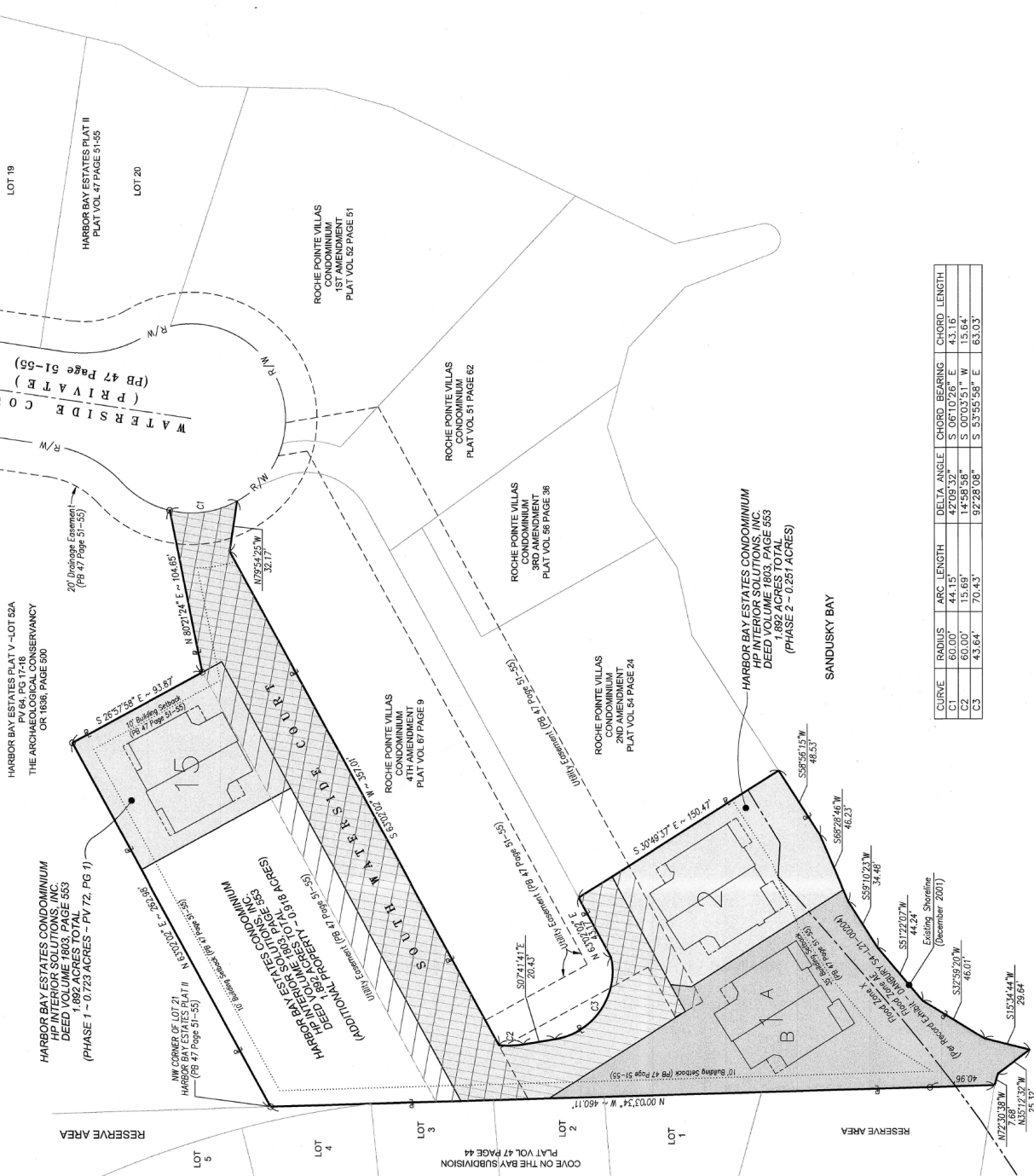


SECOND AMENDMENT HARBOR BAY ESTATES CONDOMINIUM

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

LOCATION PLAN

SCALE: 1" = 40'



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00'	44.15'	42°05'32"	S 06°10'26" E	43.16'
C2	60.00'	15.68'	14°58'58"	S 00°03'51" W	15.84'
C3	43.64'	70.43'	92°28'08"	S 53°55'58" E	63.03'

PLAT VOLUME: DATE: OCT 2022
 DRAWN BY: DRP
 JOB NO.: 192161
 SCALE: 1"=40'
 AMEND. PLAN: 2

FREDERICK & ASSOCIATES
ENGINEERS - SURVEYORS - PLANNERS
 4645 NORTH SUMMIT STREET
 TOLEDO, OHIO 43611
 fax 419.726.1995

1
7

INDEX OF SHEETS

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

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

11-5-2022

DATE

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

11-5-2022

DATE

RECORDER'S CERTIFICATE:

RECEIVED THIS 16th DAY OF November, 2022

FEES PAID \$170⁰⁰

RECORDED IN VOLUME 71, PAGES 66-72

THIS 16th DAY OF November, 2022

[Signature]
 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 563 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:

- 0.426 ACRES LIES WITHIN PHASE 2, PV 74, PAGE 1
- 0.254 ACRES LIES WITHIN PHASE 2, PV 74, PAGE 1
- 0.728 ACRES LIES WITHIN PHASE 1, PV 72, PAGE 1
- 0.466 ACRES LIES WITHIN PHASE 1, PV 72, PAGE 1
- 0.548 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 OCTOBER OF 2022. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY.

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

EASEMENTS OF RECORD:

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

FEMA LOMA OF RECORD:

- CASE NO. 22-05-3067A
- REMOVAL OF A PORTION OF THE PROPERTY

OWNER OF RECORD:

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

HARBOR BAY ESTATES CONDOMINIUM PHASE 3 PLAN

DATE: OCT. 2022
 DRAWN BY: DRF
 JOB NO.: 19-216
 SCALE: 1"=40'
 AMEND: PLAN
 2

FREDERICK & ASSOCIATES
 ENGINEERS - SURVEYORS - PLANNERS
 4645 NORTH SUMMIT STREET
 TOLEDO, OHIO 43611
 fax 419.726.1995

SHEET
 2
 7

LEGEND

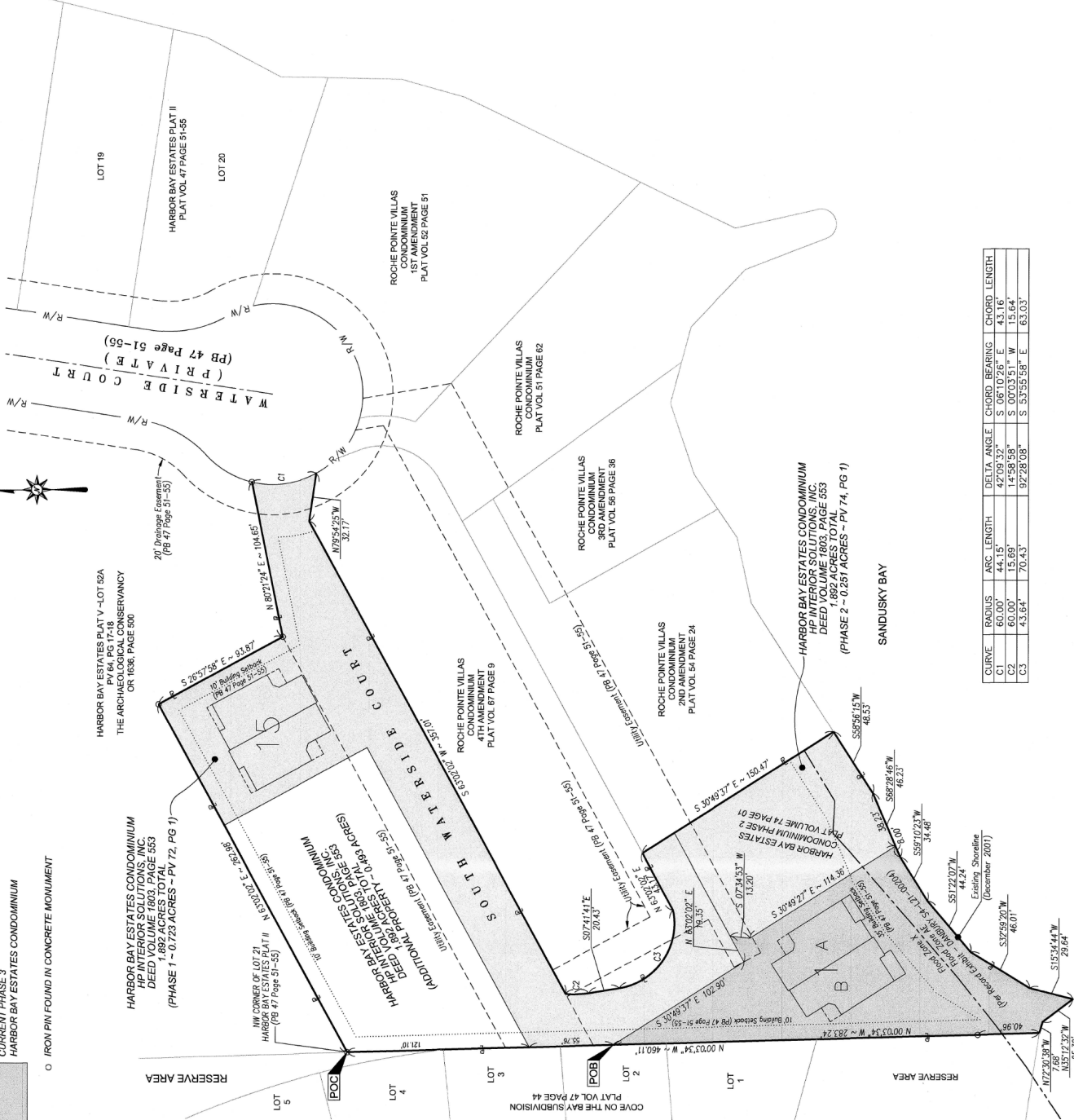
PREVIOUS PHASE 1 & PHASE 2
 HARBOR BAY ESTATES CONDOMINIUM

CURRENT PHASE 3
 HARBOR BAY ESTATES CONDOMINIUM

IRON PIN FOUND IN CONCRETE MONUMENT



LEGAL DESCRIPTION ~ PHASE 3:
 SITUATED IN THE TOWNSHIP OF DANBURY, COUNTY OF OTTAWA, STATE OF OHIO, AND BEING PART OF LOT 21 OF HARBOR BAY ESTATES PLAT II AS PLATTED IN PLAT VOLUME 47, PAGE 51 OF THE OTTAWA COUNTY PLAT RECORDS, AND FURTHER DESCRIBED AS FOLLOWS:
 COMMENCING AT AN IRON PIN FOUND IN CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID LOT 21;
 THENCE SOUTH 00° 03' 34" EAST, ALONG THE WEST LINE OF SAID LOT 21, ALSO BEING THE EAST LINE COVE ON THE BAY SUBDIVISION AS PLATTED IN PLAT VOLUME 47 PAGE 44 OF THE OTTAWA COUNTY PLAT RECORDS, A DISTANCE OF 176.86 FEET TO A POINT, SAID POINT BEING THE TRUE PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED;
 THENCE SOUTH 30° 49' 37" EAST, CROSSING SAID LOT 21, A DISTANCE OF 102.90 FEET TO A POINT;
 THENCE NORTH 63° 02' 02" EAST, CROSSING SAID LOT 21, A DISTANCE OF 19.35 FEET TO A POINT, SAID POINT ON THE WEST LINE OF HARBOR BAY ESTATES CONDOMINIUM PHASE 2 AS PLATTED IN PLAT VOLUME 74 PAGE 01 OF THE OTTAWA COUNTY PLAT RECORDS
 THENCE SOUTH 07° 34' 53" WEST, CROSSING SAID LOT 21 ALONG THE WEST LINE OF SAID HARBOR BAY ESTATES CONDOMINIUM PHASE 2, A DISTANCE OF 13.20 FEET TO A POINT;
 THENCE SOUTH 30° 49' 27" EAST, CROSSING SAID LOT 21 ALONG THE WEST LINE OF SAID HARBOR BAY ESTATES CONDOMINIUM PHASE 2, A DISTANCE OF 114.36 FEET TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II;
 THENCE SOUTH 08° 28' 46" WEST, ALONG THE SOUTH LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II, A DISTANCE OF 8.00 FEET TO A POINT;
 THENCE SOUTH 89° 10' 23" WEST, ALONG THE SOUTH LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II, A DISTANCE OF 34.48 FEET TO A POINT;
 THENCE SOUTH 51° 22' 07" WEST, ALONG THE SOUTH LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II, A DISTANCE OF 44.24 FEET TO A POINT;
 THENCE SOUTH 32° 59' 20" WEST, ALONG THE SOUTH LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II, A DISTANCE OF 46.07 FEET TO A POINT;
 THENCE NORTH 72° 30' 38" WEST, ALONG THE SOUTH LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II, A DISTANCE OF 29.64 FEET TO A POINT, SAID POINT ON THE EAST LINE OF THE COVE ON THE BAY SUBDIVISION AS PLATTED IN PLAT VOLUME 47 PAGE 44 OF THE OTTAWA COUNTY PLAT RECORDS ALSO BEING THE WEST LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II;
 THENCE NORTH 00° 03' 34" WEST, ALONG THE WEST LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II AND EAST LINE OF SAID COVE ON THE BAY SUBDIVISION, A DISTANCE OF 233.24 FEET TO A POINT, AND THE TRUE PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED, CONTAINING WITHIN SAID BOUNDS 18,522.36 SQUARE FEET (0.425 ACRES), BE THE SAME MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS AS SURVEYED BY D.R. FREDERICK & ASSOCIATES IN OCTOBER 2022. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DESCRIBE ANGLES ONLY.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00'	44.15'	42°09'32"	S. 08°10'26" E	43.16'
C2	60.00'	15.69'	14°58'58"	S. 07°03'51" W	15.64'
C3	43.64'	70.43'	97°28'08"	S. 53°55'58" E	63.03'

HARBOR BAY ESTATES CONDOMINIUM SITE PLAN - BUILDING 1

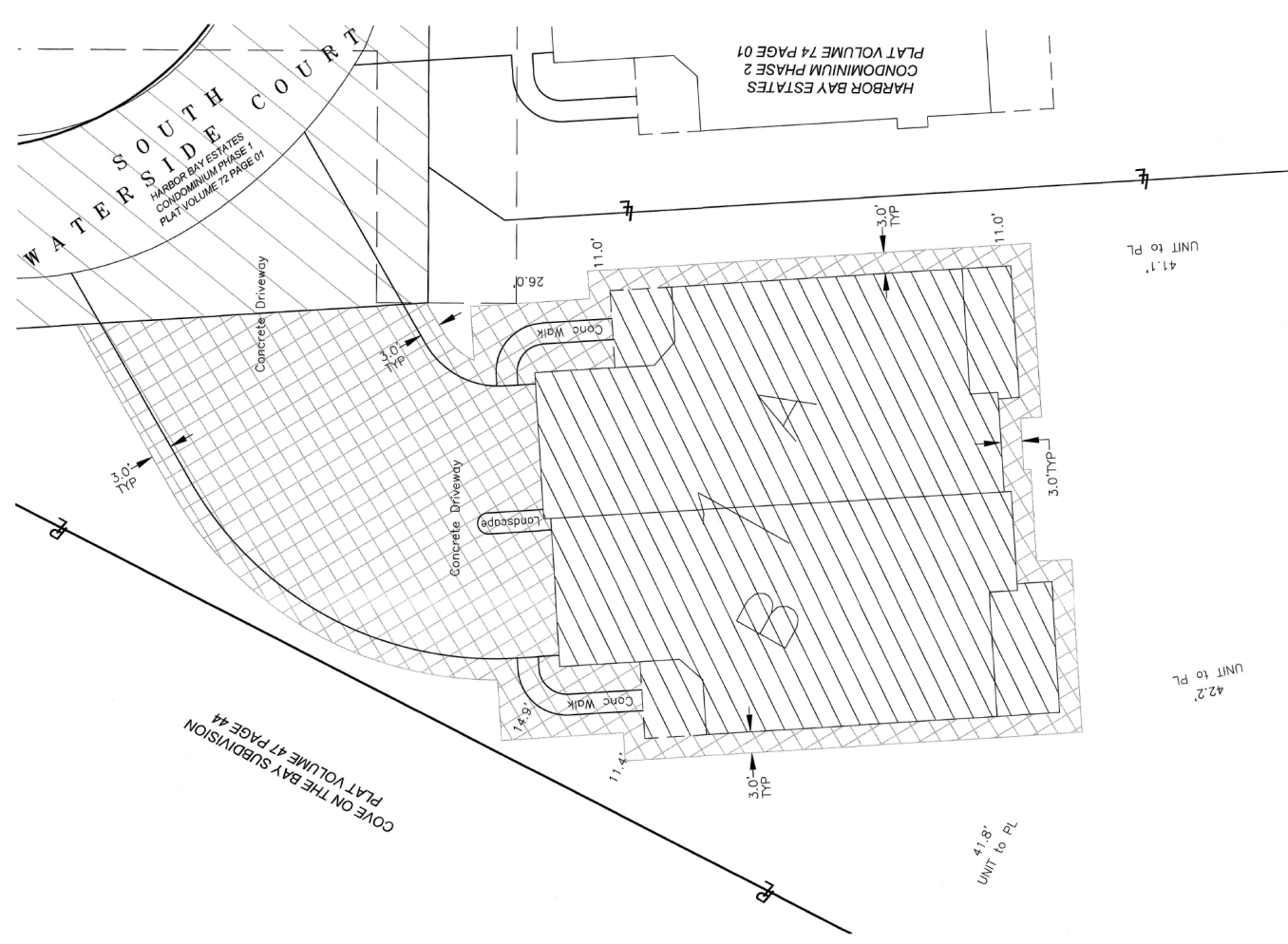
PLAT VOLUME:	DATE:	OCT 2022
DRAWN BY:	DRE	19-2161
JOB NO.:	1"-10"	
SCALE:	AMEND PLAN	2
PAGE:		

FREDERICK & ASSOCIATES
ENGINEERS - SURVEYORS - PLANNERS
4645 NORTH SUMMIT STREET
TOLEDO, OHIO 43611
419.340.2650

SHEET
3
7

SYMBOL LEGEND

- IRON PIN FOUND IN CONCRETE MONUMENT
 - UNIT
 - LIMITED COMMON ELEMENT
 - COMMON ELEMENT ROADWAY
- AREAS NOT WITHIN UNITS ARE COMMON ELEMENTS



UNIT DATA ~ BUILDING 1

- 2947 SOUTH WATERSIDE DRIVE (UNIT 1A)**
RECORD INFORMATION:
LIMITED COMMON AREA
CONCRETE DRIVEWAY = 2,829 SF (SHARED W/ 1B)
CONCRETE WALK = 62 SF
- 2949 SOUTH WATERSIDE DRIVE (UNIT 1B)**
RECORD INFORMATION:
LIMITED COMMON AREA
CONCRETE DRIVEWAY = 2,829 SF (SHARED W/ 1A)
CONCRETE WALK = 62 SF

DECLARED PARCEL DESCRIPTION ~ BUILDING 1

SITUATED IN THE TOWNSHIP OF DANBURY, COUNTY OF OTTAWA, STATE OF OHIO, AND BEING PART OF LOT 21 OF HARBOR BAY ESTATES PLAT II AS PLATTED IN PLAT VOLUME 47, PAGE 51 OF THE OTTAWA COUNTY PLAT RECORDS, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND IN CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID LOT 21;

THENCE SOUTH 00° 03' 34" EAST, ALONG THE WEST LINE OF SAID LOT 21, ALSO BEING THE EAST LINE COVE ON THE BAY SUBDIVISION AS PLATTED IN PLAT VOLUME 47 PAGE 44 OF THE OTTAWA COUNTY PLAT RECORDS, A DISTANCE OF 176.89 FEET TO A POINT; SAID POINT BEING THE TRUE PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED;

THENCE SOUTH 30° 49' 37" EAST, CROSSING SAID LOT 21, A DISTANCE OF 102.80 FEET TO A POINT;

THENCE NORTH 63° 02' 02" EAST, CROSSING SAID LOT 21, A DISTANCE OF 19.35 FEET TO A POINT, SAID POINT ON THE WEST LINE OF HARBOR BAY ESTATES CONDOMINIUM PHASE 2 AS PLATTED IN PLAT VOLUME 74 PAGE 01 OF THE OTTAWA COUNTY PLAT RECORDS;

THENCE SOUTH 07° 34' 53" WEST, CROSSING SAID LOT 21 ALONG THE WEST LINE OF SAID HARBOR BAY ESTATES CONDOMINIUM PHASE 2, A DISTANCE OF 13.20 FEET TO A POINT;

THENCE SOUTH 30° 49' 37" EAST, CROSSING SAID LOT 21 ALONG THE WEST LINE OF SAID HARBOR BAY ESTATES CONDOMINIUM PHASE 2, A DISTANCE OF 114.36 FEET TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II;

THENCE SOUTH 88° 28' 45" WEST, ALONG THE SOUTH LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II, A DISTANCE OF 8.00 FEET TO A POINT;

THENCE SOUTH 89° 10' 23" WEST, ALONG THE SOUTH LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II, A DISTANCE OF 34.46 FEET TO A POINT;

THENCE SOUTH 81° 22' 07" WEST, ALONG THE SOUTH LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II, A DISTANCE OF 44.24 FEET TO A POINT;

THENCE SOUTH 32° 59' 20" WEST, ALONG THE SOUTH LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II, A DISTANCE OF 46.01 FEET TO A POINT;

THENCE SOUTH 15° 34' 44" WEST, ALONG THE SOUTH LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II, A DISTANCE OF 29.64 FEET TO A POINT;

THENCE NORTH 35° 12' 32" WEST, ALONG THE SOUTH LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II, A DISTANCE OF 25.32 FEET TO A POINT;

THENCE NORTH 72° 30' 38" WEST, ALONG THE SOUTH LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II, A DISTANCE OF 7.68 FEET TO A POINT, SAID POINT ON THE EAST LINE OF THE COVE ON THE BAY SUBDIVISION AS PLATTED IN PLAT VOLUME 47 PAGE 44 OF THE OTTAWA COUNTY PLAT RECORDS ALSO BEING THE WEST LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II;

THENCE NORTH 00° 03' 34" WEST, ALONG THE WEST LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II AND BEING THE EAST LINE OF SAID LOT 21 HARBOR BAY ESTATES PLAT II, A DISTANCE OF 283.24 FEET TO A POINT, AND THE TRUE PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED;

BE THE SAME MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS AS SURVEYED BY D.R. FREDERICK & ASSOCIATES IN OCTOBER 2022. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DESCRIBE ANGLES ONLY.

