


# HARBOR BAY ESTATES CONDOMINIUM

VOL 72 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

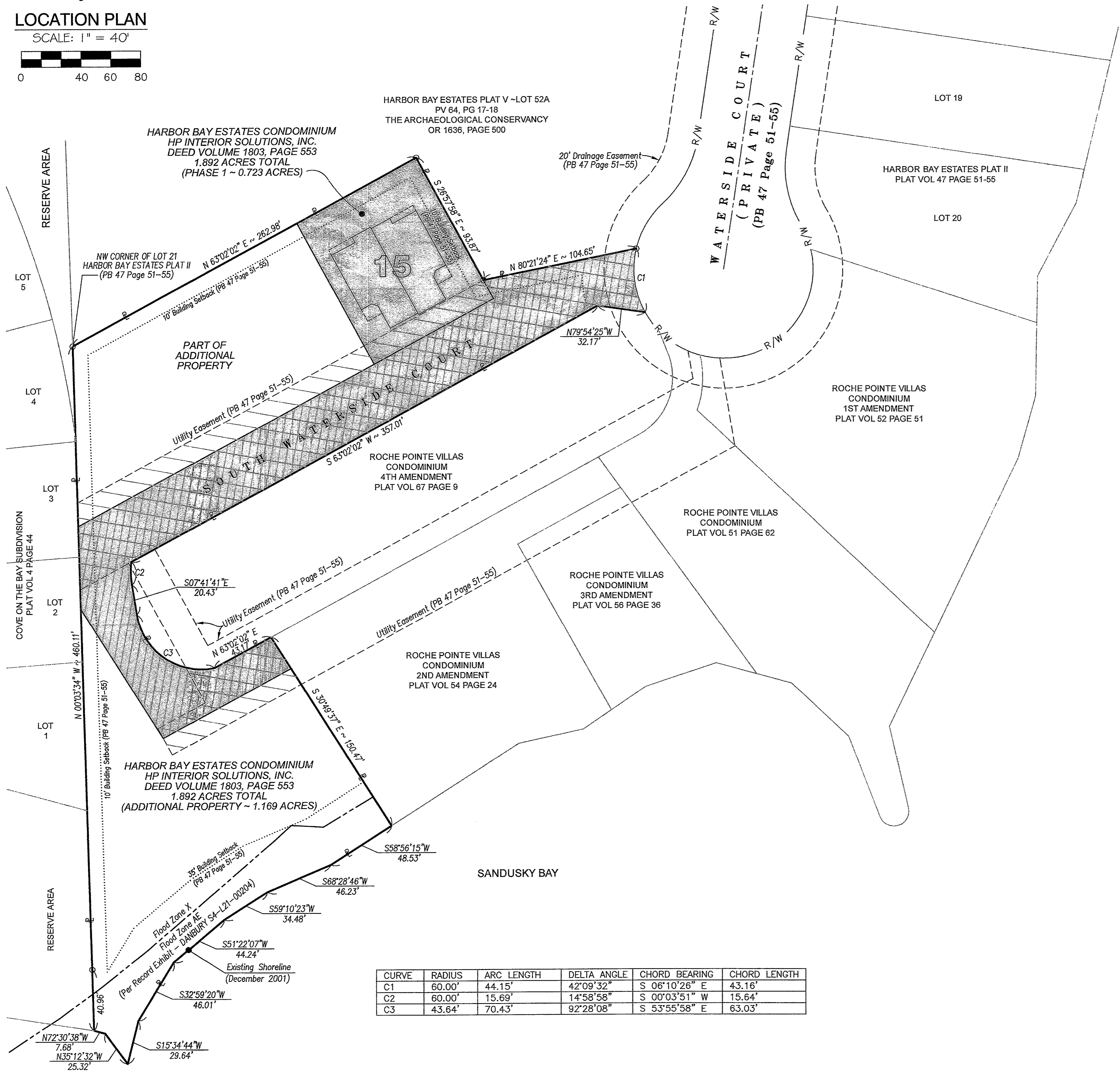
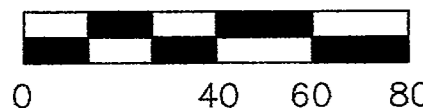
PLAT VOLUME:	DATE: MAR 2021	 <b>FREDERICK &amp; ASSOCIATES</b> ENGINEERS - SURVEYORS - PLANNERS 4645 NORTH SUMMIT STREET 419.340.2650	TOLEDO, OHIO 43611 fax 419.726.1995
DRAWN BY: DTD	JOB No.: 19-2161		
PAGE:	SCALE: 1"=40'		
	AMEND. PLAN 0		

SHEET  
1  
8



## 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:


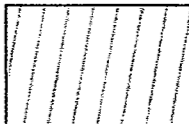
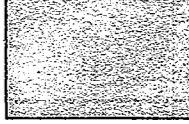

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ACCURATELY SHOW EACH BUILDING AS BUILT OR CONSTRUCTED.

  
 DEAN R. FREDERICK  
 PROFESSIONAL ENGINEER E-61807  
 DATE 4-3-21

## INDEX OF SHEETS

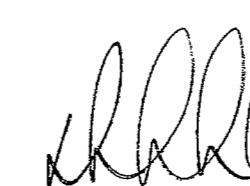
- 1 LOCATION PLAN & CERTIFICATION
- 2 PHASE 1 PLAN
- 3 SITE PLAN - COMMON ELEMENT ROADWAY
- 4 SITE PLAN - BUILDING 15
- 5 FIRST FLOOR PLAN - BUILDING 15
- 6 SECOND FLOOR PLAN - BUILDING 15
- 7 EXTERIOR ELEVATIONS - BUILDING 15
- 8 EXTERIOR ELEVATIONS - BUILDING 15

## LEGEND

-  UTILITY EASEMENT WITHIN HARBOR BAY ESTATES CONDOMINIUM
-  COMMON ELEMENT ROADWAY WITHIN HARBOR BAY ESTATES CONDOMINIUM
-  PHASE 1 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.

  
 DEAN R. FREDERICK  
 PROFESSIONAL SURVEYOR S-8131  
 DATE 4-3-21

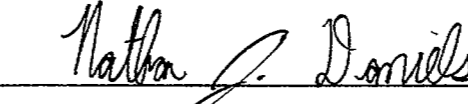
## RECORDER'S CERTIFICATE:

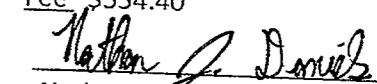
RECEIVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

FEES PAID \_\_\_\_\_

RECORDED IN VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

  
 OTTAWA COUNTY RECORDER  
 DATE 04/07/21

Document # 305359 Vol. 72 PG 1-8  
Date 4-7-2021 Time 11:37 am  
Fee \$554.40  
  
Nathan J. Daniels  
Recorder, Ottawa County Ohio

## 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:

- 0.723 ACRES LIES WITHIN PHASE 1 (AS SHOWN ON THIS PLAN)
- 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 MARCH 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

# HARBOR BAY ESTATES CONDOMINIUM

VOL 72 PG 2

PLAT VOLUME: DATE: MAR 2021  
 DRAWN BY: DTD  
 JOB No.: 19-2161  
 PAGE: SCALE: 1"=40'  
 AMEND. PLAN 0

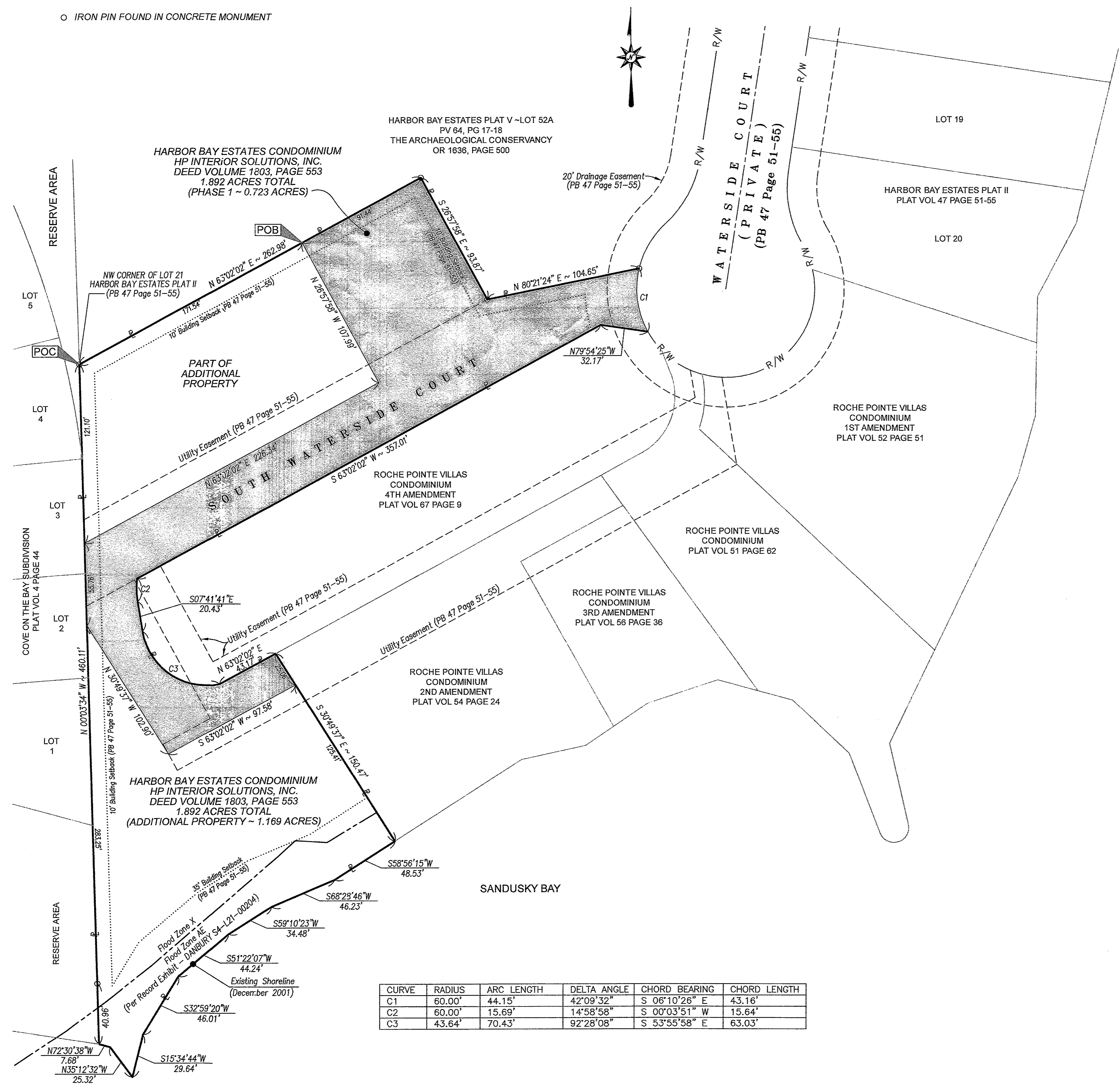
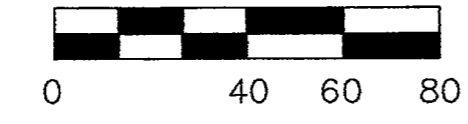
**FREDERICK & ASSOCIATES**  
 ENGINEERS - SURVEYORS - PLANNERS  
 4645 NORTH SUMMIT STREET TOLEDO, OHIO 43611  
 419.340.2650 fax 419.726.1995

SHEET  
 2  
 8

## LEGEND

- PHASE 1 HARBOR BAY ESTATES CONDOMINIUM
- IRON PIN FOUND IN CONCRETE MONUMENT

## PHASE I PLAN



### LEGAL DESCRIPTION ~ PHASE 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 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 171.54 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 91.44 FEET TO AN IRON PIN FOUND IN CONCRETE MONUMENT;

THENCE SOUTH 26° 57' 58" EAST, ALONG AN EAST LINE OF SAID LOT 21 AND A WESTERLY LINE OF SAID LOT 52A, A DISTANCE OF 93.87 FEET TO AN IRON PIN FOUND IN CONCRETE MONUMENT;

THENCE NORTH 80° 21' 24" EAST, ALONG THE NORTH LINE OF SAID LOT 21 AND A SOUTHERLY LINE OF SAID LOT 52A, A DISTANCE OF 104.65 FEET TO AN IRON PIN FOUND IN CONCRETE MONUMENT ON THE RIGHT-OF-WAY LINE FOR WATERSIDE COURT AS PLATTED IN PLAT VOLUME 47, PAGE 51 OF THE OTTAWA COUNTY PLAT RECORDS;

THENCE ALONG THE RIGHT-OF-WAY LINE OF SAID WATERSIDE COURT, FOLLOWING A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A LENGTH OF 44.15 FEET, A DELTA OF 42° 09' 32", AND A CHORD BEARING OF SOUTH 06° 10' 26" EAST, AND A CHORD DISTANCE OF 43.16 FEET TO A POINT;

THENCE ALONG THE COMMON LINE BETWEEN SAID LOT 21 AND ROCHE POINTE VILLAS CONDOMINIUM 4TH AMENDMENT AS PLATTED IN PLAT VOLUME 67 PAGE 09 OF THE OTTAWA COUNTY PLAT RECORDS WITH THE FOLLOWING SIX (6) COURSES:

NORTH 79° 54' 25" WEST, A DISTANCE OF 32.17 FEET TO A POINT;

THENCE SOUTH 63° 02' 02" WEST, A DISTANCE OF 357.01 FEET TO A POINT;

THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A LENGTH OF 15.69 FEET, A DELTA OF 14° 58' 58", AND A CHORD BEARING OF SOUTH 00° 03' 51" WEST, AND A CHORD DISTANCE OF 15.64 FEET TO A POINT;

THENCE SOUTH 07° 41' 41" EAST, A DISTANCE OF 20.43 FEET TO A POINT;

THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 43.64 FEET, A LENGTH OF 70.43 FEET, A DELTA OF 92° 28' 08", AND A CHORD BEARING OF SOUTH 53° 55' 58" EAST, AND A CHORD DISTANCE OF 63.03 FEET TO A POINT;

THENCE NORTH 63° 02' 02" EAST, A DISTANCE OF 43.17 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF ROCHE POINTE VILLAS CONDOMINIUM 2ND AMENDMENT AS PLATTED IN PLAT VOLUME 54 PAGE 24 OF THE OTTAWA COUNTY PLAT RECORDS;

THENCE SOUTH 30° 49' 37" EAST, ALONG AN EAST LINE OF SAID LOT 21 AND A WEST LINE OF SAID ROCHE POINTE VILLAS CONDOMINIUM 2ND AMENDMENT, A DISTANCE OF 25.06 FEET TO A POINT;

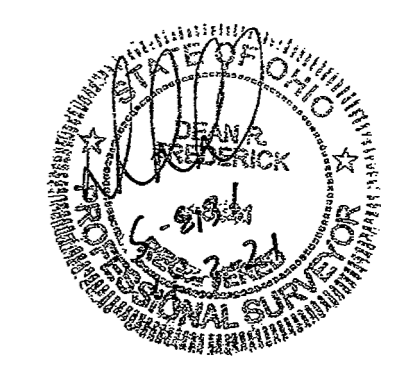
THENCE SOUTH 63° 02' 02" WEST, CROSSING SAID LOT 21, A DISTANCE OF 97.58 FEET TO A POINT;

THENCE NORTH 30° 49' 37" WEST, CROSSING SAID LOT 21, A DISTANCE OF 102.90 FEET TO A POINT ON THE WEST LINE OF SAID LOT 21, ALSO BEING THE EAST LINE OF COVE ON THE BAY SUBDIVISION AS PLATTED IN PLAT VOLUME 04 PAGE 44 OF THE OTTAWA COUNTY PLAT RECORDS;

THENCE NORTH 00° 03' 34" WEST, ALONG THE WEST LINE OF SAID LOT 21 AND EAST LINE OF SAID COVE ON THE BAY SUBDIVISION, A DISTANCE OF 55.76 FEET TO A POINT;

THENCE NORTH 63° 02' 02" EAST, CROSSING SAID LOT 21, A DISTANCE OF 226.34 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 31,487.00 SQUARE FEET (0.723 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.



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'

# HARBOR BAY ESTATES CONDOMINIUM

## SITE PLAN - COMMON ELEMENT ROADWAY

VOL 72 PG 3

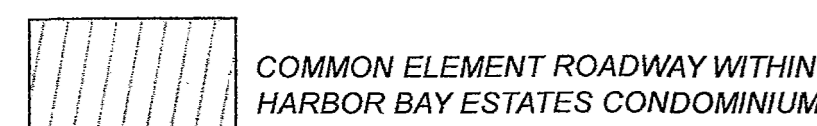
PLAT VOLUME:	DATE: MAR 2021
	DRAWN BY: DTD
	JOB No.: 19-2161
PAGE:	SCALE: 1"=40'
	AMEND. PLAN 0

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

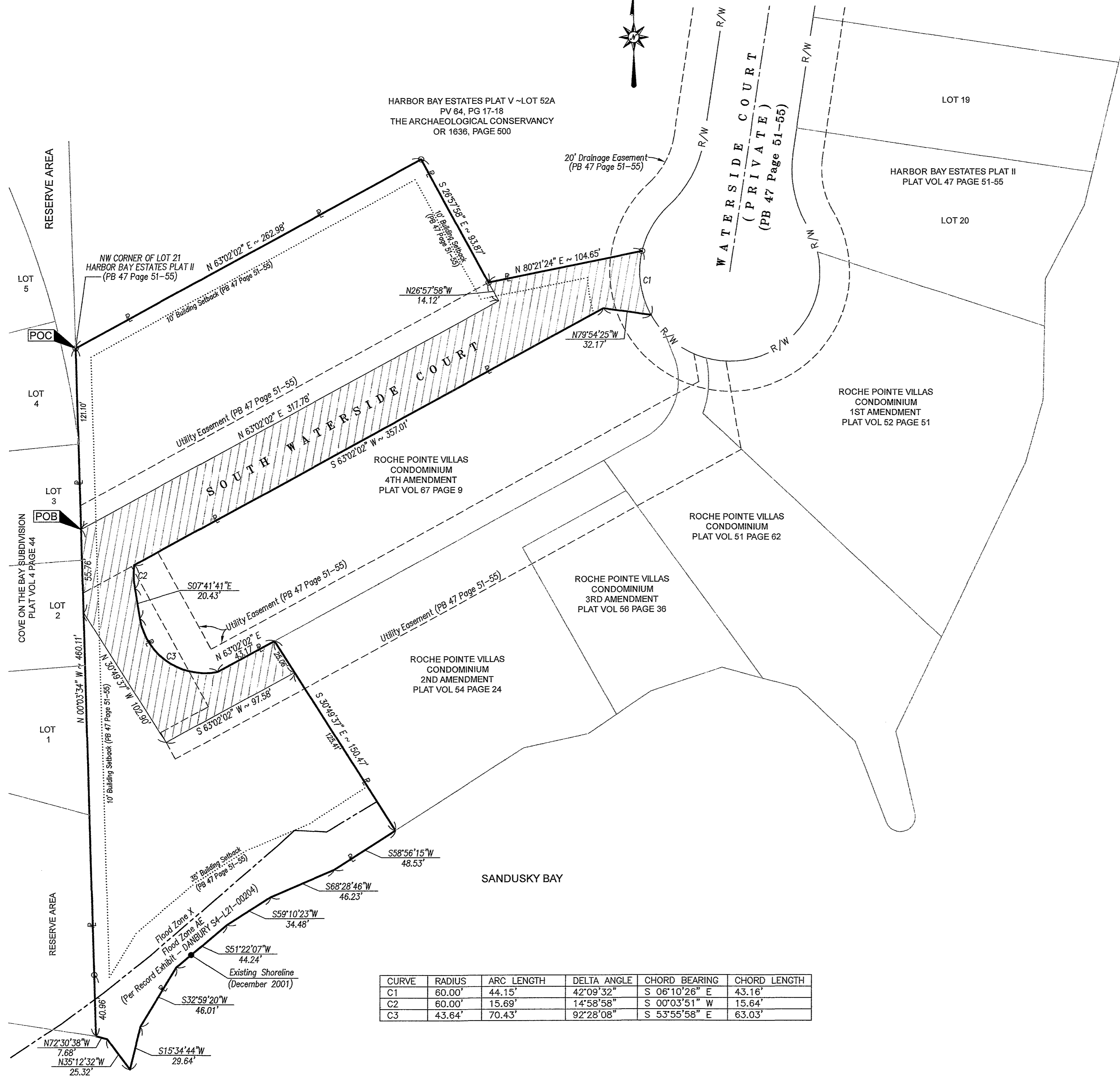
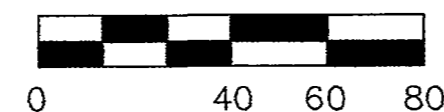
SHEET

3  
8

### LEGEND



○ 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'

### LEGAL DESCRIPTION ~ COMMON ELEMENT ROADWAY:

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 04 PAGE 44 OF THE OTTAWA COUNTY PLAT RECORDS, A DISTANCE OF 121.10 FEET TO A POINT, SAID POINT BEING THE TRUE PLACE OF BEGINNING OF LAND HEREIN DESCRIBED;

THENCE NORTH 63° 02' 02" EAST, CROSSING SAID LOT 21, A DISTANCE OF 317.78 FEET TO A POINT;

THENCE NORTH 26° 57' 58" WEST, CROSSING SAID LOT 21, A DISTANCE OF 14.12 FEET TO AN IRON PIN FOUND IN CONCRETE MONUMENT AT A CORNER OF SAID LOT 21, ALSO BEING A SOUTHWESTERLY CORNER OF LOT 52A IN HARBOR BAY ESTATES PLAT V AS PLATTED IN PLAT VOLUME 64 PAGE 17-18 OF THE OTTAWA COUNTY PLAT RECORDS;

THENCE NORTH 80° 21' 24" EAST, ALONG THE NORTH LINE OF SAID LOT 21 AND A SOUTH LINE OF SAID LOT 52A, A DISTANCE OF 104.65 FEET TO AN IRON PIN FOUND IN CONCRETE MONUMENT ON THE RIGHT-OF-WAY LINE FOR WATERSIDE COURT AS PLATTED IN PLAT VOLUME 47, PAGE 51 OF THE OTTAWA COUNTY PLAT RECORDS;

THENCE ALONG THE RIGHT-OF-WAY LINE OF SAID WATERSIDE COURT, FOLLOWING A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A LENGTH OF 44.15 FEET, A DELTA OF 42° 09' 32", AND A CHORD BEARING OF SOUTH 06° 10' 26" EAST, AND A CHORD DISTANCE OF 43.16 FEET TO A POINT;

THENCE ALONG THE COMMON LINE BETWEEN SAID LOT 21 AND ROCHE POINTE VILLAS CONDOMINIUM 4TH AMENDMENT AS PLATTED IN PLAT VOLUME 67 PAGE 09 OF THE OTTAWA COUNTY PLAT RECORDS WITH THE FOLLOWING SIX (6) COURSES:

THENCE NORTH 79° 54' 25" WEST, A DISTANCE OF 32.17 FEET TO A POINT;

THENCE SOUTH 63° 02' 02" WEST, A DISTANCE OF 357.01 FEET TO A POINT;

THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A LENGTH OF 15.69 FEET, A DELTA OF 14° 58' 58", AND A CHORD BEARING OF SOUTH 00° 03' 51" WEST, AND A CHORD DISTANCE OF 15.64 FEET TO A POINT;

THENCE SOUTH 07° 41' 41" EAST, A DISTANCE OF 20.43 FEET TO A POINT;

THENCE WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 43.64 FEET, A LENGTH OF 70.43 FEET, A DELTA OF 92° 28' 08", AND A CHORD BEARING OF SOUTH 53° 55' 58" EAST, AND A CHORD DISTANCE OF 63.03 FEET TO A POINT;

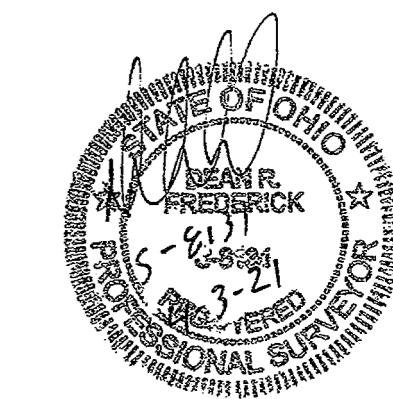
THENCE NORTH 63° 02' 02" EAST, A DISTANCE OF 43.17 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF ROCHE POINTE VILLAS CONDOMINIUM 2ND AMENDMENT AS PLATTED IN PLAT VOLUME 54 PAGE 24 OF THE OTTAWA COUNTY PLAT RECORDS;

THENCE SOUTH 30° 49' 37" EAST, ALONG AN EAST LINE OF SAID LOT 21 AND A WEST LINE OF SAID ROCHE POINTE VILLAS CONDOMINIUM 2ND AMENDMENT, A DISTANCE OF 25.06 FEET TO A POINT;

THENCE SOUTH 63° 02' 02" WEST, CROSSING SAID LOT 21, A DISTANCE OF 97.58 FEET TO A POINT;

THENCE NORTH 30° 49' 37" WEST, CROSSING SAID LOT 21, A DISTANCE OF 102.90 FEET TO A POINT ON THE WEST LINE OF SAID LOT 21, ALSO BEING THE EAST LINE OF COVE ON THE BAY SUBDIVISION (PV 04 PG 44);

THENCE NORTH 00° 03' 34" WEST, ALONG THE WEST LINE OF SAID LOT 21 AND EAST LINE OF SAID COVE ON THE BAY SUBDIVISION, A DISTANCE OF 55.76 FEET TO A POINT, AND THE TRUE PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED, CONTAINING WITHIN SAID BOUNDS 21,612.22 SQUARE FEET (0.496 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 15

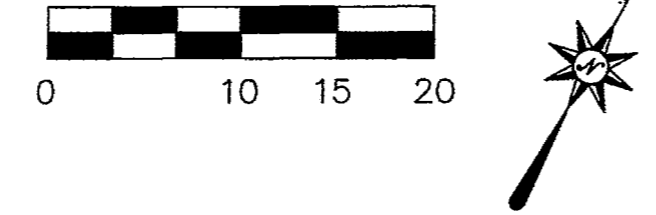
VOL 72 PG 4

PLAT VOLUME:	DATE: MAR 2021
	DRAWN BY: DTD
	JOB No.: 19-2161
PAGE:	SCALE: 1"=10'
	AMEND. PLAN 0

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

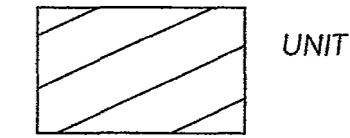
SHEET

4  
8

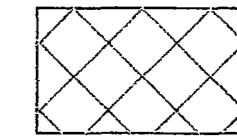


### SYMBOL LEGEND

○ IRON PIN FOUND IN CONCRETE MONUMENT

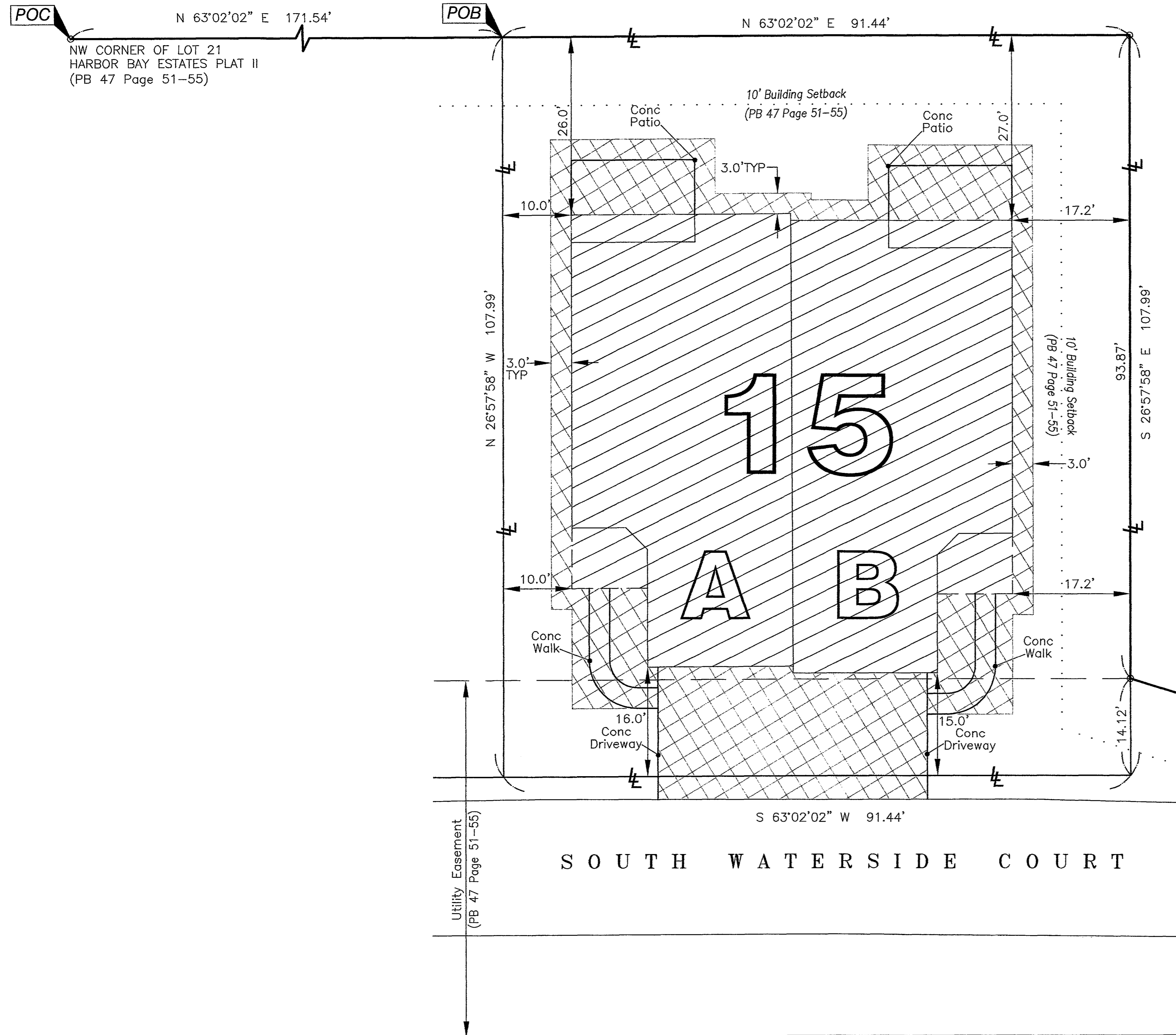


UNIT



LIMITED COMMON ELEMENT

AREAS NOT WITHIN UNITS ARE COMMON ELEMENTS



### UNIT DATA ~ BUILDING 15

2987 SOUTH WATERSIDE DRIVE (UNIT 15A)

RECORD INFORMATION:

**SLAB GRADE**  
F.F. RESIDENCE = 580.00 (NAVD88)  
F.F. GARAGE = 579.50 (NAVD88)

**LIMITED COMMON AREA**  
CONCRETE DRIVEWAY = 350 sf  
CONCRETE WALK = 70 sf  
CONCRETE PATIO = 144 sf

2991 SOUTH WATERSIDE DRIVE (UNIT B)

RECORD INFORMATION:

**SLAB GRADE**  
F.F. RESIDENCE = 580.00 (NAVD88)  
F.F. GARAGE = 579.50 (NAVD88)

**LIMITED COMMON AREA**  
CONCRETE DRIVEWAY = 350 sf  
CONCRETE WALK = 70 sf  
CONCRETE PATIO = 144 sf

### DECLARED PARCEL DESCRIPTION ~ BUILDING 15

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 171.54 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 91.44 FEET TO AN IRON PIN FOUND IN CONCRETE MONUMENT;

THENCE SOUTH 26° 57' 58" EAST, ALONG AN EAST LINE OF SAID LOT 21 AND A WESTERLY LINE OF SAID LOT 52A, A DISTANCE OF 93.87 FEET TO AN IRON PIN FOUND IN CONCRETE MONUMENT;

THENCE SOUTH 26° 57' 58" EAST, CROSSING SAID LOT 21, A DISTANCE OF 14.12 FEET TO A POINT;

THENCE SOUTH 63° 02' 02" WEST, CROSSING SAID LOT 21, A DISTANCE OF 91.44 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 9,874.78 SQUARE FEET (0.227 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.

