

THIRD AMENDMENT HARBOR BAY ESTATES CONDOMINIUM

CORRECTED AND RERECORDED

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: JUNE 2024
DRAWN BY: DRF
JOB No.: 19-2161
PAGE: SCALE: 1"=40'
AMEND. PLAN 3

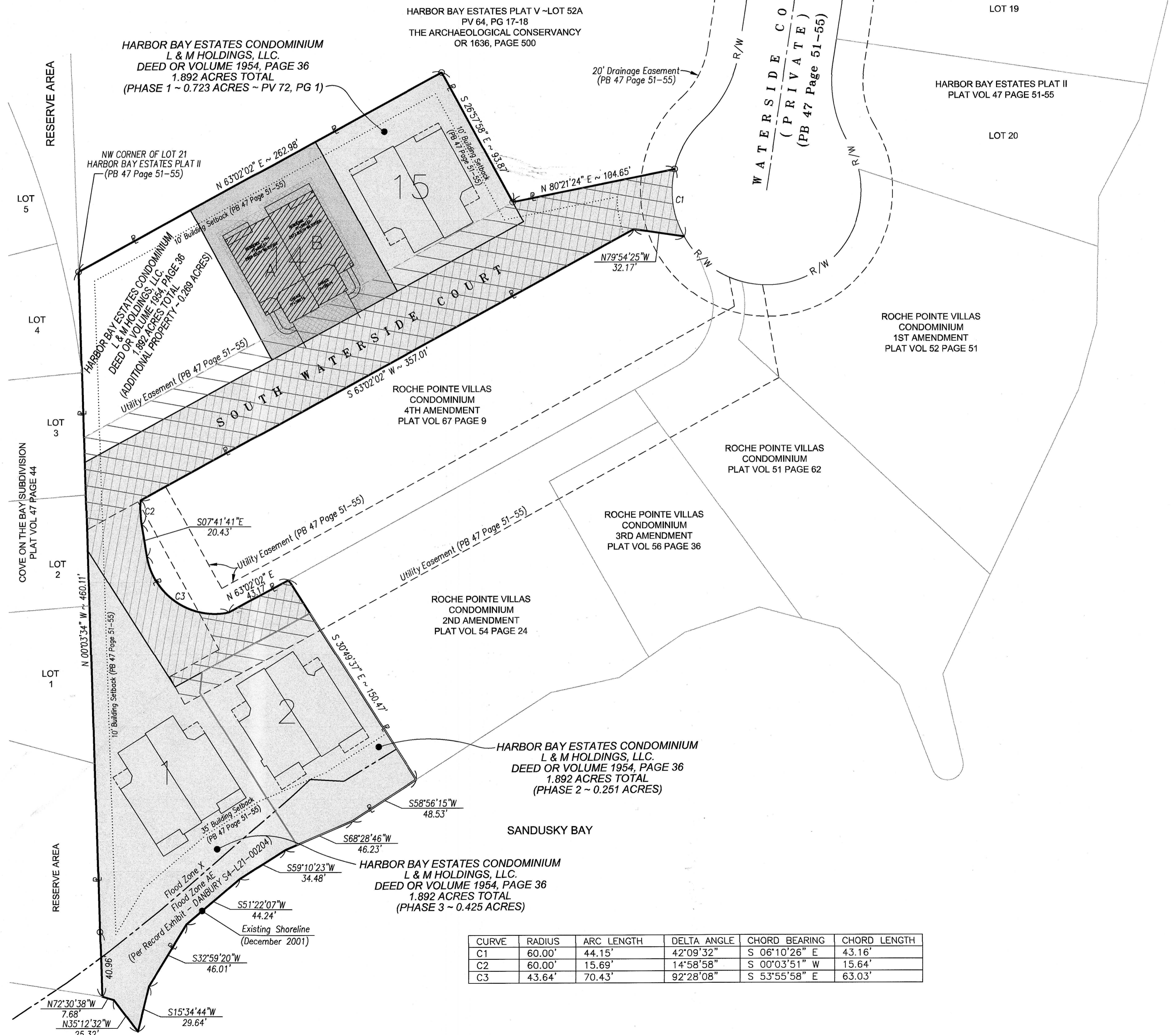
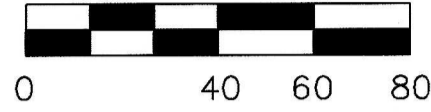
D FREDERICK & ASSOCIATES
ENGINEERS - SURVEYORS - PLANNERS
4645 NORTH SUMMIT STREET TOLEDO, OHIO 43611
419.340.2650 fax 419.726.1995

SHEET

1
7

LOCATION PLAN

SCALE: 1" = 40'



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 SURVEYOR E-61807
DATE 7/12/24

INDEX OF SHEETS

- 1 LOCATION PLAN & CERTIFICATION
- 2 PHASE 4 PLAN
- 3 SITE PLAN - BUILDING 14
- 4 FIRST FLOOR PLAN - BUILDING 14
- 5 SECOND FLOOR PLAN - BUILDING 14
- 6 EXTERIOR ELEVATIONS - BUILDING 14
- 7 EXTERIOR ELEVATIONS - BUILDING 14

LEGEND

- UTILITY EASEMENT WITHIN HARBOR BAY ESTATES CONDOMINIUM
- COMMON ELEMENT ROADWAY WITHIN HARBOR BAY ESTATES CONDOMINIUM
- PREVIOUS PHASE 1, PHASE 2 & PHASE 3 HARBOR BAY ESTATES CONDOMINIUM
- CURRENT PHASE 4 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 7/12/24

RECORDER'S CERTIFICATE:

RECEIVED THIS 24th DAY OF July, 2024
FEES PAID \$470.00
RECORDED IN VOLUME 74, PAGES 220
THIS 24th DAY OF July, 2024
[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 L & M HOLDINGS, LLC. AS RECORDED IN DEED OR VOLUME 1954, PAGE 36 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:

- 0.224 ACRES LIES WITHIN PHASE 4 (AS SHOWN ON THIS AMENDMENT)
- 0.425 ACRES LIES WITHIN PHASE 3, PV 74 PAGE 66
- 0.251 ACRES LIES WITHIN PHASE 2, PV 74, PAGE 1
- 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 MAY OF 2024. 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:
L & M HOLDINGS, LLC.
DEED OR VOLUME 1954, PAGE 36

EASEMENTS OF RECORD:

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

FEMA LOMA OF RECORD:


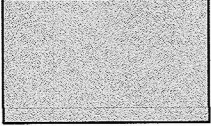

- CASE NO. 22-05-3067A
- REMOVAL OF A PORTION OF THE PROPERTY

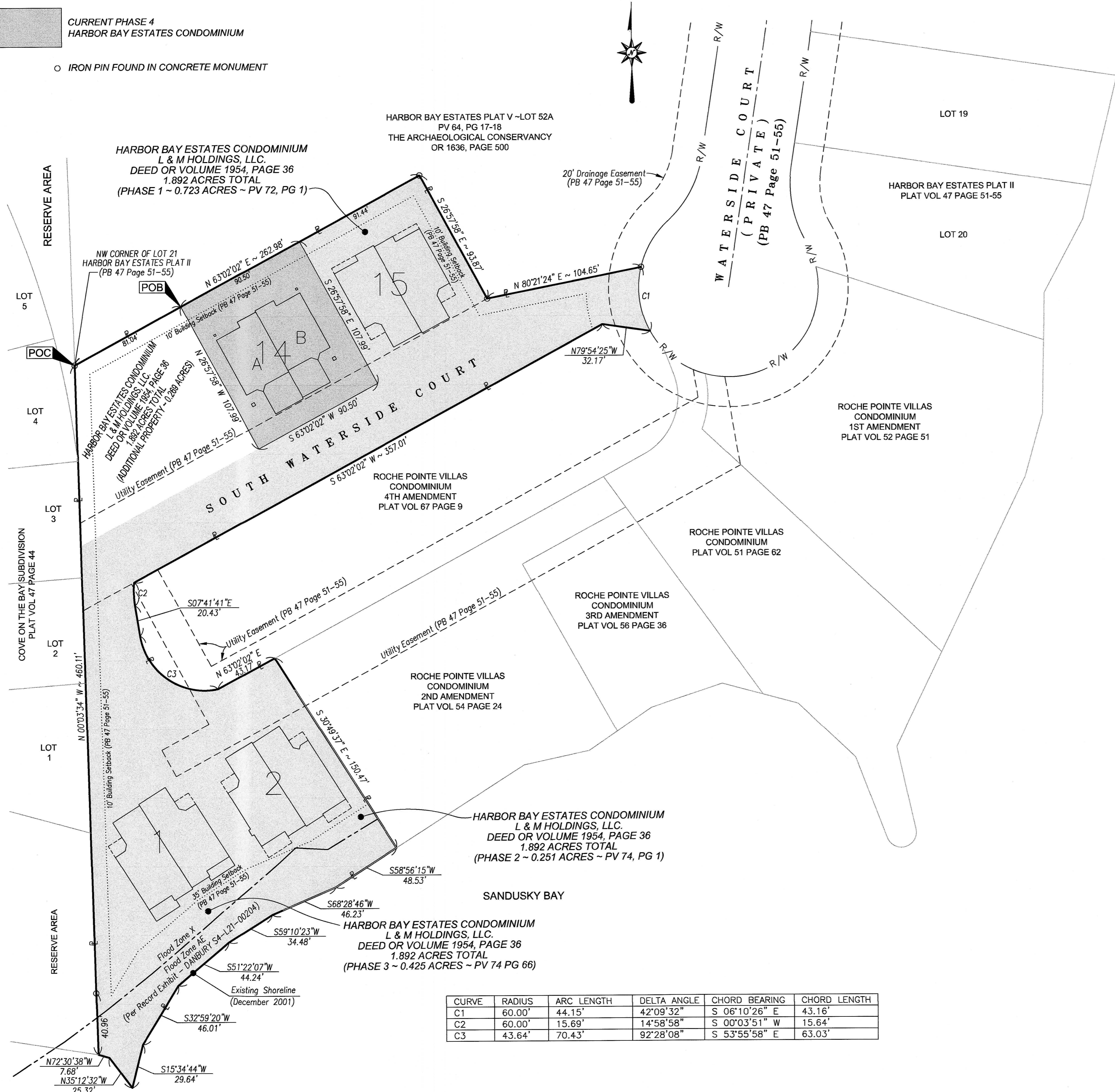
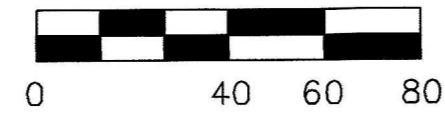
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Filed for Record in OTTAWA County, Ohio
Nathan J. Daniels Rec Fees: \$470.00
OR Vol 74 Pgs 220 - 226

HARBOR BAY ESTATES CONDOMINIUM

PHASE 4 PLAN

LEGEND

-  PREVIOUS PHASE 1, PHASE 2 & PHASE 3
HARBOR BAY ESTATES CONDOMINIUM
-  CURRENT PHASE 4
HARBOR BAY ESTATES CONDOMINIUM
-  IRON PIN FOUND IN CONCRETE MONUMENT



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'

PLAT VOLUME:	DATE: JUNE 2024
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 TOLEDO, OHIO 43611
 fax 419.726.1995

SHEET
 2
 7

LEGAL DESCRIPTION ~ PHASE 4:

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:

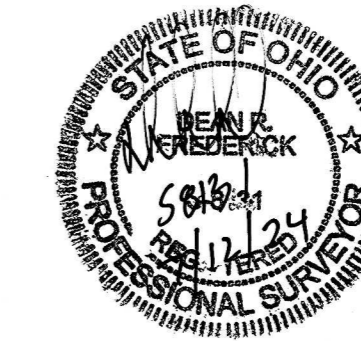
THENCE NORTH 63° 02' 02" EAST, ALONG THE NORTH LINE OF SAID LOT 21, ALSO BEING A SOUTHERLY LINE OF LOT 52A IN HARBOR BAY ESTATES PLAT V AS PLATTED IN PLAT VOLUME 64 PAGE 17-18 OF THE OTTAWA COUNTY PLAT RECORDS, A DISTANCE OF 81.04 FEET TO A POINT, SAID POINT BEING THE TRUE PLACE OF BEGINNING OF LAND HEREIN DESCRIBED;

THENCE NORTH 63° 02' 02" EAST, CONTINUING ALONG THE NORTH LINE OF SAID LOT 21 AND A SOUTHERLY LINE OF SAID LOT 52A, A DISTANCE OF 90.50 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF HARBOR BAY ESTATES CONDOMINIUM - PHASE I OF RECORD IN PLAT VOLUME 72 PAGE 01, SAID POINT ALSO BEING SOUTH 63° 02' 02" WEST OF AN IRON PIN FOUND IN CONCRETE MONUMENT;

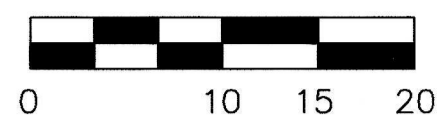
THENCE SOUTH 26° 57' 58" EAST, ALONG THE WEST LINE OF SAID HARBOR BAY ESTATES CONDOMINIUM - PHASE I AND CROSSING SAID LOT 21, A DISTANCE OF 107.99 FEET TO A POINT, SAID POINT BEING A SOUTHWEST CORNER OF HARBOR BAY ESTATES CONDOMINIUM - PHASE I

THENCE SOUTH 63° 02' 02" WEST, ALONG A NORTHERLY LINE OF SAID HARBOR BAY ESTATES CONDOMINIUM - PHASE I AND CROSSING SAID LOT 21, A DISTANCE OF 90.50 FEET TO A POINT;

THENCE NORTH 26° 57' 58" WEST, CROSSING SAID LOT 21, A DISTANCE OF 107.99 FEET TO A POINT, AND THE TRUE PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED, CONTAINING WITHIN SAID BOUNDS 9,773.3 SQUARE FEET (0.224 ACRES), BE THE SAME MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS AS SURVEYED BY D.R. FREDERICK & ASSOCIATES IN MARCH 2021. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DESCRIBE ANGLES ONLY.



HARBOR BAY ESTATES CONDOMINIUM SITE PLAN - BUILDING 14



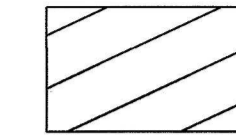
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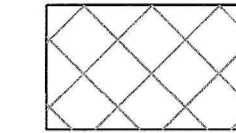
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SYMBOL LEGEND

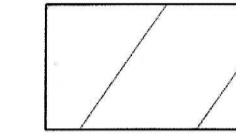
○ IRON PIN FOUND IN CONCRETE MONUMENT



UNIT

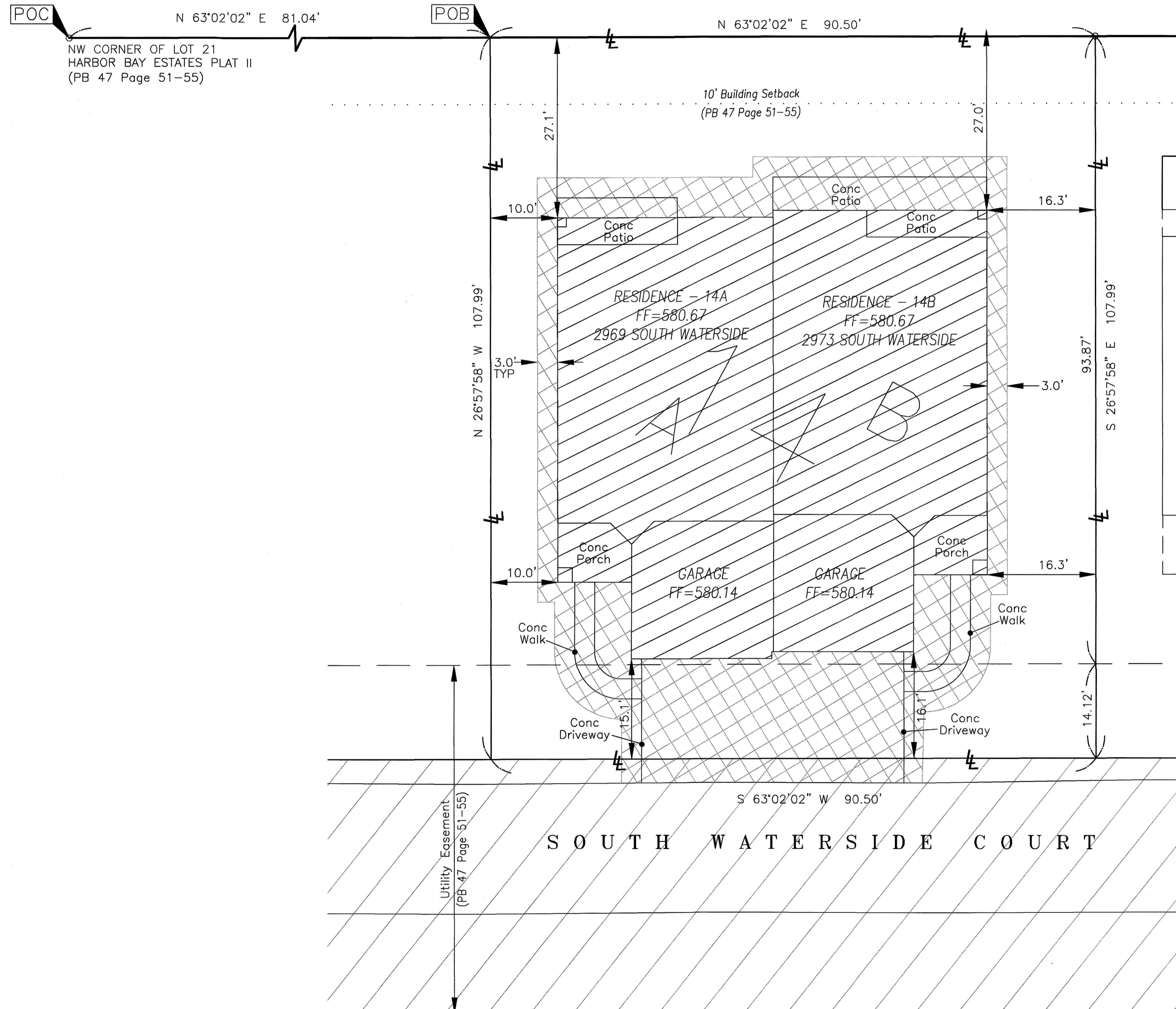


LIMITED COMMON ELEMENT



COMMON ELEMENT ROADWAY

AREAS NOT WITHIN UNITS ARE COMMON ELEMENTS



UNIT DATA ~ BUILDING 14

2969 SOUTH WATERSIDE COURT (UNIT 14A)
RECORD INFORMATION:

SLAB GRADE
F.F. RESIDENCE = 580.67 (NAVD88)
F.F. GARAGE = 580.14 (NAVD88)

LIMITED COMMON AREA
CONCRETE DRIVEWAY = 365 SF (SHARED W/ 14B)
CONCRETE WALK = 66 SF

UNIT AREA
(PER DSA TABULATION)
2,326 SF - LIVING SPACE
164 SF - PORCH
403 SF - GARAGE
2,893 SF - TOTAL

2973 SOUTH WATERSIDE COURT (UNIT 14B)
RECORD INFORMATION:

SLAB GRADE
F.F. RESIDENCE = 580.67 (NAVD88)
F.F. GARAGE = 580.14 (NAVD88)

LIMITED COMMON AREA
CONCRETE DRIVEWAY = 383 SF (SHARED W/ 14A)
CONCRETE WALK = 66 SF

UNIT AREA
(PER DSA TABULATION)
2,326 SF - LIVING SPACE
164 SF - PORCH
403 SF - GARAGE
2,893 SF - TOTAL

DECLARED PARCEL DESCRIPTION ~ BUILDING 14

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:

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