

MARINA VIEW VILLAS

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 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 CHAPTER 4733-37, AND LOCAL REQUIREMENTS. THE BEARINGS USED HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE FOR THE EXPRESS PURPOSE OF CALCULATING ANGULAR MEASUREMENT. THE BEARINGS USED HEREON ARE BASED ON AN OHIO REAL TIME NETWORK, NORTH ZONE.

LEGEND

- PLAT LINE
- LOT LINE
- CENTER LINE
- RIGHT-OF-WAY
- 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
- O.R. = OFFICIAL RECORD
- D.E. = DRAINAGE EASEMENT
- O.C.D.R. = OTTAWA COUNTY DEED RECORDS
- O.C.P.R. = OTTAWA COUNTY PLAT RECORDS

OTTAWA COUNTY RECORD

FILED FOR RECORD THIS 9th DAY OF Sept. 2024 AT 3:55pm.
RECORDED THIS 9th DAY OF Sept. IN PLAT BOOK 74 PAGES 239

Nathan J. Daniels

202400005524 09/09/2024 03:55 PM
Filed for Record in OTTAWA County, Ohio
Nathan J. Daniels Rec Fees: \$161.90
OR Vol 74 Pgs 239 - 240

UNDERGROUND UTILITIES
Contact Two Working Days
Before You Dig

OHIO811, 8-1-1, or 1-800-362-2764
(Non-members must be called directly)

1683 Woodlands Drive,
Maumee, Ohio 43537
Maumee Phone: (419) 893-3680
Maumee Fax: (419) 893-2982
www.fellerfinch.com

FellerFinch
& ASSOCIATES, INC.
Engineers - Surveyors

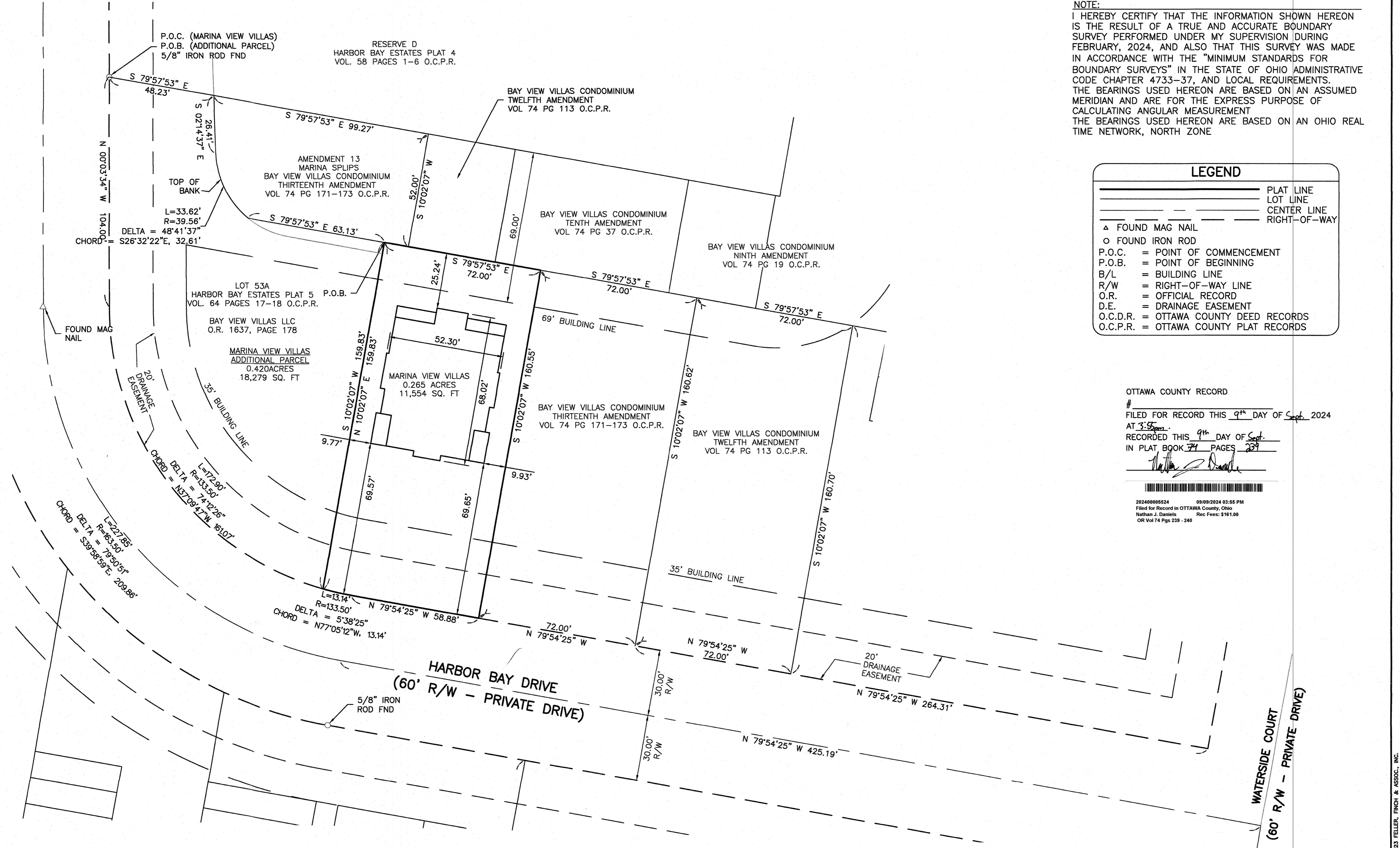
REV. NO.	REVISION	DATE

MARINA VIEW VILLAS

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

STATE OF OHIO
DONALD EDWARD THORNTON
7827
REGISTERED PROFESSIONAL SURVEYOR

SIGNED: *Nathan J. Daniels* 9-4-2024
DATE: 9-4-2024
SCALE: 1" = 20'
DATE: 08-23-2024
DESIGNED: DET DRAWN: AJJ
CHECKED: DET REVIEWED: DET
PROJECT: 10S10176
DRAWING: 10-10176PLO0A2



MARINA VIEW VILLAS

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

MARINA VIEW VILLAS

1. A parcel of land being part of Lot 53A in Harbor Bay Estates Plat 5, as recorded in Volume 64, Pages 17 and 18, Ottawa County Plat Records, in Danbury Township, Ottawa County Ohio, said parcel of land being bounded and described as follows:
2. Commencing at the intersection of the North line of Lot 53A in Harbor Bay Estates Plat 5, as recorded in Volume 64, Pages 17 and 18, Ottawa County Plat Records, with the East Right-of-Way line of Harbor Bay Drive (60' R/W, Private Drive), said point of intersection being marked with a found 5/8-inch iron rod;
3. thence in an easterly direction, along the North line of Lot 53A in Harbor Bay Estates Plat 5, as recorded in Volume 64, 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-eight and twenty-three hundredths (48.23') feet to the intersection of the West line of Bay View Villas Condominium Twelfth Amendment, as recorded in Volume 74 Pages 171-173 Ottawa County Plat Records;
4. thence South two (02) degrees, fourteen (14) minutes, thirty-seven (37) seconds East along the West line of Bay View Villas Condominium Thirteenth Amendment, as recorded in Volume 74 Pages 171-173 Ottawa County Plat Records, a distance of twenty-six and forty-one hundredths (26.41') feet to a point of curve;
5. thence along an arc of curve to the left, an arc length of thirty-three and sixty-two hundredths (33.62') feet to a point, 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 South twenty-six (26) degrees, thirty-two (32) minutes, twenty-two (22) seconds East, and a chord length of thirty-two and sixty-one hundredths (32.61') feet;
6. thence South seventy-nine (79) degrees, fifty-seven (57) minutes, fifty-three (53) seconds East along the South line of Bay View Villas Condominium Thirteenth Amendment, as recorded in Volume 74 Pages 171-173 Ottawa County Plat Records, a distance of sixty-three and thirteen hundredths (63.13') feet to the Point of Beginning;
7. thence continuing South seventy-nine (79) degrees, fifty-seven (57) minutes, fifty-three (53) seconds East along the South line of Bay View Villas Condominium Thirteenth Amendment, as recorded in Volume 74 Pages 171-173 Ottawa County Plat Records, and also along the South line of Bay View Villas Condominium Twelfth Amendment, as recorded in Volume 74 Page 113 Ottawa County Plat Records, and also along the South line of Bay View Villas Condominium Tenth Amendment, as recorded in Volume 74 Page 37 Ottawa County Plat Records, a distance of seventy-two and zero hundredths (72.00') feet to the intersection of the West line of Bay View Villas Condominium Thirteenth Amendment, as recorded in Volume 74 Page 171-173 Ottawa County Plat Records;
8. thence South ten (10) degrees, two (02) minutes, seven (07) seconds West along the West line of Bay View Villas Condominium Thirteenth Amendment, as recorded in Volume 75 Page 113 Ottawa County Plat Records, a distance of one hundred sixty and fifty-five hundredths (160.55') feet to the intersection of the North Right-of-Way line of Harbor Bay Drive (60' R/W, Private Drive);
9. 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 (60' R/W, Private Drive), a distance of fifty-eight and eighty-eight hundredths (58.88') feet to a point of curve;
10. thence along an arc of curve to the right, an arc length of thirteen and fourteen hundredths (13.14') feet to a point, said arc of curve having a radius of one hundred thirty-three and fifty hundredths (133.50') feet, a central angle of five (05) degrees, thirty-eight (38) minutes, twenty-five (25) seconds, a chord bearing of North seventy-seven (77) degrees, five (05) minutes, twelve (12) seconds West, and a chord length of thirteen and fourteen hundredths (13.14') feet;
11. thence North ten (10) degrees, two (02) minutes, seven (07) seconds East along a line, a distance of one hundred fifty-nine and eighty-three (159.83') feet to the Point of Beginning.
12. Said parcel of land containing an area of 11,554 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 64, Pages 17 and 18, Ottawa County Plat Records

MARINA VIEW VILLAS ADDITIONAL PARCEL

1. A parcel of land being part of Lot 53A in Harbor Bay Estates Plat 5, as recorded in Volume 64, Pages 17 and 18, Ottawa County Plat Records, in Danbury Township, Ottawa County Ohio, said parcel of land being bounded and described as follows:
 2. Beginning at the intersection of the North line of Lot 53A in Harbor Bay Estates Plat 5, as recorded in Volume 64, Pages 17 and 18, Ottawa County Plat Records, with the East Right-of-Way line of Harbor Bay Drive (60' R/W, Private Drive), said point of intersection being marked with a found 5/8-inch iron rod;
 3. thence in an easterly direction, along the North line of Lot 53A in Harbor Bay Estates Plat 5, as recorded in Volume 64, 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-eight and twenty-three hundredths (48.23') feet to the intersection of the West line of Bay View Villas Condominium Thirteenth Amendment, as recorded in Volume 74 Pages 171-173 Ottawa County Plat Records;
 4. thence South two (02) degrees, fourteen (14) minutes, thirty-seven (37) seconds East along the West line of Bay View Villas Condominium Thirteenth Amendment, as recorded in Volume 74 Pages 171-173 Ottawa County Plat Records, a distance of twenty-six and forty-one hundredths (26.41') feet to a point of curve;
 5. thence along an arc of curve to the left, an arc length of thirty-three and sixty-two hundredths (33.62') feet to a point, 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 South twenty-six (26) degrees, thirty-two (32) minutes, twenty-two (22) seconds East, and a chord length of thirty-two and sixty-one hundredths (32.61') feet;
 6. thence South seventy-nine (79) degrees, fifty-seven (57) minutes, fifty-three (53) seconds East along the South line of Bay View Villas Condominium Thirteenth Amendment, as recorded in Volume 74 Pages 171-173 Ottawa County Plat Records, a distance of sixty-three and thirteen hundredths (63.13') feet to point;
 7. thence South 10 degrees, 02 minutes, 07 seconds West along a line, a distance of (159.83') feet to the intersection of the North Right-of-Way line of Harbor Bay Drive (60' R/W, Private Drive);
 8. thence along to the North Right-of-Way line of Harbor Bay Drive (60' R/W, Private Drive), along a non-tangent arc of curve to the right, an arc length of (172.90') feet to the point of tangency, said arc of curve having a radius of (133.50') feet, a central angle of 74 degrees, 12 minutes, 26 seconds, a chord bearing of North 37 degrees, 09 minutes, 47 seconds West, and a chord length of (161.07') feet;
 9. thence North 00 degrees, 03 minutes, 34 seconds West along the Right-of-Way line of Harbor Bay Drive (60' R/W, Private Drive), a distance of (104.00') feet to the Point of Beginning.
 10. Said parcel of land containing an area of 18,279 square feet, or 0.420 acres of land, more or less.
- 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 64, Pages 17 and 18, Ottawa County Plat Records

MARK RUSSELL

Inst #20240006524

UNDERGROUND UTILITIES
Contact Two Working Days
Before You Dig

OHIO811.org

OHIO811, 8-1-1, or 1-800-362-2764
(In Western Ohio, Dial 8-1-1 for 811)

1683 Woodlands Drive
Maumee, Ohio 43537
Maumee Phone: (419) 893-3880
Fax: (419) 893-2982
www.fellerfinch.com

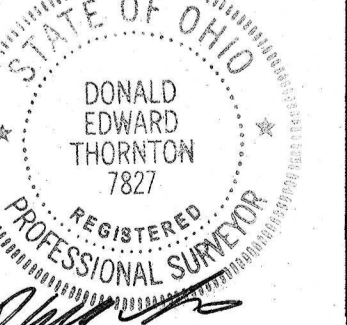
FellerFinch
& ASSOCIATES, INC.

Engineers • Surveyors

REV. NO.	REVISION	DATE

TITLE: MARINA VIEW VILLAS

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



SIGNED	7-4-2024
DATE	
SCALE	N/A
DATE	08-23-2024
DESIGNED: DET	DRAWN: AJJ
CHECKED: DET	REVIEWED: DET
PROJECT	10S10176
DRAWING	10-10176PL00A2
SHEET 2 OF 2	