

EXHIBIT C-1

DECLARATION CERTIFICATE

THE UNDERSIGNED OWNERS OF THE LANDS EMBRACED WITHIN THE LIMITS OF THIS SITE DO HEREBY ADOPT THE SAME SITE PLAN.

THE UNDERSIGNED OWNERS DO FURTHER DESIGNATE THE BUILDINGS SHOWN ON THE LOCATION PLAN (EXHIBIT C-2), BUILDING NOS. 8, 10, 12, 14, 15, 16, 17 & 18 AS LAKE IN THE WOODS CONDOMINIUM, PHASE 1A.

THE LAND CONTAINING AND COMPRISING THIS PHASE IS DESCRIBED AS FOLLOWS:

DESCRIPTION OF PHASE 1A

THAT PART OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 35, TOWN 7 NORTH, RANGE 17 EAST, CATAWBA ISLAND TOWNSHIP, OTTAWA COUNTY, OHIO, BOUNDED AND DESCRIBED AS FOLLOWS: BEARINGS BEING BASED ON AN ASSUMED MERIDIAN AND USED ONLY TO ESTABLISH ANGULAR RELATIONSHIP:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LAND DESCRIBED IN VOLUME 273 ON PAGE 881 OF OTTAWA COUNTY DEEDS AND THE CENTERLINE OF SAND ROAD, ACCORDING TO THE SURVEY OF SAND ROAD NO. 31 BY THE OTTAWA COUNTY ENGINEER IN 1967; THEN SOUTH 88° 57' 45" EAST 360.66 FEET, BOUNDING ON SAID NORTH LINE OF LAND SO DESCRIBED; THEN SOUTH 88° 46' 19" EAST 900.00 FEET, BOUNDING ON SAID NORTH LINE OF LAND SO DESCRIBED, TO THE NORTHEAST CORNER THEREOF; THEN SOUTH 88° 46' 19" EAST 451.96 FEET, CONTINUING ON THE EXTENSION OF SAID NORTH LINE OF LAND SO DESCRIBED, TO THE NORTH AND SOUTH CENTERLINE OF SAID FRACTIONAL SECTION 35; THEN SOUTH 01° 42' 15" WEST 283.14 FEET, ON SAID NORTH AND SOUTH CENTERLINE OF FRACTIONAL SECTION 35, TO THE POINT OF BEGINNING OF THE LAND BEING DESCRIBED HEREIN; THEN SOUTH 01° 42' 15" WEST 320.68 FEET, ON SAID NORTH AND SOUTH CENTERLINE OF FRACTIONAL SECTION 35; THEN SOUTH 67° 57' 25" WEST 481.51 FEET TO THE EAST LINE OF SAID LAND DESCRIBED IN VOLUME 273 ON PAGE 881; THEN NORTH 00° 53' 46" EAST 548.58 FEET, BOUNDING ON SAID EAST LINE OF LAND SO DESCRIBED, TO A POINT THAT IS SOUTH 00° 53' 46" WEST 245.47 FEET, THEREON, FROM SAID NORTHEAST CORNER OF LAND SO DESCRIBED, THEN SOUTH 83° 58' 04" EAST 449.76 FEET TO THE POINT OF BEGINNING; CONTAINING 4.443 ACRES OF LAND, MORE OR LESS.

ADDITIONAL LANDS SHOWN HEREON FOR FUTURE DEVELOPMENT ARE DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 IN HARBOR'S END CLIFFS PLAT 1, A SUBDIVISION RECORDED IN VOLUME 10 ON PAGE 30 OF THE OTTAWA COUNTY PLAT RECORD, AND PARTS OF THE SOUTH 1/2 OF FRACTIONAL SECTION 35 AND THE NORTHWEST 1/4 OF FRACTIONAL SECTION 35, TOWN 7 NORTH, RANGE 17 EAST, CATAWBA ISLAND TOWNSHIP, OTTAWA COUNTY, OHIO, ALL BOUNDED AND DESCRIBED AS FOLLOWS, BEARINGS BASED ON AN ASSUMED MERIDIAN AND USED ONLY TO ESTABLISH ANGULAR RELATIONSHIP:

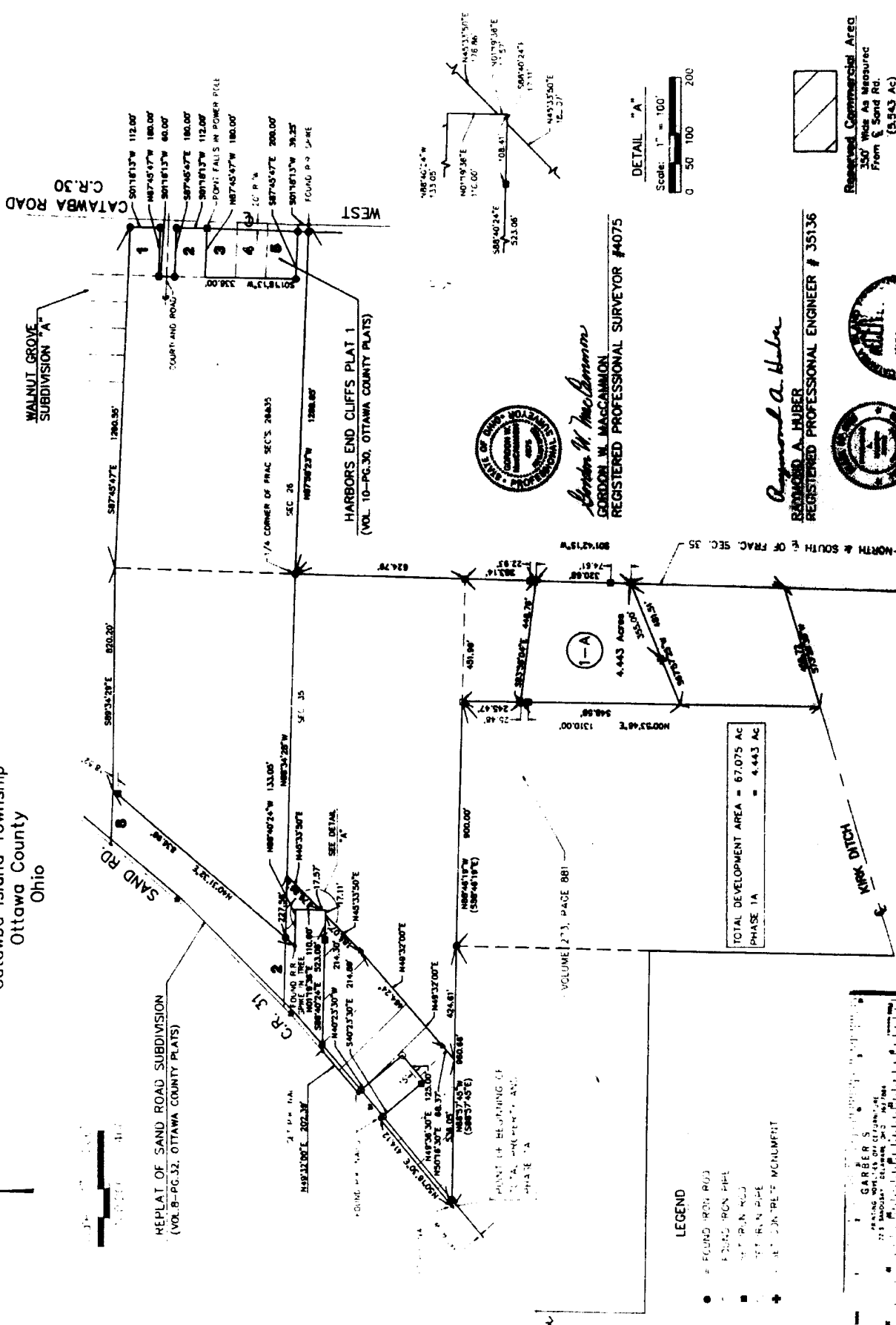
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF LAND DESCRIBED IN VOLUME 273 ON PAGE 881 OF OTTAWA COUNTY DEEDS AND THE CENTERLINE OF SAND ROAD, ACCORDING TO THE SURVEY OF SAND ROAD NO. 31 BY THE OTTAWA COUNTY ENGINEER IN 1967; THEN SOUTH 88° 57' 45" EAST 536.05 FEET, ON SAID NORTH LINE OF LAND DESCRIBED IN VOLUME 273 ON PAGE 881 OF OTTAWA COUNTY DEEDS, TO THE POINT OF BEGINNING OF THE PARCEL BEING DESCRIBED HEREIN; THEN NORTH 50° 16' 30" EAST 68.37 FEET, PARALLEL WITH AND 350.00 FEET SOUTHEASTERLY OF SAID CENTERLINE OF SAND ROAD; THEN NORTH 49° 32' 00" EAST 464.24 FEET, PARALLEL WITH AND 350.00 FEET SOUTHEASTERLY OF SAID CENTERLINE OF SAND ROAD; THEN NORTH 45° 33' 50" EAST 185.07 FEET, PARALLEL WITH AND 350.00 FEET SOUTHEASTERLY OF SAID CENTERLINE OF SAND ROAD, TO THE SOUTH LINE OF LAND DESCRIBED IN VOLUME 271 ON PAGE 1037 OF OTTAWA COUNTY DEEDS, THE NEXT TWO COURSES BOUNDING THEREON; THEN SOUTH 88° 40' 24" EAST 17.11 FEET; THEN NORTH 01° 19' 36" EAST 17.57 FEET; THEN NORTH 45° 33' 50" EAST 176.86 FEET, PARALLEL WITH AND 350.00 FEET SOUTHEASTERLY OF SAID CENTERLINE OF SAND ROAD, TO THE LINE BETWEEN SAID FRACTIONAL SECTIONS 26 AND 35; THEN NORTH 88° 34' 28" WEST 227.58 FEET, ON SAID LINE BETWEEN FRACTIONAL SECTIONS 26 AND 35, TO THE SOUTHEAST CORNER OF LOT 2 IN THE REPLAT OF SAND ROAD SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 8 ON PAGE 32 OF OTTAWA COUNTY PLATS; THEN NORTH 40° 31' 32" EAST 836.98 FEET, BOUNDING ON SAID REPLAT OF SAND ROAD SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 8 THEREIN AND THE NORTH LINE OF LAND DESCRIBED IN VOLUME 305 ON PAGE 559 OF OTTAWA COUNTY DEEDS; THEN SOUTH 89° 34' 29" EAST 820.20 FEET, BOUNDING ON SAID LAST MENTIONED LAND LINE; THEN SOUTH 87° 45' 47" EAST 1260.55 FEET, CONTINUING ON SAID LAST MENTIONED LAND LINE AND ON THE SOUTH LINE OF WALNUT GROVE SUBDIVISION "A", TO THE WEST LINE OF WEST CATAWBA ROAD (40 FEET WIDE) AT THE NORTHEAST CORNER OF SAID LOT 1 IN HARBOR'S END, CLIFFS PLAT 1; THEN SOUTH 01° 18' 13" WEST 112.00 FEET, ON SAID WEST CATAWBA ROAD, TO THE SOUTHEAST CORNER OF SAID LOT 1; THEN NORTH 87° 45' 47" WEST 180.00 FEET, ON THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF COURTLAND ROAD, TO THE SOUTHWEST CORNER OF SAID LOT 1; THEN SOUTH 01° 18' 13" WEST 60.00 FEET, ON THE WEST LINE OF SAID COURTLAND ROAD, TO THE NORTHWEST CORNER OF SAID LOT 2 IN HARBOR'S END CLIFFS PLAT 1; THEN SOUTH 87° 45' 47" EAST 180.00 FEET, ON THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF COURTLAND ROAD, TO THE NORTHEAST CORNER OF SAID LOT 2 AND SAID WEST LINE OF WEST CATAWBA ROAD; THEN SOUTH 01° 18' 13" WEST 112.00 FEET, ON SAID WEST CATAWBA ROAD, TO THE SOUTHEAST CORNER OF SAID LOT 2; THEN NORTH 87° 45' 47" WEST 180.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THEN SOUTH 01° 18' 13" WEST 336.00 FEET, ON THE WEST LINE OF SAID HARBOR'S END CLIFFS PLAT 1, TO THE SOUTHWEST CORNER THEREOF; THEN SOUTH 87° 45' 47" EAST 200.00 FEET, ON THE SOUTH LINE OF SAID HARBOR'S END CLIFFS PLAT 1, TO THE CENTERLINE OF SAID WEST CATAWBA ROAD; THEN SOUTH 01° 18' 13" WEST 39.25 FEET, ON SAID ROAD CENTERLINE, TO SAID LINE BETWEEN FRACTIONAL SECTIONS 26 AND 35; THEN NORTH 87° 58' 23" WEST 1288.85 FEET, ON SAID SECTION LINE, TO THE 1/4 CORNER OF SAID FRACTIONAL SECTIONS 26 AND 35; THEN SOUTH 01° 42' 15" WEST 1794.55 FEET, ON THE NORTH AND SOUTH CENTERLINE OF SAID FRACTIONAL SECTION 35, TO THE CENTERLINE OF KIRK DITCH; THEN SOUTH 73° 20' 38" WEST 456.72 FEET, ON SAID CENTERLINE OF KIRK DITCH, TO THE SOUTHEAST CORNER OF SAID LAND DESCRIBED IN VOLUME

GARDNER'S  
PRINTING HOUSE, 100 N. BROADWAY, CLEVELAND, OHIO 44114

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**LAKE IN THE WOODS CONDOMINIUM**  
 Phase 1A and Total Development Area  
 Catawba Island Township  
 Ottawa County  
 Ohio

EXHIBIT C FOR  
 15-A  
 LAKE IN THE WOODS CONDOMINIUM  
 IN ACCORDANCE WITH SEC. 5311-07  
 OF THE OHIO REVISED CODE.



TOTAL DEVELOPMENT AREA = 67.075 AC  
 PHASE 1A = 4.443 AC

- LEGEND**
- FOUND IRON ROD
  - FOUND IRON PIPE
  - 4" P.V. PIPE
  - 4" P.V. PIPE
  - ◆ 4" P.V. PIPE
  - ◆ 4" P.V. PIPE

WITNESS \_\_\_\_\_  
 OWNER \_\_\_\_\_

*Richard W. MacCammion*  
**RICHARD W. MACCAMMION**  
 REGISTERED PROFESSIONAL SURVEYOR #4075

*Raymond A. Huber*  
**RAYMOND A. HUBER**  
 REGISTERED PROFESSIONAL ENGINEER # 35136



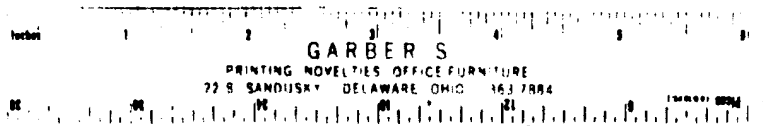
Reserved Commercial Area  
 350' Wide As Measured  
 From E Sand Rd.  
 (5.943 AC)

**MARK & SMITH, INC.**  
 BOUNDARY SURVEY FOR  
 TOTAL DEVELOPMENT  
 AND  
 PHASE 1A

NOTE:  
 THIS SHEET TO BE  
 REVISION WITH

W 57893  
 Revised Plat of Phase 1A  
 and Total Development Area  
 of Lake in the Woods  
 Condominium  
 June 26, 20

EXHIBIT C - 2 FOR  
LAKE IN THE WOODS CONDOMINIUM  
IN ACCORDANCE WITH SEC. 5311.07  
OF THE OHIO REVISED CODE.



THE UNDERSIGNED HEREBY CERTIFIES THAT EXHIBITS NUMBERS 1 THROUGH 4 WERE PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY, INSOFAR AS POSSIBLE, THE LOCATION OF BOUNDARIES, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF THE BUILDINGS, COMMON AREAS AND LIMITED COMMON AREAS, THE LOCATION AND DIMENSIONS OF ALL APPURTENANT EASEMENTS; THAT THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PREMISES NOR FROM THE SUBJECT PREMISES, OTHER THAN SHOWN; THAT ALL PROPERTIES SURVEYED, INCLUDING THE RIGHT OF WAY LINE(S) FOR HARBOR'S END DRIVE ARE CONTIGUOUS TO THE PERIMETER LINES OF THE PREMISES ALONG THEIR ENTIRE LENGTH. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE. I FURTHER CERTIFY TO CATAWBA LAKES DEVELOPMENT CORPORATION THAT THE PREMISES WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS AND THAT MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

*Gordon W. MacCammon*  
REGISTERED PROFESSIONAL SURVEYOR NO. 4075



THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS 1 THRU 29 SHOW GRAPHICALLY, INSOFAR AS POSSIBLE THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH UNIT AND THE LAYOUT, LOCATION AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

*Raymond A. Huber*  
REGISTERED PROFESSIONAL ENGINEER NO. 35136



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*Fee 7.85*

NOTE:

- 1. FOR DETAIL OF LIMITED COMMON AREAS (L.C.A.) AROUND BUILDINGS SEE EXHIBIT C -3
- 2. L.C.A. INCLUDES PLANTING STRIPS, PATIOS, PORCHES, DECKS, DRIVEWAYS, PARKING SPACES ASSIGNED TO UNITS AND CONCRETE SIDEWALKS ASSIGNED TO UNITS.

**MANNIK & SMITH, INC.**  
CONSULTING ENGINEERS & SURVEYORS TOLEDO OHIO

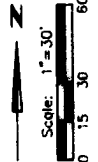
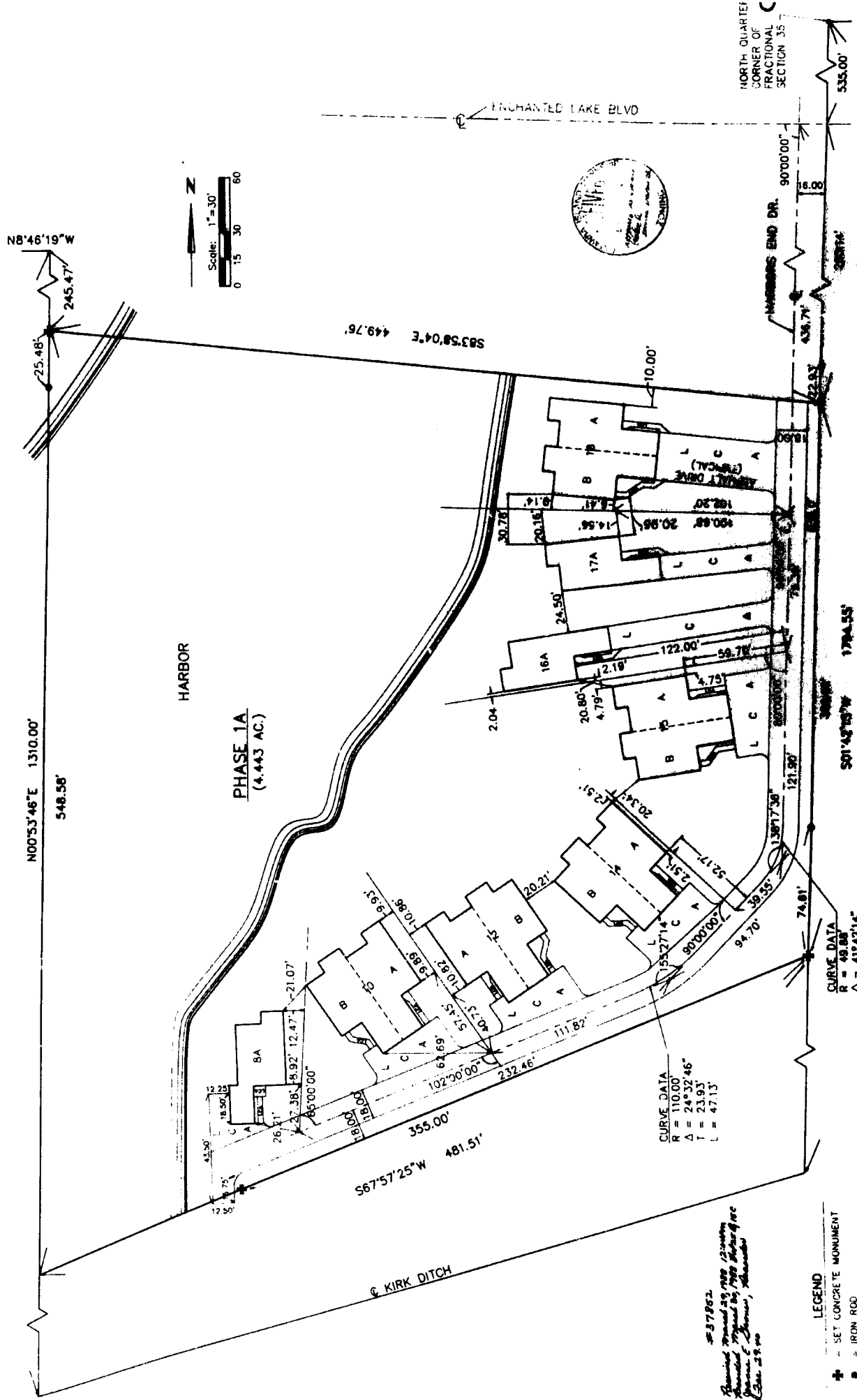
**BUILDING AND ROAD LAYOUT**

PLATE 1A

GARBER'S  
PLANNING, SURVEYING & ENGINEERING  
2500 BAYVIEW AVENUE, SUITE 100  
SCARBOROUGH, ONTARIO M1S 5V7  
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WWW.GARBER.COM

**LAKE IN THE WOODS CONDOMINIUM**  
Phase 1A  
Caterwa Island Township  
Ottawa County  
Ontario

**LOCATION PLAN**



#37852  
 Revised from 25/08/2009 drawing  
 Revised from 25/08/2009 drawing  
 Revised from 25/08/2009 drawing  
 Date: 25/09

**LEGEND**  
 + = SET CONCRETE MONUMENT  
 ● = IRON ROD

**CURVE DATA**  
 R = 110.00'  
 Δ = 24°32'46"  
 T = 23.93'  
 L = 47.13'

**CURVE DATA**  
 R = 49.80'  
 Δ = 41°42'14"

501°42'05\"/>

535.00'

NORTH QUARTER  
 CORNER OF  
 FRACTIONAL  
 SECTION 35

ENCHANTED LAKE BLVD

HARBOR

**PHASE 1A**  
(4.443 AC.)

N00°53'46\"/>

N8°46'19\"/>

S67°57'25\"/>

S83°58'04\"/>

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HARRIS END DR.