

REV. NO.	REVISION	DATE

BEING PART OF LOT 53A OF HARBOR BAY ESTATES PLAT 5, IN DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO

**BAY VIEW VILLAS CONDOMINIUM 13TH AMENDMENT**

**STATE OF OHIO**  
 DEPARTMENT OF REVENUE  
 RECORDS DIVISION

FILED FOR RECORD THIS DAY OF 2024  
 AT \_\_\_\_\_  
 RECORDED THIS DAY OF \_\_\_\_\_  
 IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_

OTAWA COUNTY RECORD

DATE: 11-25-2024  
 TIME: 10:00 AM  
 BY: [Signature]

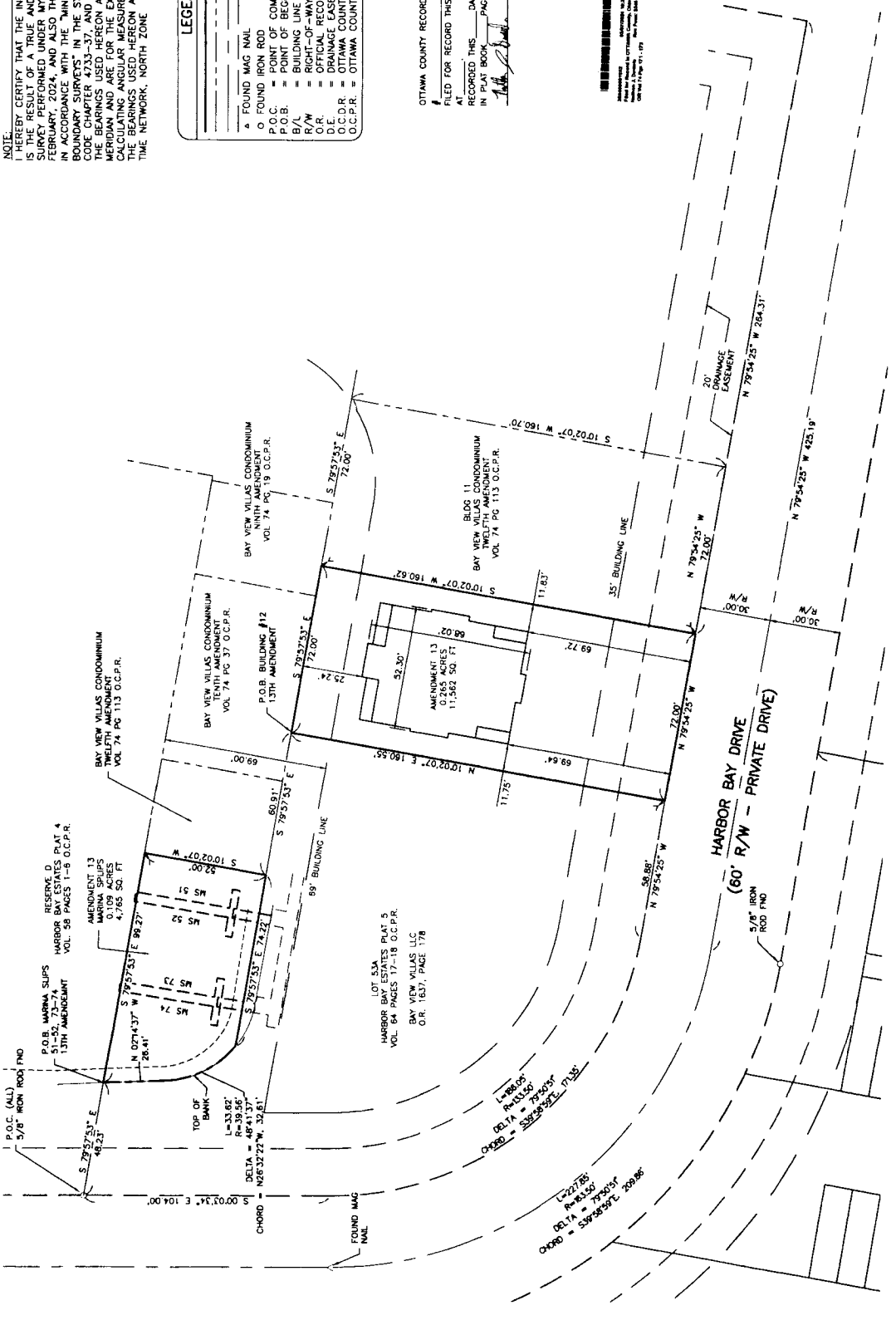
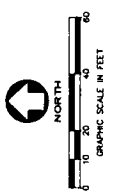
**BAY VIEW VILLAS CONDOMINIUM 13TH AMENDMENT**  
 BEING PART OF LOT 53A OF HARBOR BAY ESTATES PLAT 5, IN DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO

**NOTE:**  
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY MADE ON THE 13TH DAY OF FEBRUARY, 2024, AND ALSO THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS" IN THE STATE OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, AND LOCAL REQUIREMENTS. THE BEARINGS USED HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE FOR THE EXPRESS PURPOSE OF CORRECTING THE BEARINGS AS SHOWN ON THE PREVIOUS PLAT RECORDS. THE BEARINGS USED HEREON ARE BASED ON AN OHIO REAL TIME NETWORK, NORTH ZONE.

**LEGEND**

---	PLAT LINE
---	LOT LINE
---	RIGHT-OF-WAY
---	RIGHT-OF-WAY
▲	FOUND MAG NAIL
○	FOUND IRON ROD
P.O.B.	POINT OF BEGINNING
B/L	BUILDING LINE
R/W	RIGHT-OF-WAY LINE
O.C.	OPEN CORNER
D.E.	DRAINAGE EASEMENT
O.C.D.R.	OTTAWA COUNTY DEED RECORDS
O.C.P.R.	OTTAWA COUNTY PLAT RECORDS

OTAWA COUNTY RECORD  
 FILED FOR RECORD THIS DAY OF 2024  
 AT \_\_\_\_\_  
 RECORDED THIS DAY OF \_\_\_\_\_  
 IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_



<b>CHIOB101.org</b> Created on Working Days 1803 Woodlands Dr., Mentor, OH 44130 Tel: (419) 942-2920 www.fellerfinch.com		<b>FellerFinch</b> A ASSOCIATES, INC. Engineers - Surveyors 1527 Mentor, OH 44130	<b>OHIOBILT</b> BILT 1000 Series OHIOBILT 1.1 1000 Series © 2013
REV. NO.	REVISION	DATE	
BAY VIEW VILLAS CONDOMINIUM 13TH AMENDMENT BEING PART OF LOT 53A OF HARBOR BAY ESTATES PLAT 5, IN DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO			

### BAY VIEW VILLAS CONDOMINIUM 13TH AMENDMENT BEING PART OF LOT 53A OF HARBOR BAY ESTATES PLAT 5, IN DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO

- A parcel of land being part of Lot 53 A in Harbor Bay Estates Plat 5, as recorded in Volume 84, Pages 17 and 18, Ottawa County Plat Records, in Danbury Township, Ottawa County Ohio, said parcel of land being bounded and described as follows:
- Commencing at the North line of Lot 53 A in Harbor Bay Estates Plat 5, as recorded in Volume 84, Pages 17 and 18, Ottawa County Plat Records, with the East Right-of-Way line of Harbor Bay Drive (80' R/W, Private Drive), said point of intersection being marked with a found 5/8-inch iron rod;
- thence in an easterly direction, along the North line of Lot 53 A in Harbor Bay Estates Plat 5, as recorded in Volume 84, Pages 17 and 18, Ottawa County Plat Records, having a bearing of South seventy-nine (79) degrees, fifty-seven (57) minutes, fifty-three (53) seconds East, a distance of one hundred forty-seven and fifty hundredths (147.50') feet to the West line of Bay View Villas Condominium Tenth Amendment, as recorded in Volume 75 Page 113 Ottawa County Plat Records;
- thence South ten (10) degrees, two (02) minutes, seven (07) seconds West along the West line of Bay View Villas Condominium Tenth Amendment, as recorded in Volume 75 Page 113 Ottawa County Plat Records, a distance of fifty-two and zero hundredths (52.00') feet to the intersection of the South line of Bay View Villas Condominium Tenth Amendment, as recorded in Volume 75 Page 113 Ottawa County Plat Records;
- thence South seventy-nine (79) degrees, fifty-seven (57) minutes, fifty-three (53) seconds East along the South line of Bay View Villas Condominium Tenth Amendment, as recorded in Volume 75 Page 113 Ottawa County Plat Records, a distance of sixty and ninety-one hundredths (60.91') feet to the Point of Beginning;
- thence continuing South seventy-nine (79) degrees, fifty-seven (57) minutes, fifty-three (53) seconds East along a line, a distance of thirty-two and zero hundredths (32.00') feet to the intersection of the West line of Bay View Villas Condominium Tenth Amendment, as recorded in Volume 75 Page 113 Ottawa County Plat Records;
- thence South ten (10) degrees, two (02) minutes, seven (07) seconds West along the West line of Bay View Villas Condominium Tenth Amendment, as recorded in Volume 75 Page 113 Ottawa County Plat Records, a distance of three hundred sixty and thirty-two hundredths (360.62') feet to the intersection of the North Right-of-Way line of Harbor Bay Drive (80' R/W, Private Drive);
- thence North seventy-nine (79) degrees, fifty-four (54) minutes, twenty-five (25) seconds West along the North Right-of-Way line of Harbor Bay Drive (80' R/W, Private Drive), a distance of seventy-two and zero hundredths (72.00') feet to a point;
- thence North ten (10) degrees, two (02) minutes, seven (07) seconds East along a line, a distance of one hundred sixty and four hundredths (160.35') feet to the Point of Beginning;
- Said parcel of land containing an area of 11.362 square feet, 0.265 acres of land, more or less. Subject to legal highways.

The above-described parcel of land is subject to any and all leases, easements, and restrictions of record.

The above description is based on a survey performed under my supervision during February 2024.

Prior Plat Harbor Bay Estates Plat 5, as recorded in Volume 84, Pages 17 and 18, Ottawa County Plat Records

- BAY VIEW VILLAS CONDOMINIUM  
13TH AMENDMENT  
MARINA -LPS 51-52, 73-74**
- A parcel of land being part of Lot 53 A in Harbor Bay Estates Plat 5, as recorded in Volume 84, Pages 17 and 18, Ottawa County Plat Records, in Danbury Township, Ottawa County Ohio, said parcel of land being bounded and described as follows:
  - Commencing at the intersection of the North line of Lot 53 A in Harbor Bay Estates Plat 5, as recorded in Volume 84, Pages 17 and 18, Ottawa County Plat Records, with the East Right-of-Way line of Harbor Bay Drive (80' R/W, Private Drive), said point of intersection being marked with a found 5/8-inch iron rod;
  - thence in an easterly direction, along the North line of Lot 53 A in Harbor Bay Estates Plat 5, as recorded in Volume 84, Pages 17 and 18, Ottawa County Plat Records, having a bearing of South seventy-nine (79) degrees, fifty-seven (57) minutes, fifty-three (53) seconds East, a distance of forty-six and twenty-three hundredths (46.23') feet to a point, said point being the Point of Beginning;
  - thence continuing South seventy-nine (79) degrees, fifty-seven (57) minutes, fifty-three (53) seconds East along the North line of Lot 53 A in Harbor Bay Estates Plat 5, as recorded in Volume 84, Pages 17 and 18, Ottawa County Plat Records, a distance of ninety-nine and twenty-seven hundredths (99.27') feet to the intersection of the West line of Bay View Villas Condominium Tenth Amendment, as recorded in Volume 75 Page 113 Ottawa County Plat Records;
  - thence South ten (10) degrees, two (02) minutes, seven (07) seconds West along the West line of Bay View Villas Condominium Tenth Amendment, as recorded in Volume 75 Page 113 Ottawa County Plat Records, a distance of fifty-two and zero hundredths (52.00') feet to a point;
  - thence North seventy-nine (79) degrees, fifty-seven (57) minutes, fifty-three (53) seconds West along a line, a distance of seventy-four and twenty-two hundredths (74.22') feet to a point on a curve;
  - thence along a non-tangent arc of curve to the right, an arc length of thirty-three and sixty-two hundredths (33.62') feet to the point of tangency, said arc of curve having a radius of thirty-nine and fifty-six hundredths (39.56') feet, a central angle of forty-eight (48) degrees, forty-one (41) minutes, thirty-seven (37) seconds, a chord bearing of North 26 degrees, 32 minutes, 22 seconds West, and a chord length of thirty-two and sixty-one hundredths (32.61') feet;
  - thence North two (02) degrees, fourteen (14) minutes, thirty-seven (37) seconds West along a line, a distance of twenty-six and forty-one hundredths (26.41') feet to the Point of Beginning;
  - Said parcel of land containing an area of 4,785 square feet, 0.109 acres of land, more or less. . Subject to legal highways.
- The above-described parcel of land is subject to any and all leases, easements, and restrictions of record.
- The bearings used herein are based on an assumed meridian and one for the express purpose of calculating angular measurement.
- The above description is based on a survey performed under my supervision during February 2024.
- Prior Plat Harbor Bay Estates Plat 5, as recorded in Volume 84, Pages 17 and 18, Ottawa County Plat Records.

**CHORUS UTILITIES**  
 1803 Woodlands Drive,  
 Columbus, OH 43229  
 (614) 883-2802  
 www.chorus.com

**FellerFitch**  
 1803 Woodlands Drive,  
 Columbus, OH 43229  
 (614) 883-2802  
 www.fellerfitch.com

**ASSOCIATES, INC.**  
 1803 Woodlands Drive,  
 Columbus, OH 43229  
 (614) 883-2802  
 www.fellerfitch.com

REV. NO. \_\_\_\_\_ DATE \_\_\_\_\_  
 REVISION \_\_\_\_\_ DATE \_\_\_\_\_

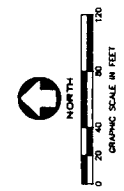
**BAY VIEW VILLAS CONDOMINIUM AREA**  
 BEING PART OF LOT 53A OF HARBOR BAY  
 ESTATES PLAT 5, IN DANBURY TOWNSHIP,  
 OTTAWA COUNTY, OHIO

**TOTAL CONDO AREA**  
 BEING PART OF LOT 53A OF HARBOR  
 BAY ESTATES PLAT 5, IN DANBURY  
 TOWNSHIP, OTTAWA COUNTY, OHIO

**OTAWA COUNTY RECORD**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024  
 AT \_\_\_\_\_  
 RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 BY \_\_\_\_\_ PAGES \_\_\_\_\_

**LEGEND**  
 FOUND MAG NAIL  
 FOUND IRON ROD  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 B/L = BUILDING LINE  
 R/W = RIGHT-OF-WAY LINE  
 --- = RIGHT-OF-WAY  
 --- = DRAINAGE EASEMENT  
 --- = OTAWA COUNTY DEED RECORDS  
 --- = OTAWA COUNTY PLAT RECORDS

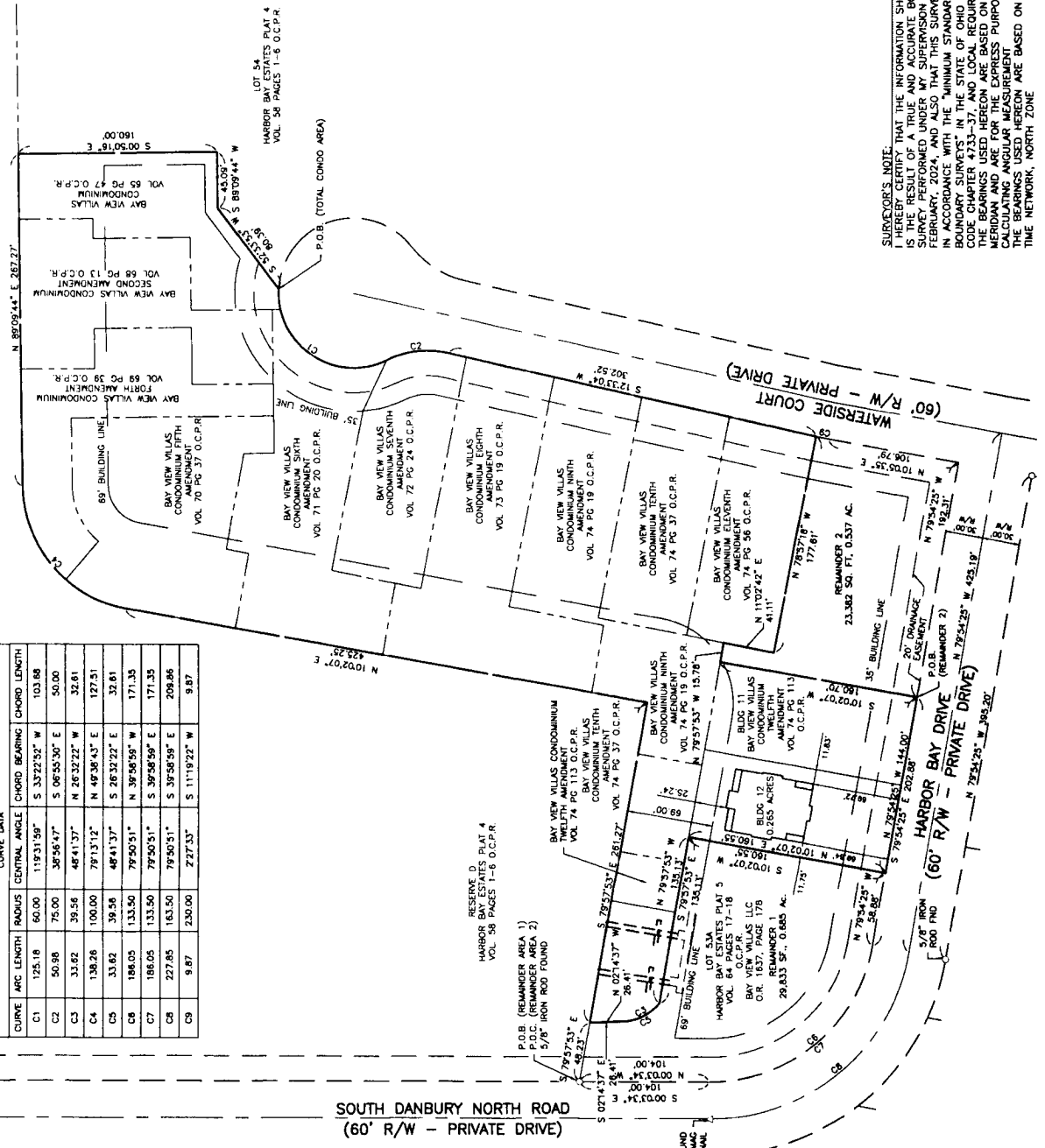
**BAY VIEW VILLAS CONDOMINIUM  
 TOTAL CONDOMINIUM AREA**  
 BEING PART OF LOT 53A OF HARBOR BAY  
 ESTATES PLAT 5, IN DANBURY TOWNSHIP,  
 OTTAWA COUNTY, OHIO



- NOTE**
- TOTAL CONDO AREA = 205,012 S.F., 4.706 AC.
  - REMAINDER 1 AREA = 25,833 S.F., 0.585 AC.
  - REMAINDER 2 AREA = 23,382 S.F., 0.537 AC.

**SURVEYOR'S NOTE:**  
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS THE RESULT OF A TRUE AND ACCURATE BOUNDARY SURVEY PERFORMED UNDER MY SUPERVISION DURING FEBRUARY, 2024, AND ALSO THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO ADMINISTRATIVE CODE" AND THE "MINIMUM STANDARDS FOR SURVEYING" AS SET FORTH IN THE OHIO ADMINISTRATIVE CODE. THE BEARINGS AND DISTANCES SHOWN ON THIS MERIDIAN AND ARE FOR THE EXPRESS PURPOSE OF CALCULATING ANGULAR MEASUREMENT BASED ON THE TIME NETWORK, NORTH ZONE.

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD	BEARING	CHORD LENGTH
C1	125.18	60.00	119°31'58"	S 33°22'52" W	103.88	
C2	50.98	75.00	38°56'47"	S 08°55'30" E	50.00	
C3	33.62	39.58	48°41'37"	N 26°32'22" W	32.81	
C4	138.28	100.00	79°13'12"	N 49°38'43" E	127.51	
C5	33.62	39.58	48°41'37"	S 26°32'22" E	32.81	
C6	186.05	133.50	79°50'51"	N 39°58'59" W	171.35	
C7	186.05	133.50	79°50'51"	S 39°58'59" E	171.35	
C8	227.85	163.50	79°50'51"	S 39°58'59" E	208.86	
C9	9.87	230.00	2°27'33"	S 11°19'22" W	9.87	



**SOUTH DANBURY NORTH ROAD**  
 (60' R/W - PRIVATE DRIVE)

**WATERSIDE COURT**  
 (60' R/W - PRIVATE DRIVE)

**HARBOR BAY DRIVE**  
 (60' R/W - PRIVATE DRIVE)

RESERVE 0  
 HARBOR BAY ESTATES PLAT 4  
 VOL. 58 PAGES 1-6 O.C.P.R.

P.O.B. (REMAINDER AREA 1)  
 P.O.C. (REMAINDER AREA 2)  
 5/8" IRON ROD FOUND

LOT 53A  
 HARBOR BAY ESTATES PLAT 5  
 O.C.P.R.  
 BAY VIEW VILLAS LLC  
 29,833 S.F., 0.685 AC.

REMAINDER 2  
 23,382 SQ. FT. 0.537 AC.

REMAINDER 1  
 25,833 S.F., 0.585 AC.

FOUND  
 MAG NAIL

FOUND  
 IRON ROD

FOUND  
 IRON ROD

FOUND  
 IRON ROD

FOUND  
 IRON ROD

FOUND  
 IRON ROD

FOUND  
 IRON ROD

FOUND  
 IRON ROD

FOUND  
 IRON ROD

FOUND  
 IRON ROD

FOUND  
 IRON ROD

FOUND  
 IRON ROD