

# FIRST AMENDMENT HARBOR BAY ESTATES CONDOMINIUM

**VOL 74 PG 1**

DANBURY TOWNSHIP, OTTAWA COUNTY, STATE OF OHIO  
BEING PART OF LOT 21 OF  
HARBOR BAY ESTATES PLAT II, PLAT VOLUME 47, PAGE 51

PLAT VOLUME:	DATE: DEC 2021
	DRAWN BY: DTD
	JOB No.: 19-2161
PAGE:	SCALE: 1"=40'
	AMEND. PLAN 1

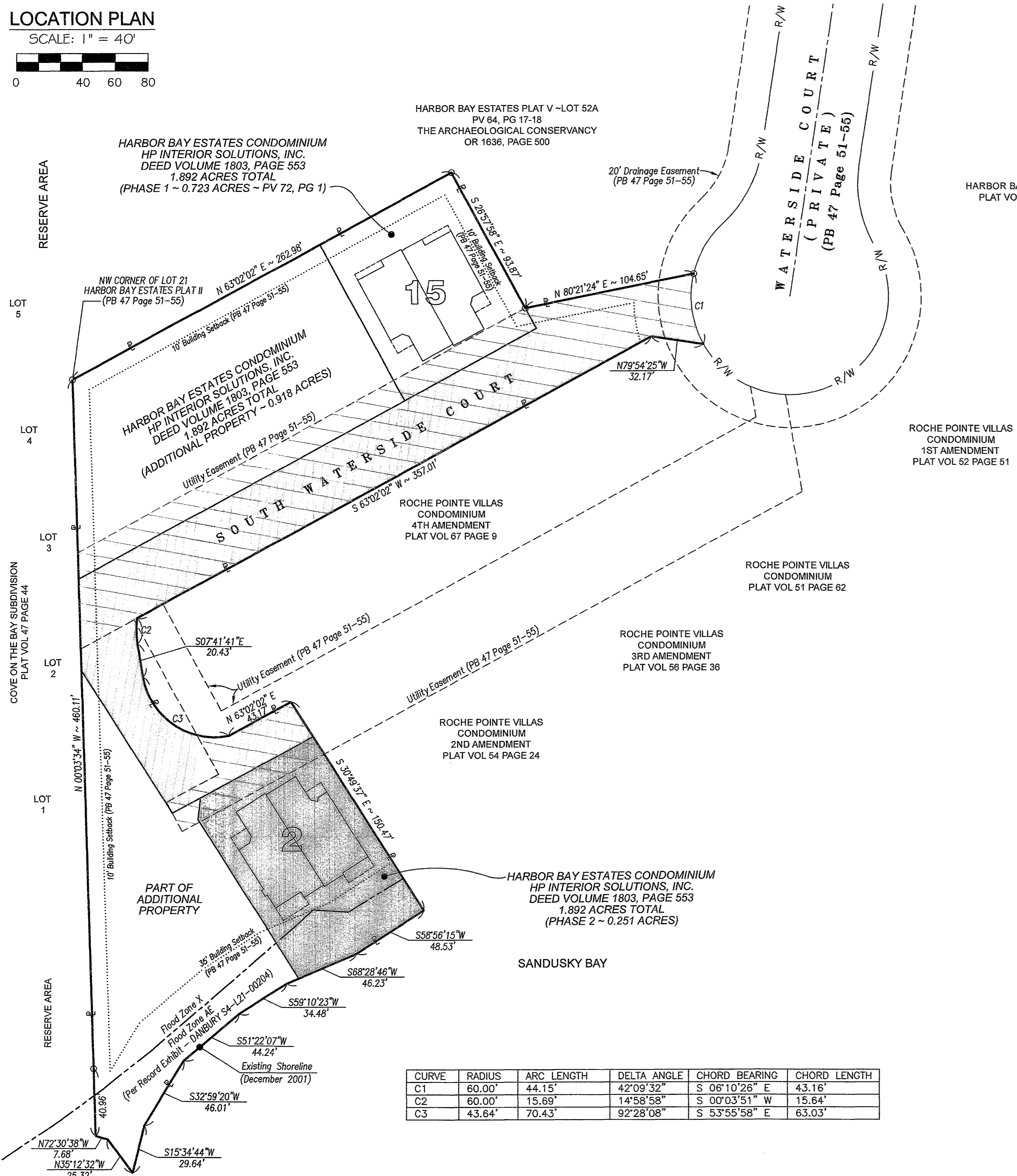
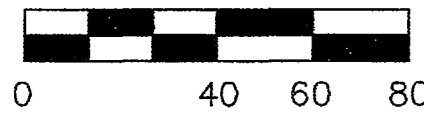
**FREDERICK & ASSOCIATES**  
ENGINEERS - SURVEYORS - PLANNERS  
6445 NORTH SUMMIT STREET TOLEDO, OHIO 43611  
419.340.2650 fax 419.726.1995

SHEET

1  
7

**LOCATION PLAN**

SCALE: 1" = 40'

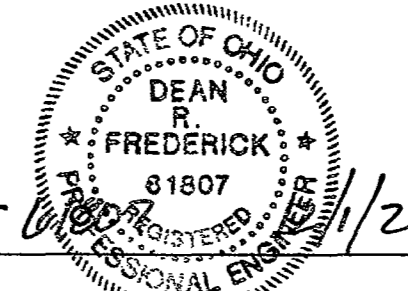


CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00'	44.15'	42°09'32"	S 06°10'26" E	43.16'
C2	60.00'	15.69'	14°58'58"	S 00°03'51" W	15.64'
C3	43.64'	70.43'	92°28'08"	S 53°55'58" E	63.03'

**BUILDING CERTIFICATE:**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ACCURATELY SHOW EACH BUILDING AS BUILT OR CONSTRUCTED.

*[Signature]*  
DEAN R. FREDERICK  
PROFESSIONAL ENGINEER ~ E-61807  
DATE 12/1/21



**INDEX OF SHEETS**

- 1 LOCATION PLAN & CERTIFICATION
- 2 PHASE 2 PLAN
- 3 SITE PLAN - BUILDING 2
- 4 FIRST FLOOR PLAN - BUILDING 2
- 5 SECOND FLOOR PLAN - BUILDING 2
- 6 EXTERIOR ELEVATIONS - BUILDING 2
- 7 EXTERIOR ELEVATIONS - BUILDING 2

**LEGEND**

- UTILITY EASEMENT WITHIN HARBOR BAY ESTATES CONDOMINIUM
- COMMON ELEMENT ROADWAY WITHIN HARBOR BAY ESTATES CONDOMINIUM
- PREVIOUS PHASE 1 HARBOR BAY ESTATES CONDOMINIUM
- CURRENT PHASE 2 HARBOR BAY ESTATES CONDOMINIUM
- IRON PIN FOUND IN CONCRETE MONUMENT

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ACCURATELY REFLECT THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.

*[Signature]*  
DEAN R. FREDERICK  
PROFESSIONAL SURVEYOR ~ S-8131  
DATE 12/1/21



**RECORDER'S CERTIFICATE:**

RECEIVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
FEES PAID \_\_\_\_\_  
RECORDED IN VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

Document # 313338 Vol. 74 PG 1-7  
Date 12-9-2021 Time 9:23 am  
Fee \$470.40  
*[Signature]*  
Nathan J Daniels  
Recorder, Ottawa County Ohio

OTTAWA COUNTY RECORDER \_\_\_\_\_ DATE \_\_\_\_\_

**BOUNDARY INFORMATION:**

THIS IS TO CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE PREPARED THIS DOCUMENT BEING PART OF A TRACT OF LAND AS SHOWN HEREON SITUATED IN THE TOWNSHIP OF DANBURY, COUNTY OF OTTAWA, STATE OF OHIO, AND DESCRIBED IN A DEED TO HP INTERIOR SOLUTIONS, INC. AS RECORDED IN DEED VOLUME 1803, PAGE 553 OF THE OTTAWA COUNTY DEED RECORDS, CONTAINING WITHIN SAID BOUNDS 1.892 ACRES OF LAND IN LOT 21 OF HARBOR BAY ESTATES PLAT II (PLAT VOLUME 47, PAGE 51), OF WHICH:

- 0.251 ACRES LIES WITHIN PHASE 2, (AS SHOWN ON THIS AMENDMENT)
- 0.723 ACRES LIES WITHIN PHASE 1, PV 72, PAGE 1
- 0.496 ACRES LIES WITHIN THE COMMON ELEMENT ROADWAY, PV 72, PAGE 1
- 0.545 ACRES LIE WITHIN AN EXISTING UTILITY EASEMENT, PV 47, PAGE 51
- 0.018 ACRES LIE WITHIN AN EXISTING DRAINAGE EASEMENT, PV 47, PAGE 51

BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS. THIS DOCUMENT IS BASED UPON A BOUNDARY SURVEY PERFORMED BY D.R. FREDERICK & ASSOCIATES WHICH WAS COMPLETED IN NOVEMBER OF 2021. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY.

THE DOCUMENT REPRESENTS A TRUE SURVEY OF THE PARCEL OF LAND DESCRIBED AND DELINEATED HEREON; THAT THE RATIO OF CLOSURE COMPLIES WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

**OWNER OF RECORD:**

THE SUBJECT PARCEL KNOWN AS THE HARBOR BAY ESTATES CONDOMINIUM IS HERETO OWNED BY:  
HP INTERIOR SOLUTIONS, INC.  
DEED VOLUME 1803, PAGE 553

**EASEMENTS OF RECORD:**

- UTILITY EASEMENT, PB 47, PAGE 51-55
- 20' DRAINAGE EASEMENT, PB 47, PAGE 51-55