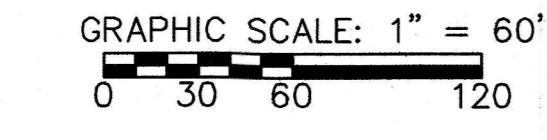
TOTAL SITE	468,817 SQ. FT.	10.7626 ACRES
PHASE ONE (PARCEL 6A)	105,601 SQ. FT.	2.4243 ACRES
PHASE TWO (PARCEL 6B)	7,766 SQ. FT.	0.1783 ACRES
PHASE THREE (PARCEL 6C, 6D, 6E & 6F)	60,859 SQ. FT.	1.3971 ACRES
PHASE FOUR (PARCEL 6G & 6H)	22,413 SQ. FT.	0.5145 ACRES
PHASE FIVE (PARCEL 6I, 6J & 6K)	28,902 SQ. FT.	0.6635 ACRES
PHASE SIX (PARCEL 6L & 6M)	107,806 SQ. FT.	2.4749 ACRES
PHASE SEVEN (PARCEL 6N, 6O, 6P, 6Q & 6R)	66,583 SQ. FT.	1.5285 ACRES
PHASE EIGHT (PARCEL 6S, & 6T)	28,298 SQ. FT.	0.6496 ACRES
PHASE NINE (PARCEL 6U, & 6V)	25,412 SQ. FT.	0.5834 ACRES
PHASE TEN (PARCEL 6W)	15,177 SQ. FT.	0.3484 ACRES
COMMON ELEMENTS AND LIMITED COMMON ELEMENTS ARE AS DEFINED IN CONDOMINIUM DECLARATIONS		

CURVE DATA

(A)	R=1160.00'	D=01'00'00"	L=20.25' R.&M.	C=20.25' R.&M.	N83°47'51"W
(B)	R=1235.00'	D=01'30'00"	L=32.33' R.&M.	C=32.33' R.&M.	N84°02'51"W
(C)	R=1180.00'	D=04'22'58"	L=90.26'	C=90.24'	N81°06'22"W
(D)	R=1220.00'	D=03'13'10"	L=68.55'	C=68.54'	N79°42'40"W
(E)	R=1220.00'	D=06'07'26"	L=130.40'	C=130.33'	N86°44'08"W
(F)	R=1980.00'	D=01'00'00"	L=34.56'	C=34.56'	N89°17'51"W
(G)	R=1980.00'	D=02'00'00"	L=69.12'	C=69.11'	N80°57'51"W
(H)	R=385.00'	D=11'47'00"	L=79.18'	C=79.04'	N69°58'09"E
(I)	R=53.00'	D=18'30'00"	L=17.11'	C=17.04'	N54°50'09"E
(J)	R=2020.00'	D=03'00'00"	L=105.77'	C=105.75'	N88°17'51"W
(K)	R=185.09'	D=18'17'03"	L=59.07'	C=58.82'	N33°53'37"E
(L)	R=225.09'	D=18'20'00"	L=72.02'	C=71.72'	N33°52'09"E
(M)	R=1220.00'	D=02'27'26"	L=52.32'	C=52.32'	N84°54'08"W
(N)	R=1220.00'	D=02'50'00"	L=60.33'	C=60.32'	N87°32'51"W
(O)	R=1220.00'	D=00'50'00"	L=17.74'	C=17.74'	N89°22'51"W
(P)	R=1980.00'	D=01'38'55"	L=56.97'	C=56.97'	N87°58'24"W
(Q)	R=185.09'	D=21'40'00"	L=69.99'	C=69.58'	N53°52'09"E
(R)	R=185.09'	D=39'57'03"	L=129.06'	C=126.46'	N44°43'37"E
(S)	R=2020.00'	D=01'34'40"	L=55.63'	C=55.62'	N87°35'11"W
(T)	R=2020.00'	D=01'25'20"	L=50.14'	C=50.14'	N89°05'11"W



LEGEND:
 ● DENOTES IRON PIN USED
 ◐ DENOTES P.K. NAIL USED



N
 BASED ON WEST CATAWBA RD. AT WOODLAND DR. BEARING N00°00'00"W

20240605316 06/21/2024 12:46 PM
 Filed for Record in OTTAWA County, Ohio
 Nathan J. Daniels Rec Fees: \$149.60
 OR Vol 74 Pgs 201 - 202

REVISIONS			

HARBOR'S EDGE AT CATAWBA ISLAND CLUB CONDO #6 PH. 10
 OF PART OF CATAWBA ISLAND TWP., SECTION 3, ORIGINAL LOT 5, OF THE WESTERN RESERVE, OTTAWA COUNTY, OHIO

THE HENRY G. REITZ ENGINEERING COMPANY
 4214 ROCKY RIVER DRIVE
 CLEVELAND, OHIO 44135
 PHONE: (216) 251-3033

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 MAY 2024



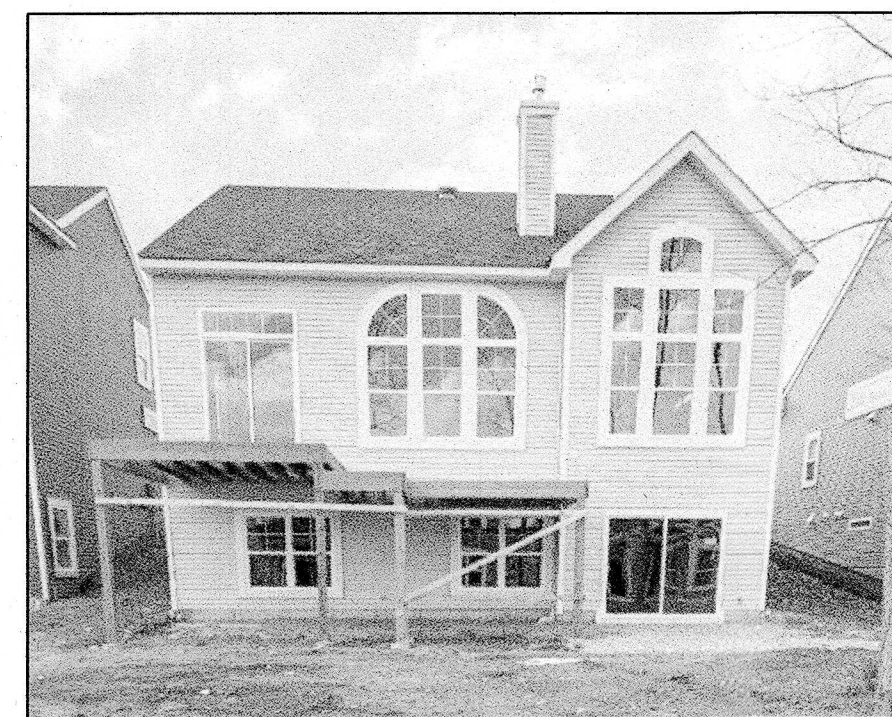
UNIT 43 FRONT



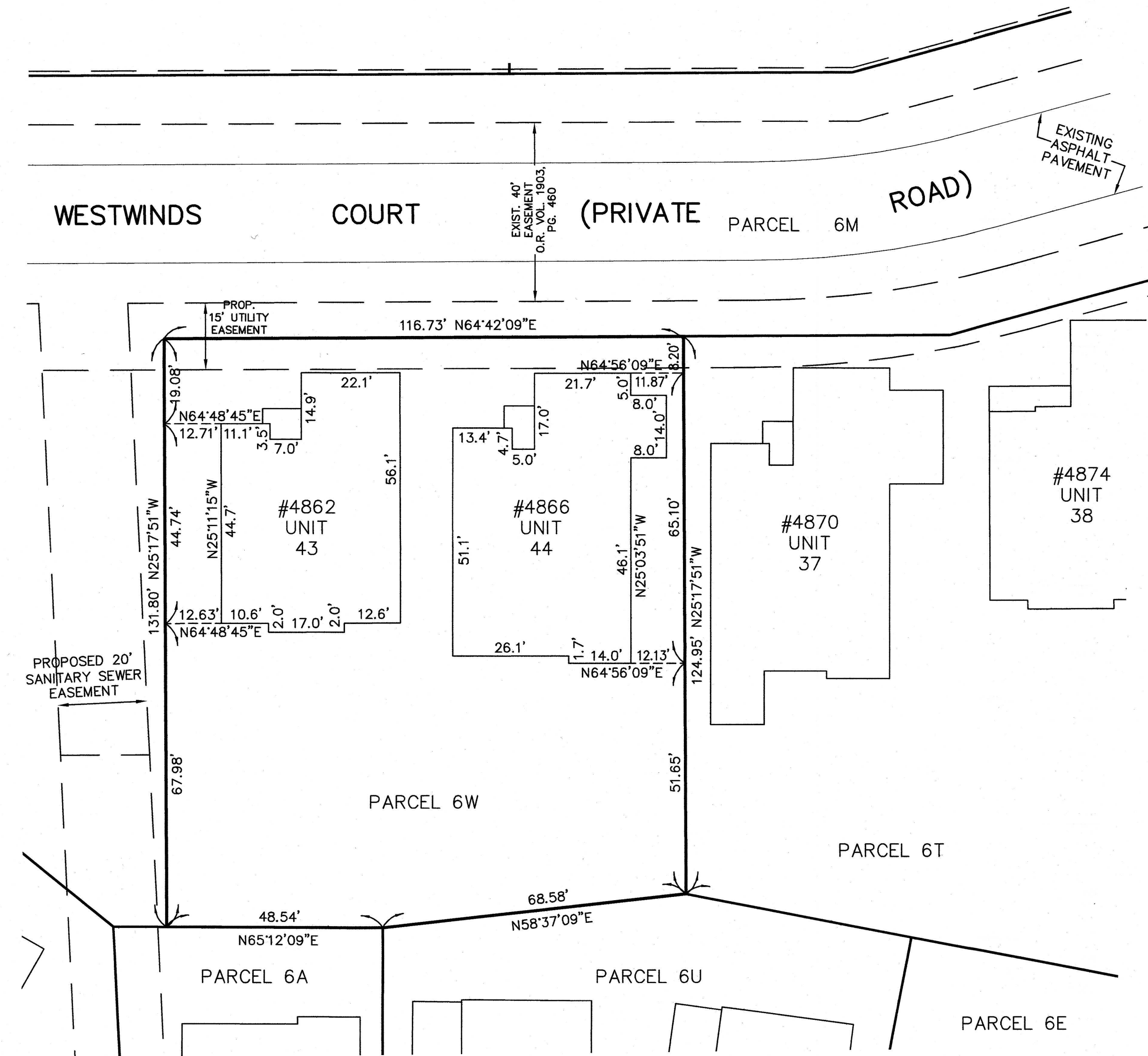
UNIT 43 REAR



UNIT 44 FRONT



UNIT 44 REAR



CHRIS MEIER

Inst #202400003716

NOTE:

ALL ANGLES BETWEEN WALLS ARE 90° UNLESS OTHERWISE SPECIFIED

REVISIONS	DATE	DESCRIPTION

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