

FINAL PLAT OF "SECOND RE-PLAT OF ROCK LEDGE SUBDIVISION" (2025)

BEING PART OF SECTION 26, CATAWBA ISLAND TOWNSHIP,
TOWNSHIP 7 NORTH, RANGE 17 EAST, OTTAWA COUNTY, STATE OF OHIO

MAIN LAND PARCEL LEGAL DESCRIPTION

Being a parcel of land located in part of Section 26, Catawba Island Township, Township 7 North, Range 17 East, Ottawa County, State of Ohio, and further particularly described as follows:

Beginning at a 1" square iron rod found in a monument box at the intersection of the 1/2 Section Line of Section 26 and the centerline of Sand Road (30' R/W); Thence South 00° 51' 40" West, along the 1/2 Section Line of Section 26, a distance of 16.70 feet to a 5/8" iron rod set in concrete at a northwestern corner of Lot 1 in Eagle Beach Replat as recorded in Plat Volume 6, Page 37 and land now or formerly owned by Enjoin Life, LLC as recorded in O.R. 1614, Page 12 of the Ottawa County Recorder's Office and being the principal place of beginning;

- Thence South 00° 51' 40" West, along the 1/2 Section Line of Section 26 and west lines of said Eagle Beach Replat, said lands of Enjoin Life, LLC (Lot 1), Willowood Subdivision as recorded in Plat Volume 7, Page 5-5A, lands now or formerly owned by Charles N. Mueller & Larry Mueller (Lot 47) as recorded in O.R. 1675, Page 554 and Michael B. Kikinda & Karen A. Wise as recorded in O.R. 1163, Page 171 of the Ottawa County Recorder's Office, a distance of 518' iron rod set in concrete, passing over 5/8" iron rods set at distances of 244.74 feet, 329.74 feet, 497.74 feet and 620.24 feet;
- Thence South 83° 42' 30" West, along a north line of said Kikinda & Wise's land, a distance of 215.87 feet to a point not set due to encroachment of a building, passing over a 5/8" iron rod set at a distance of 109.53 feet;
- Thence North 43° 34' 50" West, along easterly lines of said Kikinda & Wise's land and land now or formerly owned by Gary A. Quisno & Rebecca S. Quisno as recorded in Deed Volume 346, Page 163 of the Ottawa County Recorder's Office, a distance of 148.27 feet to a 1" iron pipe found, passing over 5/8" iron rods set at distances of 82.74 feet and 112.72 feet;
- Thence North 60° 37' 34" West, along a northerly line of said Quisno's (Deed Volume 346, Page 163) land, a distance of 61.75 feet to a 1" iron rod with a "Kaiser" cap found at a northwestern corner of said Quisno's (Deed Volume 346, Page 163) land and a northeastern corner of land now or formerly owned by Gary A. Quisno & Rebecca S. Quisno as recorded in Deed Volume 321, Page 260 of the Ottawa County Recorder's Office;
- Thence North 81° 58' 22" West, along northerly line of said Quisno's land (Deed Volume 321, Page 260), a distance of 187.24 feet to a mag nail set at the intersection of the northerly line of said Quisno's (Deed Volume 321, Page 260) land and the centerline of Sand Road, passing over a mag nail set at a distance of 172.08 feet;
- Thence North 00° 20' 39" West, along the centerline of Sand Road, a distance of 13.21 feet to a 1" square iron rod found in a monument box;
- Thence North 20° 48' 21" East, along the centerline of Sand Road, a distance of 189.87 feet to a 1" square iron rod found in a monument box, passing over mag nails set at distances of 158.54 feet and 175.65 feet;
- Thence North 37° 39' 06" East, along the centerline of Sand Road, a distance of 123.92 feet to a 1" square iron rod found in a monument box, passing over mag nails set at distances of 13.36 feet and 109.60 feet;
- Thence North 21° 58' 47" East, along the centerline of Sand Road, a distance of 70.69 feet to a 1" square iron rod found in a monument box;
- Thence South 62° 27' 03" East, a distance of 15.07 feet to mag nail set at the easterly right-of-way line of Sand Road;
- Thence North 33° 07' 07" East, along the easterly right-of-way line of Sand Road, a distance of 61.66 feet to a mag nail set;
- Thence North 47° 20' 40" East, along a northerly right-of-way line of Sand Road, a distance of 157.49 feet to a mag nail found, passing over a point at a distance of 86.17 feet, referenced by a 5/8" iron rod with a "CPE" cap found North 47° 20' 40" East at a distance of 0.37 feet;
- Thence North 64° 46' 40" East, along a northerly right-of-way line of Sand Road, a distance of 290.60 feet to the principal place of beginning and containing 7.0323 acres of land more or less, of which 0.1560 acres are within the right-of-way, but subject to all legal highways, easements and restrictions of record.

Bearings are based on Grid North of the Ohio State Plane Coordinate System, NAD83 Datum, Geoid 18, by ODOT VRS.

All 5/8" iron rods set are 30" long rebar with yellow plastic caps stamped "C.D. ENG 8456 & 8512". This description was prepared by Contractors Design Engineering, Consulting Engineers and Surveyors, Norwalk, Ohio, in July, 2025 per Adam E. Weaver, Registered Surveyor No. 8456 from an actual survey performed April, 2024 on the premises by Contractors Design Engineering.

LAKE FRONT PARCEL LEGAL DESCRIPTION

Being a parcel of land located in part of Section 26, Catawba Island Township, Township 7 North, Range 17 East, Ottawa County, State of Ohio, and further particularly described as follows:

Beginning at a 1" square iron rod found in a monument box at the intersection of the 1/2 Section Line of Section 26 and the centerline of Sand Road (30' R/W); Thence South 64° 46' 40" West, along the centerline of Sand Road, a distance of 155.85 feet to a point; Thence North 00° 48' 21" East, a distance of 16.04 feet to a point at a northerly right-of-way line of Sand Road and a southwesterly corner of land now or formerly owned by Bartholomew W. Erwin, Jr. & Sandra L. Erwin, Trustees as recorded in O.R. 1719, Page 680 of the Ottawa County Recorder's Office, referenced by a 5/8" iron rod found north 1.03 feet and east 0.50 feet and being the principal place of beginning;

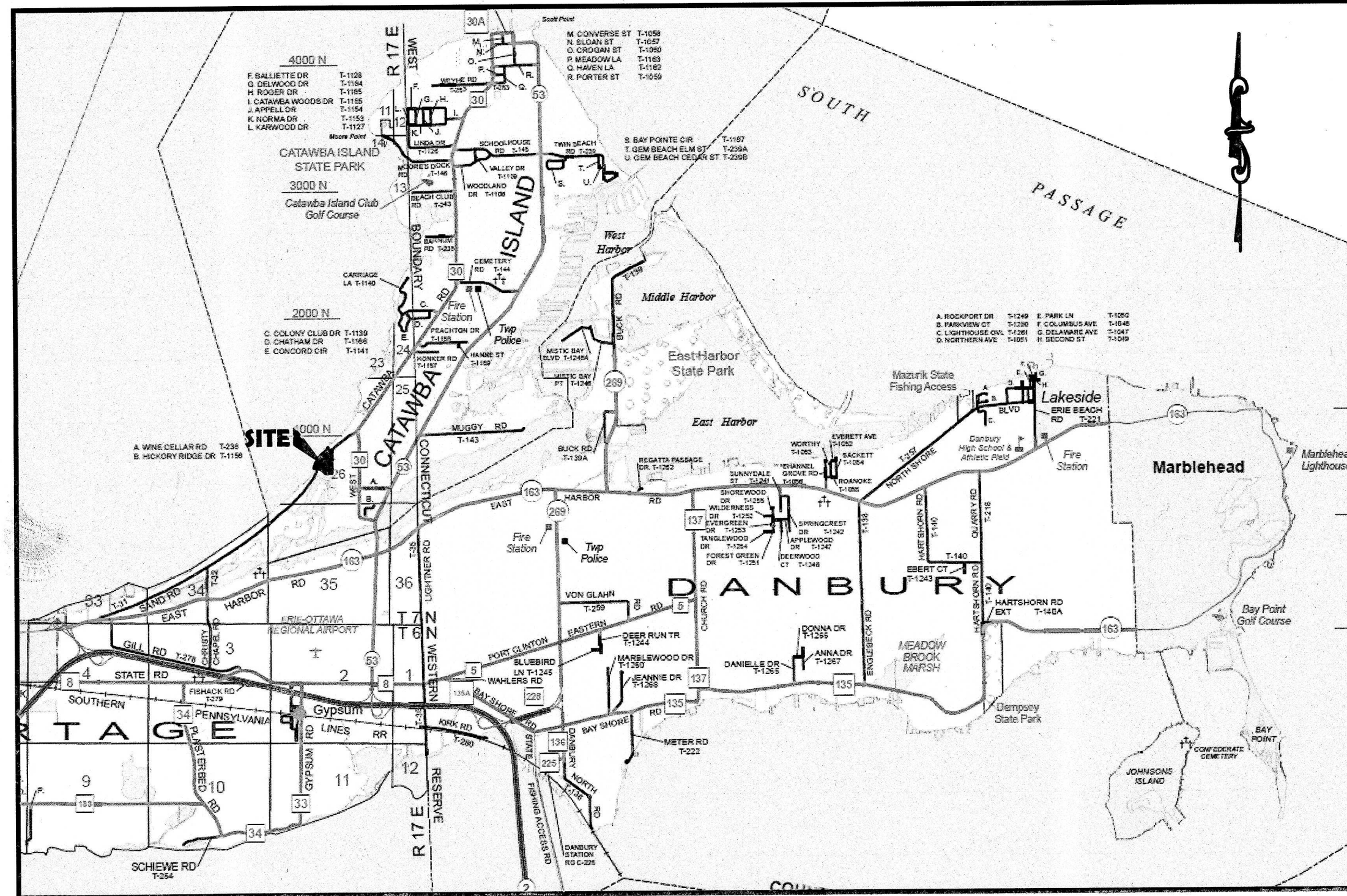
- Thence South 64° 46' 40" West, along the northerly right-of-way line of Sand Road, a distance of 153.92 feet to a 5/8" iron rod set in concrete, passing over a 5/8" iron rod set at a distance of 71.20 feet;
- Thence South 47° 20' 40" West, along a northerly right-of-way line of Sand Road, a distance of 165.83 feet to a 5/8" iron rod set in concrete, passing over a 5/8" iron rod set at a distance of 37.55 feet;
- Thence South 33° 07' 07" West, along a westerly right-of-way line of Sand Road, a distance of 68.33 feet to a 5/8" iron rod set in concrete;
- Thence South 21° 58' 47" West, along a westerly right-of-way line of Sand Road, a distance of 70.08 feet to a mag nail set;
- Thence South 37° 39' 06" West, along a westerly right-of-way line of Sand Road, a distance of 124.08 feet to a 5/8" iron rod set in concrete, passing over 5/8" iron rods set at distances of 23.44 feet and 119.64 feet;
- Thence South 20° 48' 21" West, along a westerly right-of-way line of Sand Road, a distance of 194.40 feet to a 5/8" iron rod set in concrete, passing over a 5/8" iron rod set at a distance of 39.05 feet;
- Thence South 00° 20' 39" East, along a westerly right-of-way line of Sand Road, a distance of 13.81 feet to a 5/8" iron rod set in concrete at the intersection of the westerly right-of-way of Sand Road and a northerly line of land now or formerly owned by Gary A. Quisno & Rebecca S. Quisno as recorded in Deed Volume 321, Page 260 of the Ottawa County Recorder's Office;
- Thence North 81° 58' 22" West, along a northerly line of said Quisno's land, a distance of 16.65 feet to a point;

Thence along the top of a bank the following sixteen (16) courses:

- Thence North 18° 51' 21" East, a distance of 67.78 feet to a point;
- Thence North 18° 56' 36" East, a distance of 30.96 feet to a point;
- Thence North 22° 23' 56" East, a distance of 33.75 feet to a point;
- Thence North 18° 40' 01" East, a distance of 49.26 feet to a point;
- Thence North 29° 28' 21" East, a distance of 48.02 feet to a point;
- Thence North 35° 27' 25" East, a distance of 53.06 feet to a point;
- Thence North 34° 38' 29" East, a distance of 50.65 feet to a point;
- Thence North 34° 14' 47" East, a distance of 87.85 feet to a point;
- Thence North 33° 03' 55" East, a distance of 44.55 feet to a point;
- Thence North 36° 54' 57" East, a distance of 52.22 feet to a point;
- Thence North 42° 57' 53" East, a distance of 36.48 feet to a point;
- Thence North 45° 42' 35" East, a distance of 47.90 feet to a point;
- Thence North 51° 12' 19" East, a distance of 58.22 feet to a point;
- Thence North 54° 50' 16" East, a distance of 82.64 feet to a point;
- Thence North 65° 53' 37" East, a distance of 19.27 feet to a point;
- Thence North 25° 53' 07" East, a distance of 132.40 feet to a 5/8" iron rod found at a west line of said Erwin's land;
- Thence South 00° 48' 21" West, along a west line of said Erwin's land, a distance of 116.48 feet to the principal place of beginning and containing 0.2873 acres of land more or less, but subject to all legal highways, easements and restrictions of record.

Bearings are based on Grid North of the Ohio State Plane Coordinate System, NAD83 Datum, Geoid 18, by ODOT VRS.

All 5/8" iron rods set are 30" long rebar with yellow plastic caps stamped "C.D. ENG 8456 & 8512". This description was prepared by Contractors Design Engineering, Consulting Engineers and Surveyors, Norwalk, Ohio, in July, 2025 per Adam E. Weaver, Registered Surveyor No. 8456 from an actual survey performed April, 2024 on the premises by Contractors Design Engineering.



VICINITY MAP
NOT TO SCALE

INDEX	
NO.	DESCRIPTION
1	COVER SHEET
2	THE SECOND RE-PLAT OF ROCK LEDGE SUBDIVISION
3	THE SECOND RE-PLAT OF ROCK LEDGE SUBDIVISION EASEMENTS

COMMON AREA USAGE STATEMENT

The Roadway Right-of-Way, Reserve "A" & Reserve "B" are for the private use of the Lot Owners and Their Bona Fide Guests

OTTAWA COUNTY ENGINEER'S CERTIFICATE

The within Plat is hereby approved on this 17th day of December, 2025.

Nathan A. Daniels, P.E., P.S.
County Engineer

OTTAWA COUNTY SANITARY ENGINEER'S CERTIFICATE

The within Plat is hereby approved on this 17th day of December, 2025.

Saba Mahab
County Sanitary Engineer

REGIONAL PLANNING CERTIFICATE

The within Plat is hereby approved on this 17th day of December, 2025.

Mark C. Cypel
Regional Planning Director

OTTAWA COUNTY BOARD OF COMMISSIONER'S CERTIFICATE

We, the undersigned, duly elected Commissioners of Ottawa County, Ohio, do hereby approve and accept the within Plat on this 18th day of December, 2025.

Mark C. Cypel *Mark W. ...* *...*

OTTAWA COUNTY RECORDER'S CERTIFICATE

I hereby certify that this plat was received for record and recorded this 23rd day of December, 2025 and fees of \$15.00 were collected. Recorded in Plat Volume 15 Page 91-93 Ottawa County Records this 23rd day of December, 2025.

N. Daniels / Kara Dietrich
Ottawa County Recorder

OTTAWA COUNTY AUDITORS'S CERTIFICATE

I hereby certify that presented to me and transferred this 23rd day of December, 2025, and fees of \$15.00 were collected and all taxes and assessments have been paid.

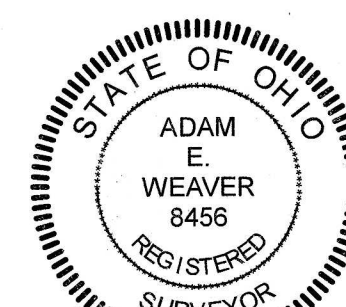
J. Widmer / X. Klean
Ottawa County Auditor

SURVEYOR'S CERTIFICATE

Engineer & Surveyor
Contractors Design Engineering, Ltd.
4853 State Route 601
Norwalk, Ohio 44057
Phone: (419) 663-0885
Fax: (419) 663-2805
E-Mail: adam@contractorsdesigneng.com

I hereby certify that the plat is a true and accurate representation of a survey made by me.

Adam E. Weaver
Adam E. Weaver, P.E., P.S.
the 15th day of December, 2025



CERTIFICATE OF OWNERSHIP & DEDICATION OF PLAT

We, the undersigned, owner's of the within described land situated in Catawba Island Township, Ottawa County, Ohio, do hereby replat and subdivide said lands, as shown hereon, to be known as Second Re-Plat of Rock Ledge Subdivision, subject to restrictions and reservations hereinafter set forth.

The roadways herein named Cedar Ridge and Rock Ledge View, together with the Reserves shown on this plat, are hereby dedicated to the common use of the lot owners, their heirs, successors, and assigns. The owners of Lot 9, as shown on this plat, their heirs, successors, and assigns, shall have no rights of access to or use of any of the dedicated roadways or Reserves dedicated herein, except, however, the owners of said Lot may have access to a portion of Cedar Ridge pursuant to a separate written easement recorded in the Ottawa County Recorder's Office.

The roadways and Reserves dedicated herein shall be owned in fee simple by the Rock Ledge Homeowners Association subject to any restrictions, easements, or conditions as may be set forth in a Declaration of Easements, Covenants, and Restrictions to be recorded in the Office of the Recorder of Ottawa County, Ohio.

In witness whereof, the following owners have signed on this 17th day of December, 2025.

Lot 1 (2746 E. Sand Road, Port Clinton, Ohio, 43452)

Peter Wences
Peter Wences
County of Ottawa)
State of Ohio) SS

Before me, a Notary Public in and for said County and State, personally appeared Peter Wences, who acknowledge the signing of the foregoing instrument and that the same was their free act and deed.

In testimony whereof, I have hereunto set my hand and official seal at Port Clinton, this 16th day of December, 2025.

Sharon M. Roberts
Notary Public

Lot 4 (2774 E. Sand Road, Port Clinton, Ohio, 43452)

John Colin Smothers
John Colin Smothers
County of Ottawa)
State of Ohio) SS

Before me, a Notary Public in and for said County and State, personally appeared John Colin, and Jodi Smothers, who acknowledge the signing of the foregoing instrument and that the same was their free act and deed.

In testimony whereof, I have hereunto set my hand and official seal at Port Clinton, this 16th day of December, 2025.

Sharon M. Roberts
Notary Public

Lots 5, 6, 7, 8, 10 (2746 E. Sand Road, Port Clinton, Ohio, 43452)

Matthew S. Hollis
Matthew S. Hollis (Rock Ledge House, LLC) (Managing Member)
County of Ottawa)
State of Ohio) SS

Before me, a Notary Public in and for said County and State, personally appeared Matthew Hollis (Rock Ledge House, LLC), who acknowledge the signing of the foregoing instrument and that the same was their free act and deed.

In testimony whereof, I have hereunto set my hand and official seal at Port Clinton, this 17th day of December, 2025.

Sharon M. Roberts
Notary Public

Lot 9 (2772 E. Sand Road, Port Clinton, Ohio, 43452)

Jeff Wingate
Jeff Wingate (W & W Rock Enterprises, LLC) (Owner)
County of Ottawa)
State of Ohio) SS

Before me, a Notary Public in and for said County and State, personally appeared Jeff Wingate (W & W Rock Enterprises, LLC), who acknowledge the signing of the foregoing instrument and that the same was their free act and deed.

In testimony whereof, I have hereunto set my hand and official seal at Port Clinton, this 16th day of December, 2025.

Sharon M. Roberts
Notary Public

Lot 12 (4512 E. Peach Drive, Port Clinton, Ohio, 43452)

Don Rodwaney
Don Rodwaney (FinalFinalFinal, LLC) (Member)
County of Ottawa)
State of Ohio) SS

Before me, a Notary Public in and for said County and State, personally appeared Don Rodwaney (FinalFinalFinal, LLC), who acknowledge the signing of the foregoing instrument and that the same was their free act and deed.

In testimony whereof, I have hereunto set my hand and official seal at Port Clinton, this 16th day of December, 2025.

Sharon M. Roberts
Notary Public

FINAL PLAT OF
"SECOND RE-PLAT OF ROCK LEDGE SUBDIVISION"
(2025)
BEING PART OF SECTION 26, CATAWBA ISLAND TOWNSHIP,
TOWNSHIP 7 NORTH, RANGE 17 EAST, OTTAWA COUNTY, STATE OF OHIO
COVER SHEET

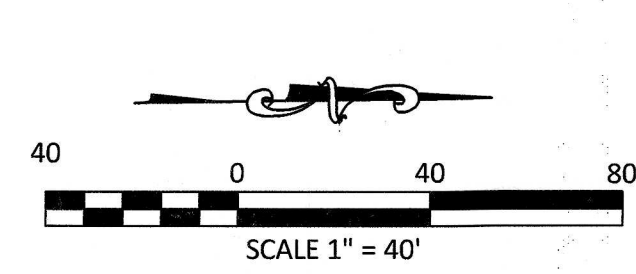
CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE: NTS DATE: DECEMBER, 2025 CRD: AEW
DR: DMM REVD: BY: 2

202500008239 12/23/2025 03:51 PM
Filed for Record in OTTAWA County, Ohio
Nathan A. Daniels Rec Fees: \$234.68
OR Vol 75 Pgs 91 - 93

FINAL PLAT OF "SECOND RE-PLAT OF ROCK LEDGE SUBDIVISION" (2025)

BEING PART OF SECTION 26, CATAWBA ISLAND TOWNSHIP,
TOWNSHIP 7 NORTH, RANGE 17 EAST, OTTAWA COUNTY, STATE OF OHIO



LEGEND		
SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
○	○	IRON PIPE
●	○	IRON PIN (ROD) IN CONCRETE
●	○	MAG NAIL
□	□	MONUMENT BOX
(D)		DEED
(P)		PLATTED
(R)		RECORD
(S)		SURVEY
(M)		MEASURED
(C)		CALCULATED
(S)		SURVEY
ALL 5/8" IRON PINS (RODS) SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8486 & 8512"		

ZONING INFORMATION	
ZONING CLASSIFICATION:	R-3 Residential District
ZONING REGULATIONS:	Minimum Yard Requirements for General Commercial District: Minimum Lot Area: 11,000 Square Feet Minimum Lot Frontage: 80 Feet Minimum Lot Depth: 125 Feet Minimum Front Yard Setback: 35 Feet Minimum Side Yard Setback: 10 Feet Minimum Rear Yard Setback: 25 Feet Maximum Building Height: 35 Feet to Peak & 30 Feet to Eaves
ZONING CLASSIFICATION:	R-4 Residential District
ZONING REGULATIONS:	Minimum Yard Requirements for General Commercial District: Minimum Lot Area: 11,000 Square Feet Minimum Lot Frontage: 80 Feet Minimum Lot Depth: 125 Feet Minimum Front Yard Setback: 35 Feet Minimum Side Yard Setback: 35 Feet for Multiple Family Dwellings, 10 Feet for Single Family Dwellings Minimum Rear Yard Setback: 35 Feet Maximum Building Height: 35 Feet to Peak & 30 Feet to Eaves

SOIL INFORMATION				
SOIL TYPE	DESCRIPTION	SEPTIC SYSTEMS	BUILDINGS	ROADS/DRIVES
Ag	Alfisol fine sand, occasionally flooded, somewhat poorly drained, 0-2% slope, more than 60" to bedrock, 12-24" depth to water table	Severe: Flooding, Wetness, Poor Filter	Severe: Flooding, Wetness	Severe: Flooding
ChB	Castalia very stony fine sand, well drained, 1-4% slope, 20-40" to lithic bedrock, more than 60" depth to water table	Severe: Depth to Rock, Large Stones	With Basements: Severe: Depth to Rock, Large Stones Without Basements: Severe: Large Stones	Severe: Large Stones
MtB	Wilson silt loam, well drained, 2-4% slope, 20-40" to lithic bedrock, more than 60" depth to water table	Severe: Depth to Rock, Peros Slowly	With Basements: Severe: Depth to Rock Without Basements: Moderate: Shrink-Swell, Depth to Rock	Severe: Low Strength
RaB	Ravenshaw loam, 2-4% slope, moderately well drained, more than 60" to bedrock, 30-48" depth to water table	Severe: Wetness, Peros Slowly	With Basements: Moderate: Wetness, Shrink-Swell Without Basements: Slight:	Moderate: Frost Action

MONUMENT IDENTIFICATION TABLE		
I.D.	MONUMENT DESCRIPTION	LOCATION
A	1" Square Iron Pin Set in Monument Box	S 64°46'40" W ~ 0.29'
B	5/8" Iron Pin Set in Monument Box	N 0.17', E 0.45'
C	5/8" Iron Pin Set in Monument Box	N 0.17', E 0.45'
D	1/2" Iron Pin Set in Monument Box	N 0.17', E 0.45'
E	1" Iron Pipe Set in Monument Box	N 0.17', E 0.45'
F	5/8" Iron Pin Set in Monument Box	N 47°20'40" E ~ 0.37'
G	5/8" Iron Pin Set in Monument Box	N 0.14', E 0.22'
H	1/2" Iron Pin Set in Monument Box	N 0.14', E 0.22'
I	Mag Nail Pin	

RESERVE "A" LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°48'28" W	100.15'
L2	N 89°11'32" W	30.00'
L3	N 00°48'28" E	85.54'
L4	N 64°46'40" E	33.39'
L5	S 64°46'40" W	71.20'
L6	N 25°13'20" W	21.91'
L7	N 65°53'37" E	19.27(D)

RESERVE "B" LINE TABLE		
LINE	BEARING	DISTANCE
L8	N 89°27'36" W	15.90'
L9	N 18°48'01" E	14.75'
L10	N 29°28'21" E	13.69'
L11	N 89°27'36" W	14.29'
L12	S 20°48'21" W	27.72'

LOT 9 LINE TABLE		
LINE	BEARING	DISTANCE
L13	N 00°20'39" W	13.21'
L14	N 89°27'36" E	19.32'
L15	N 60°32'24" E	12.00'
L16	N 81°58'22" W	16.65(D)
L17	N 18°51'21" E	67.78(C) 67.96(D)
L18	N 18°56'36" E	30.96(D)
L19	N 22°23'56" E	33.75(D)
L20	N 18°40'01" E	34.51'
L21	N 89°27'36" E	15.90'
L22	S 00°26'39" E	13.81(C) 13.94(D)

LOT 10 LINE TABLE		
LINE	BEARING	DISTANCE
L23	N 21°58'47" E	48.78'
L24	N 29°27'36" W	16.17'
L25	N 89°27'36" W	21.74'
L26	N 89°27'36" E	14.29'
L27	N 29°28'21" E	34.33'
L28	N 35°27'25" E	53.06(D)
L29	N 34°38'29" E	50.65(D)
L30	N 34°14'47" E	21.29'
L31	S 68°01'13" E	14.12'
L32	S 21°58'47" W	19.85'
L33	S 20°48'21" W	11.32'

LOT 11 LINE TABLE		
LINE	BEARING	DISTANCE
L34	N 21°58'47" E	48.78'
L35	S 62°27'03" E	15.07(D)
L36	S 44°15'26" E	21.21'
L37	S 56°27'40" E	18.12'
L38	S 00°48'28" W	15.00'
L39	N 89°11'32" E	30.00'
L40	N 34°14'47" E	46.55'
L41	N 33°03'55" E	49.55(D)
L42	N 36°54'57" E	52.22(D)
L43	N 42°57'53" E	36.48(D)
L44	N 45°42'35" E	47.90(D)
L45	N 51°12'19" E	25.64'
L46	S 00°44'34" W	12.52'
L47	S 47°20'40" W	128.28'
L48	S 21°58'47" W	50.23'
L49	N 68°01'13" W	14.12'

LOT 12 LINE TABLE		
LINE	BEARING	DISTANCE
L50	N 89°11'32" W	30.00'
L51	S 00°48'28" W	15.00'
L52	N 56°27'40" W	18.12'
L53	N 44°15'26" W	21.21'
L54	N 00°44'34" W	12.52'
L55	N 51°12'19" E	32.58'
L56	N 54°50'16" E	82.64(D)
L57	S 25°13'20" E	21.91'
L58	S 64°46'40" W	82.72'
L59	S 47°20'40" W	37.55'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
L60	S 37°39'06" W	13.36'
L61	S 20°48'21" W	31.29'

LOTS CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C1	27°15'58"	100.00'	47.59'	N 76°54'25" E
C2	27°15'58"	80.00'	38.07'	N 76°54'25" E
C3	27°15'58"	100.00'	47.59'	N 76°54'25" W
C4	27°15'58"	80.00'	38.07'	N 76°54'25" W

ROADWAY CENTERLINE CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C5	27°15'58"	90.00'	42.83'	N 76°54'25" E
C6	27°15'58"	90.00'	42.83'	N 76°54'25" E

AREA TABLE				
DESCRIPTION	AREA	SAND RD. R/W	MAIN LAND	LAKE SIDE
RESERVE "A"	0.0165 Acres		0.0640 Acres	0.0475 Acres
RESERVE "B"	0.0094 Acres		0.0630 Acres	0.0094 Acres
LOT 1	0.6370 Acres		0.3114 Acres	
LOT 2	0.3114 Acres		0.3114 Acres	
LOT 3	0.5294 Acres		0.5294 Acres	
LOT 4	0.4170 Acres		0.4170 Acres	
LOT 5	0.4584 Acres		0.4584 Acres	
LOT 6	0.4512 Acres		0.4512 Acres	
LOT 7	0.3363 Acres		0.3363 Acres	
LOT 8	0.3634 Acres		0.3634 Acres	
LOT 9	1.3022 Acres	0.0595 Acres	1.2427 Acres	0.0528 Acres
LOT 10	0.6584 Acres	0.0444 Acres	0.6140 Acres	0.0530 Acres
LOT 11	0.4894 Acres	0.0165 Acres	0.4729 Acres	0.0400 Acres
LOT 12	0.4484 Acres		0.4484 Acres	0.0343 Acres
ROADWAYS R/W	0.5590 Acres	0.0156 Acres	0.5434 Acres	
TOTAL	7.3196 Acres	0.1360 Acres	7.1836 Acres	0.2872 Acres

FINISHED GRADE ELEVATIONS TABLE			
LOT	MAXIMUM	MINIMUM	NOTES
1	---	---	EX. STRUCTURE
2	---	---	EX. STRUCTURE
3	615.00	590.00	---
4	---	---	---
5	610.00	590.00	---
6	610.00	590.00	---
7	613.00	590.00	---
8	613.00	590.00	---
9	---	---	EX. STRUCTURE
10	616.00	590.00	---
11	---	---	EX. STRUCTURE
12	---	---	EX. STRUCTURE

BENCHMARK #1
Northing: 60759.5493
Easting: 1646131.2230
Elevation: 607.61 NAVD '88

BENCHMARK #2
Northing: 60759.5493
Easting: 1646131.2230
Elevation: 607.61 NAVD '88

NOTES

- A public water system is provided.
- A public sanitary sewer system is provided.
- Soils information report below was obtained from the "Soil Survey of Ottawa County, Ohio" prepared by the United States Department of Agriculture Soil Conservation Service, Effective Date: September, 2016.

NOTES

BENCHMARKS: 6" concrete cylinder 36" deep with Ferro-Magnetic center & 3/16" crowned brass or aluminum disc (provided by Ottawa County).

MONUMENTATION: Monuments along the top of bank are not set due to the location.

FLOOD ZONE: Zone X: 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

Community Parcel No.: 39123C0165D
Effective Date: December 1, 2022

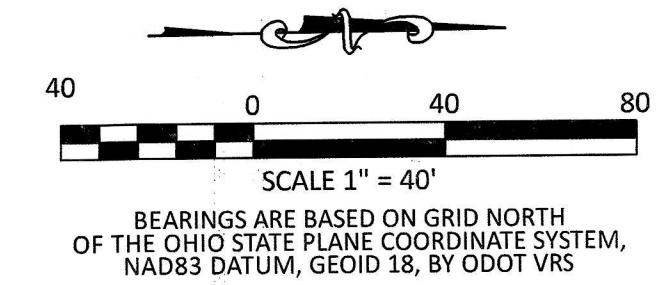
FINAL PLAT OF
"SECOND RE-PLAT OF ROCK LEDGE SUBDIVISION"
(2025)
BEING PART OF SECTION 26, CATAWBA ISLAND TOWNSHIP,
TOWNSHIP 7 NORTH, RANGE 17 EAST, OTTAWA COUNTY, STATE OF OHIO
SECOND RE-PLAT OF ROCK LEDGE SUBDIVISION

CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE: 1" = 40'
DATE: DECEMBER, 2025
BY: DMM
C'D: AEW
REV'D: BY:
PROJECT NO. 24-229

EASEMENT PLAT OF "SECOND RE-PLAT OF ROCK LEDGE SUBDIVISION" (2025)

BEING PART OF SECTION 26, CATAWBA ISLAND TOWNSHIP,
TOWNSHIP 7 NORTH, RANGE 17 EAST, OTTAWA COUNTY, STATE OF OHIO



DEDICATION OF EASEMENTS

Grantor does hereby grant to Public and Pseudo Public Utility Companies, their successors and assigns, the right to install facilities, including facility connections, together with service connections, and to operate and maintain without restriction or limitation, repair, replace, or change the size of its facilities without interruption to service and remove same, with the right to ingress and egress from the same. Grantor shall not construct or permit to be constructed or place any house, structure, trees, shrubbery taller than (5) feet, leach beds, septic tanks or other obstructions on or over the Easement Area that will interfere with the construction, maintenance, operation, replacement or repair of the utilities or appurtenances constructed hereunder. Additionally, a (5) foot minimum separation shall be maintained between any water, sanitary sewer and other utilities located within this easement.

EASEMENT 'A' LINE TABLE		
LINE	BEARING	DISTANCE
EA1	S 17°55'21" W	33.98'
EA2	N 00°48'28" E	30.00'
EA3	N 89°03'20" W	40.00'
EA4	N 17°55'21" E	33.98'
EA5	N 89°11'32" W	30.00'

EASEMENT 'D' LINE TABLE		
LINE	BEARING	DISTANCE
ED1	N 00°48'28" E	13.39'
ED2	S 00°51'40" W	20.27'
ED3	S 51°32'35" E	39.34'
ED4	N 17°55'21" E	29.52'

EASEMENT 'B' LINE TABLE		
LINE	BEARING	DISTANCE
EB1	S 00°48'28" W	55.54'
EB2	N 00°48'28" E	25.90'
EB3	N 30°30'25" E	40.37'

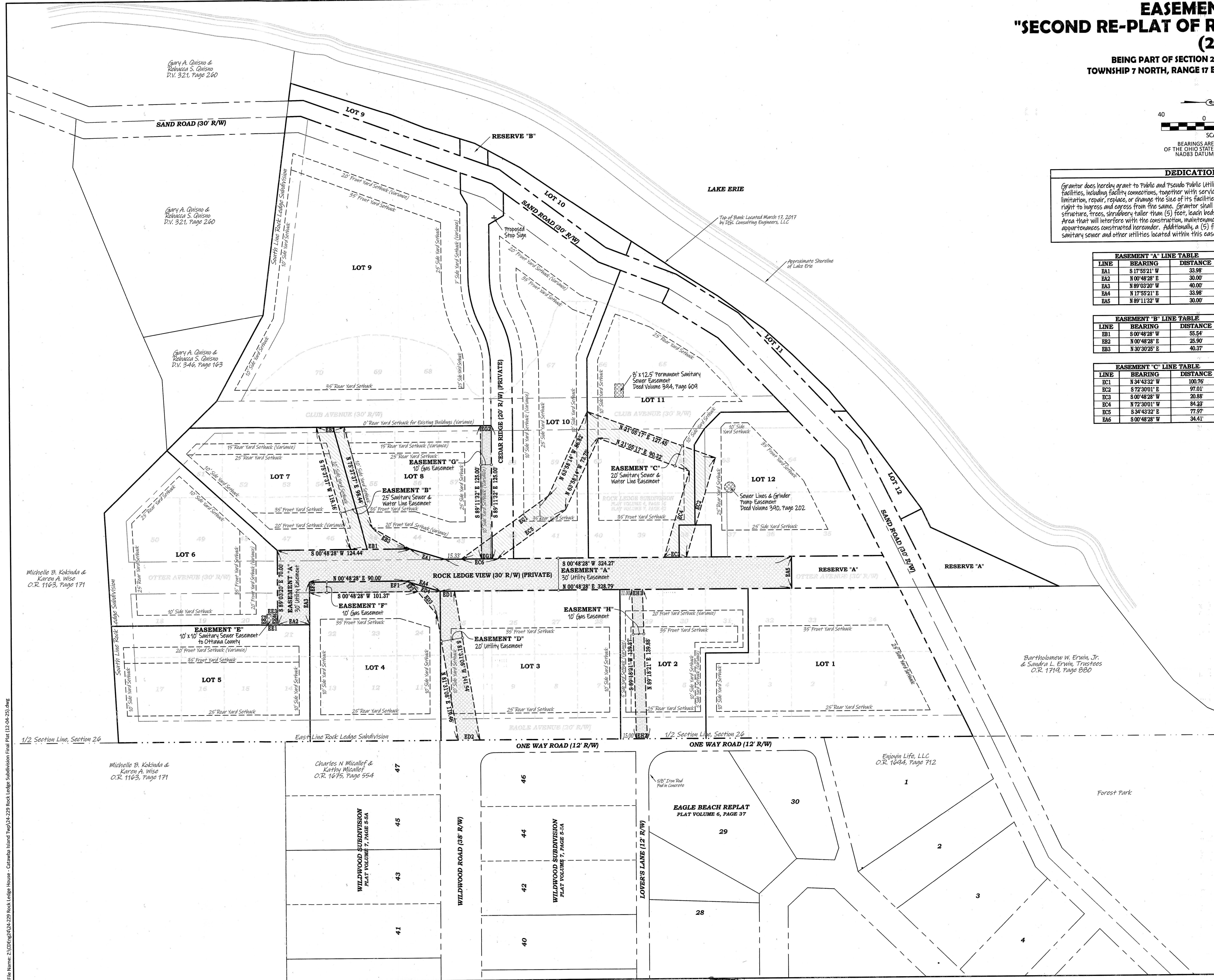
EASEMENT 'E' LINE TABLE		
LINE	BEARING	DISTANCE
EE1	S 00°48'28" W	10.00'
EE2	N 89°03'20" W	10.00'
EE3	N 00°48'28" E	10.00'
EE4	S 89°03'20" E	10.00'

EASEMENT 'C' LINE TABLE		
LINE	BEARING	DISTANCE
EC1	N 34°43'32" W	100.76'
EC2	S 72°30'01" E	97.01'
EC3	S 00°48'28" W	20.88'
EC4	N 72°30'01" W	84.23'
EC5	S 34°43'32" E	77.97'
EC6	S 00°48'28" W	34.41'

EASEMENT 'F' LINE TABLE		
LINE	BEARING	DISTANCE
EF1	N 17°55'21" E	4.46'
EF2	N 51°32'35" E	11.22'
EF3	N 89°03'20" W	10.00'

EASEMENT 'G' LINE TABLE		
LINE	BEARING	DISTANCE
EG1	S 00°48'28" W	10.00'
EG2	N 00°48'28" E	10.00'

EASEMENT 'H' LINE TABLE		
LINE	BEARING	DISTANCE
EH1	N 00°48'28" E	10.00'
EH2	S 00°51'40" W	10.00'



FINAL PLAT OF
"SECOND RE-PLAT OF ROCK LEDGE SUBDIVISION"
(2025)
BEING PART OF SECTION 26, CATAWBA ISLAND TOWNSHIP,
TOWNSHIP 7 NORTH, RANGE 17 EAST, OTTAWA COUNTY, STATE OF OHIO
SECOND ROCK LEDGE SUBDIVISION EASEMENTS

CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE: 1" = 40'	DATE: DECEMBER, 2025 DR. BY: DMM	CK'D. BY: AEW REV'D BY:	PROJECT NO. 24-229
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