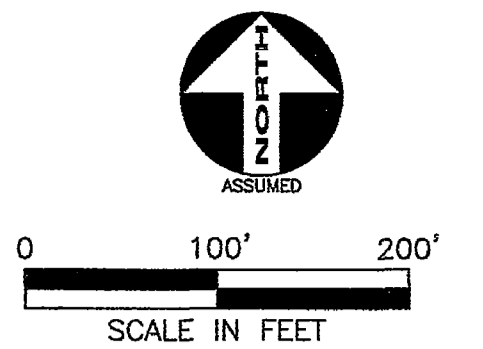


6TH AMENDMENT

THE VINEYARD CONDOMINIUM

BEING PART OF LOTS 3 & 4 IN SECTION 26, CATAWBA ISLAND TOWNSHIP,
T-7-N, R-17-E, OTTAWA COUNTY, OHIO

VOL 72 PG 25



Document # 308206 Vol. 72 PG 25-27
Date 7-2-2021 Time 11:22 am
Fee \$241.50
Nathaniel Daniels
Recorder, Ottawa County Ohio

REFERENCES
DEED VOLUME AND PAGE AS SHOWN
PLAT VOLUME 54, PAGE 52
PLAT VOLUME 55, PAGES 1-68

LEGAL DESCRIPTION:

Being part of Lot 5 of The Vineyard on Catawba Plat 2 as recorded in Ottawa County Plat Volume 54, Page 52, situated in part of Lots 3 & 4 in Section 26, Catawba Island Township, T-7-N, R-17-E, Ottawa County, Ohio, described as follows:

Commencing at a found 5/8 inch diameter iron rod in concrete marking the southeasterly corner of Lot 5 of The Vineyard of Catawba Plat 2 as recorded in Ottawa County Plat Volume 54, Page 52;

thence S 89° 31' 13" W one hundred twenty and sixty-six hundredths (120.66) feet along the southerly line of said Lot 5 and also The Vineyard Condominium per Ottawa County Plat Volume 55, Pages 1-68 to a found 3/8 inch diameter iron rod with Hank cap;

thence N 50° 30' 25" W thirty-seven and fifty-seven hundredths (37.57) feet along said Lot 5 to a found 3/8 inch diameter iron rod with Hank cap marking the beginning of a curve to the left with a radius of 60.00 feet and a delta angle of 134° 23' 53" and also marking the right-of-way of Vineyard Village Drive cul-de-sac as per The Vineyard Condominium per Ottawa County Plat Volume 55, Page 1-68;

thence along said curve and Village Drive right-of-way with a chord bearing of N 26° 44' 57" W and a chord distance of one hundred ten and sixty-two hundredths (110.62) feet and a curve length of (140.73) feet to the westerly right-of-way of Vineyard Circle per Ottawa County Plat Volume 55, Pages 1-68;

thence N 08° 35' 36" E fifty-nine and fifty hundredths (59.50) feet along said westerly right-of-way of Vineyard Circle to **THE POINT OF BEGINNING**;

thence N 81° 24' 23" W one hundred four and fifty-five hundredths (104.55) feet to the westerly line of Expansion Area "C" of The Vineyard Condominium per Ottawa County Plat Volume 55, Pages 1-68;

thence N 08° 14' 44" E sixty-four and forty-three hundredths (64.43) feet along said westerly line of Expansion Area "C" to the southwest corner of Unit 771, (2nd Amendment) (Plat Volume 62, Page 34);

thence S 84° 08' 27" E one hundred five and six hundredths (105.06) feet along said southerly line of Unit 771 to the westerly right-of-way of Vineyard Circle;

thence S 08° 35' 36" W sixty-nine and forty-four hundredths (69.44) feet along said westerly right-of-way to **THE POINT OF BEGINNING**.

Containing in all, **0.161 acres** (7013.1± SF.) of land, more or less, subject to all legal highways and easements.

The centerline bearing of West Catawba Road (CR. 30) is assumed N 00° 46' 01" W. Bearings are assumed and for angular measurement only. All iron rods set are 5/8" diameter by 3' length with personalized caps marked HANK AND ASSOC. Driven flush.

This 0.161 acre legal description is based upon an actual field survey done by Daniel J. Nichols, P.S. #7460, HANK and Associates, Inc., 137 South Washington Street, Tiffin, Ohio 44883 in September, 2020.

ARCHITECT'S STATEMENT

MY SIGNATURE AFFIXED BELOW CERTIFIES THAT THIS SET OF DRAWINGS OF THE VINEYARD CONDOMINIUM ACCURATELY SHOWS (1) THE BUILDINGS AND OTHER IMPROVEMENTS TO THE LAND AS CONSTRUCTED (2) THE LAYOUT, LOCATION DESIGNATION AND DIMENSIONS OF EACH UNIT; AND (3) THE LAYOUT, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND THEIR APPURTENANT FACILITIES.

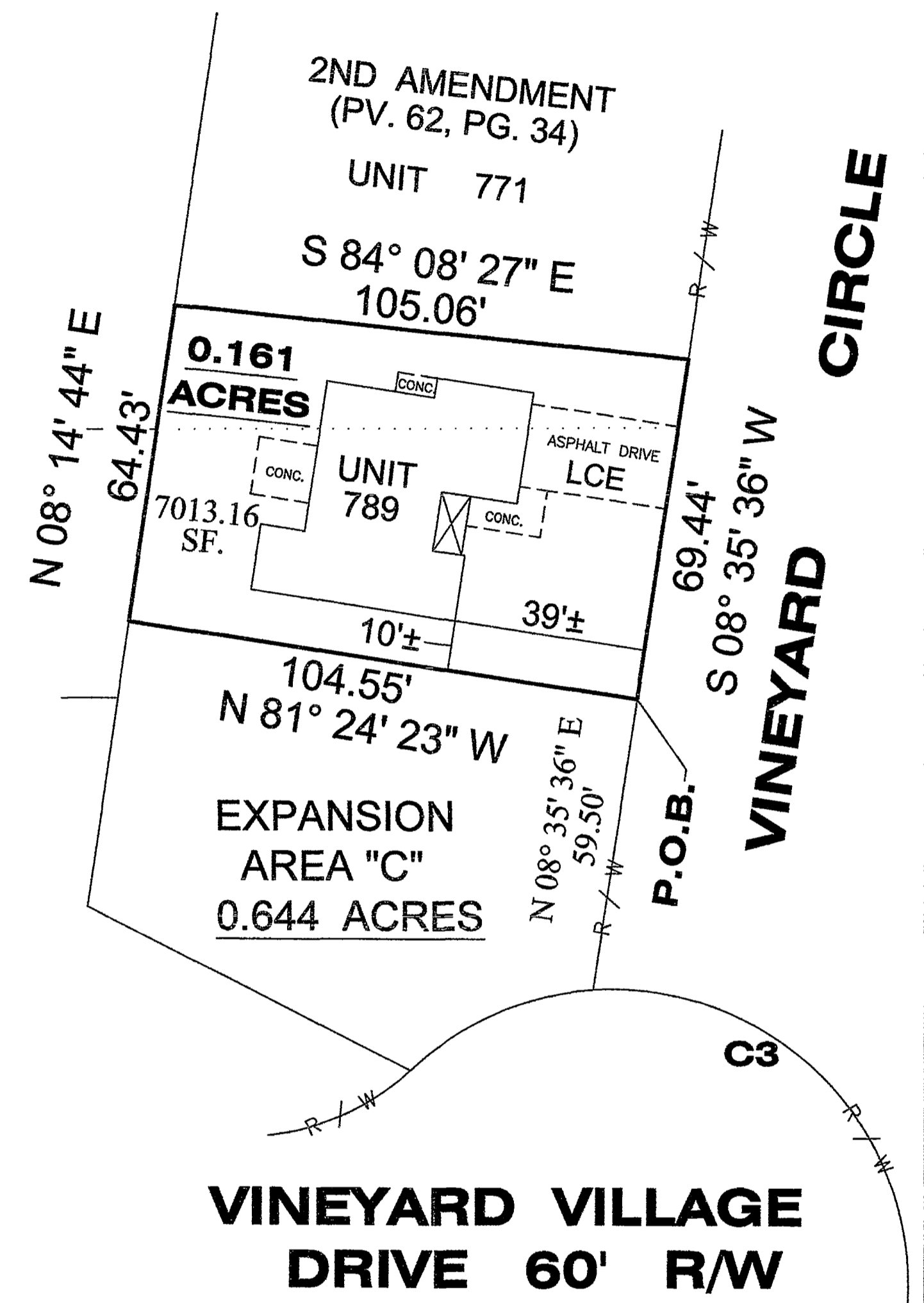
Richard B. Brown 11/20/20
RICHARD B. BROWN #8606 DATE

OWNERS / DECLARANT
OPRS COMMUNITIES, AN OHIO LIMITED LIABILITY COMPANY, FKA: OHIO PRESBYTERIAN RETIREMENT SERVICES AN OHIO NOT-FOR-PROFIT CORPORATION
1001 KINGSMILL PARKWAY, COLUMBUS, OHIO 43229

NOTE: ALL RECORDED EASEMENTS SHOWN PER TITLE COMMITMENT NO. 43635, DATED APRIL 10, 2008 HARTUNG TITLE AGENCY, INC.

LEGEND

SET	FOUND	DESCRIPTION
⊙	●	CONC. MONUMENT
⊕	⊕	RAILROAD SPIKE
○	○	NAIL
○	●	IRON ROD
○	●	DRILL HOLE
○	■	STONE
□	■	MONUMENT BOX
○	●	IRON PIPE
○	■	WOOD POST
(D)		DEED
(P)		PLAT
(M)		MEASURED
(S)		SURVEYED
(C)		CALCULATED



ACREAGE SUMMARY:
TOTAL AREA "C" = 0.644 ACRES
LESS UNIT 789 = 0.148 ACRES
LESS UNIT 771 = 0.169 ACRES
LESS UNIT 789 = 0.161 ACRES
REMAINING = 0.166 ACRES

DETAIL
NTS

OTTAWA COUNTY AUDITOR

I HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO ME AND TRANSFERRED THIS ____ DAY OF _____, 2020.

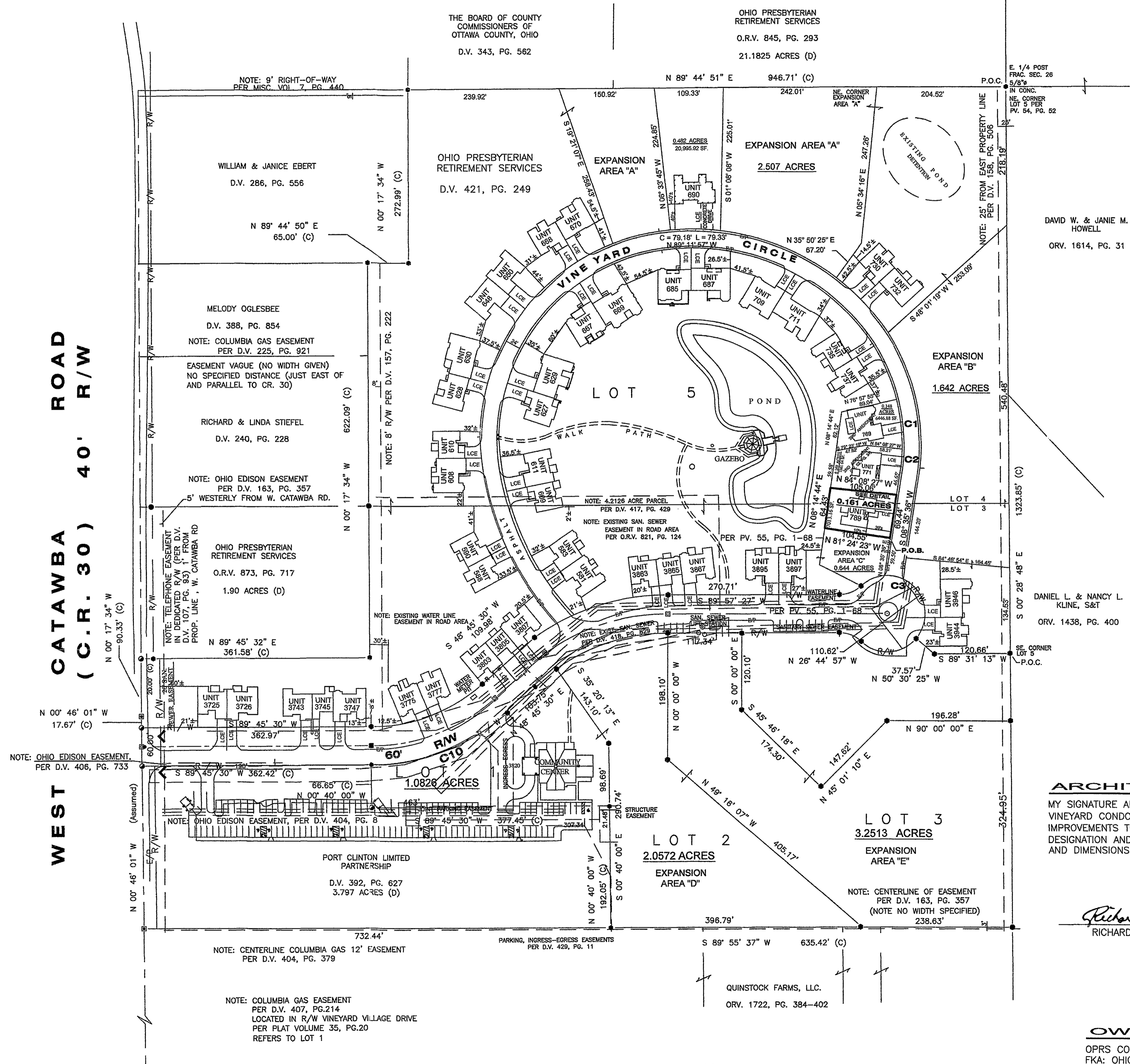
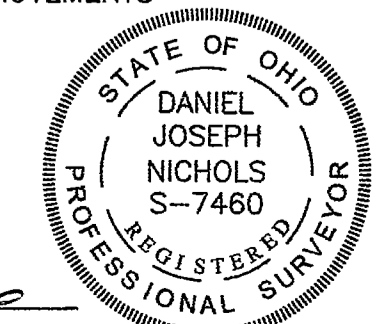
OTTAWA COUNTY RECORDER

FILED FOR RECORD THIS ____ DAY OF _____, 2020, AT _____
RECORDED THIS ____ DAY OF _____, 2020, IN PLAT VOLUME _____, PAGE _____

SURVEYOR'S STATEMENT

THE DRAWING ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.

Daniel J. Nichols 10-06-20
DANIEL J. NICHOLS, P.S. #7460 DATE



CURVE DATA:

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	300.00'	15° 10' 51"	79.49'	79.25'	S 06° 29' 16" E
C2	300.00'	05° 02' 51"	26.43'	26.42'	S 03° 37' 35" W
C3	60.00'	134° 23' 53"	140.73'	110.62'	N 26° 44' 57" W

WINE CELLAR ROAD
(T.R. #238)

DRAWN BY: DUN
 CHECKED BY: DUN
 DATE: 09-21-20
 SCALE: 1" = 100'
 CONDO PLAT FOR:
 HANK AND ASSOCIATES, INC.
 137 SOUTH WASHINGTON STREET
 TIFFIN, OHIO 44883
 PHONE: (419) 447-4300 FAX: (419) 447-2076
 JOB NO.: 20201.022
 1 of 3