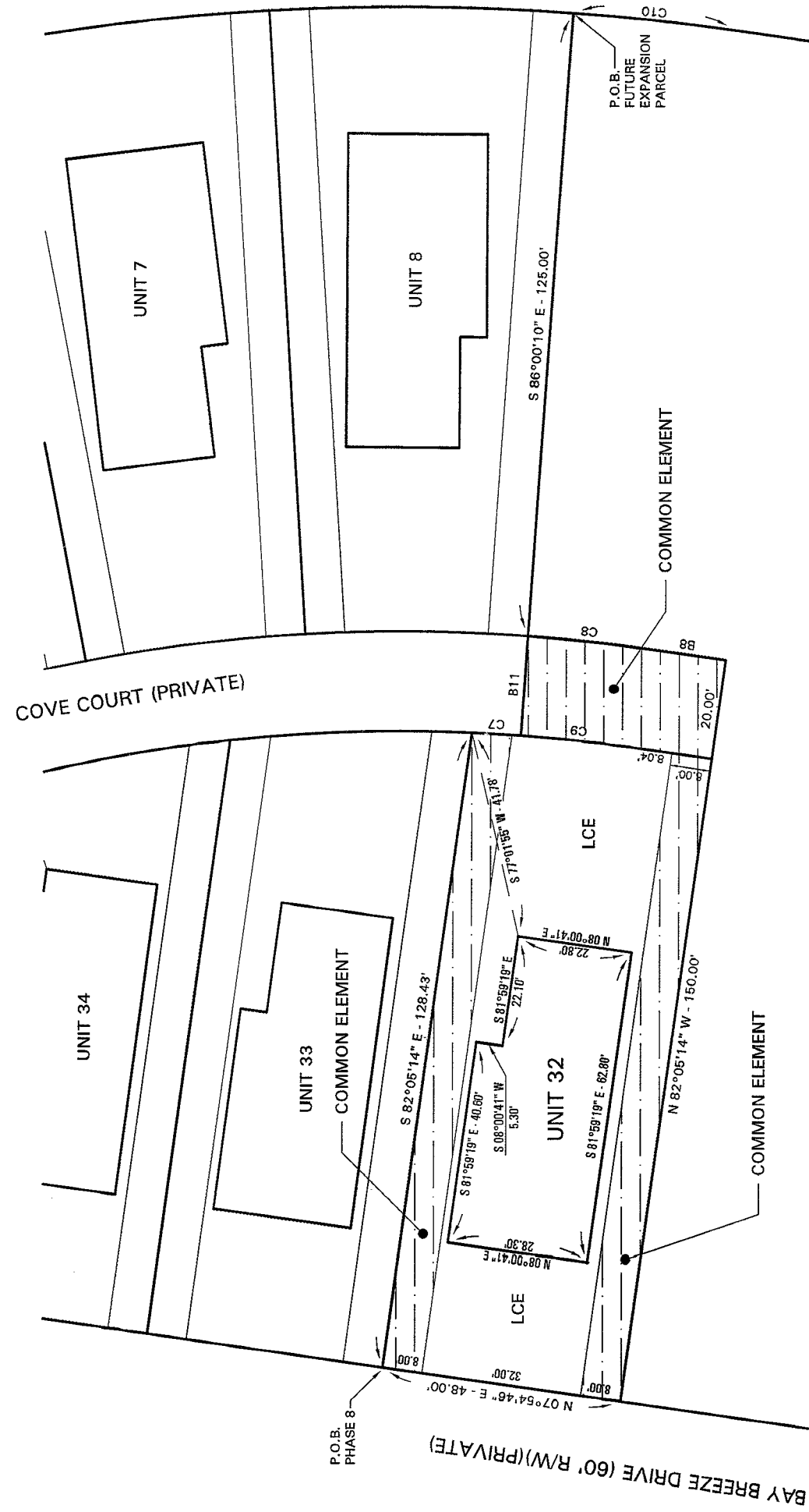


SUNSET COVE AT BAY POINT CONDOMINIUM - PHASE 8
 PART OF THE SEC. 1, LOT 32, VILLAGE OF MARBLEHEAD,
 FIRELANDS SURVEY, DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO
 2013

ALL BEARINGS ARE BASED ON THE ASSUMPTION THAT THE W. LINE, LOT 31, SEC. 1, VILLAGE OF MARBLEHEAD, FIRELANDS SURVEY, DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO, BEGINS AT THE POINT OF BEGINNING SHOWN HEREON FOR ANGULAR MEASUREMENTS ONLY.



- LEGEND**
- = EASEMENT
 - = COMMON ELEMENT
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - = FOUND IRON PIN IN CONCRETE
 - = FOUND IRON PIN
 - LCE = LIMITED COMMON ELEMENT

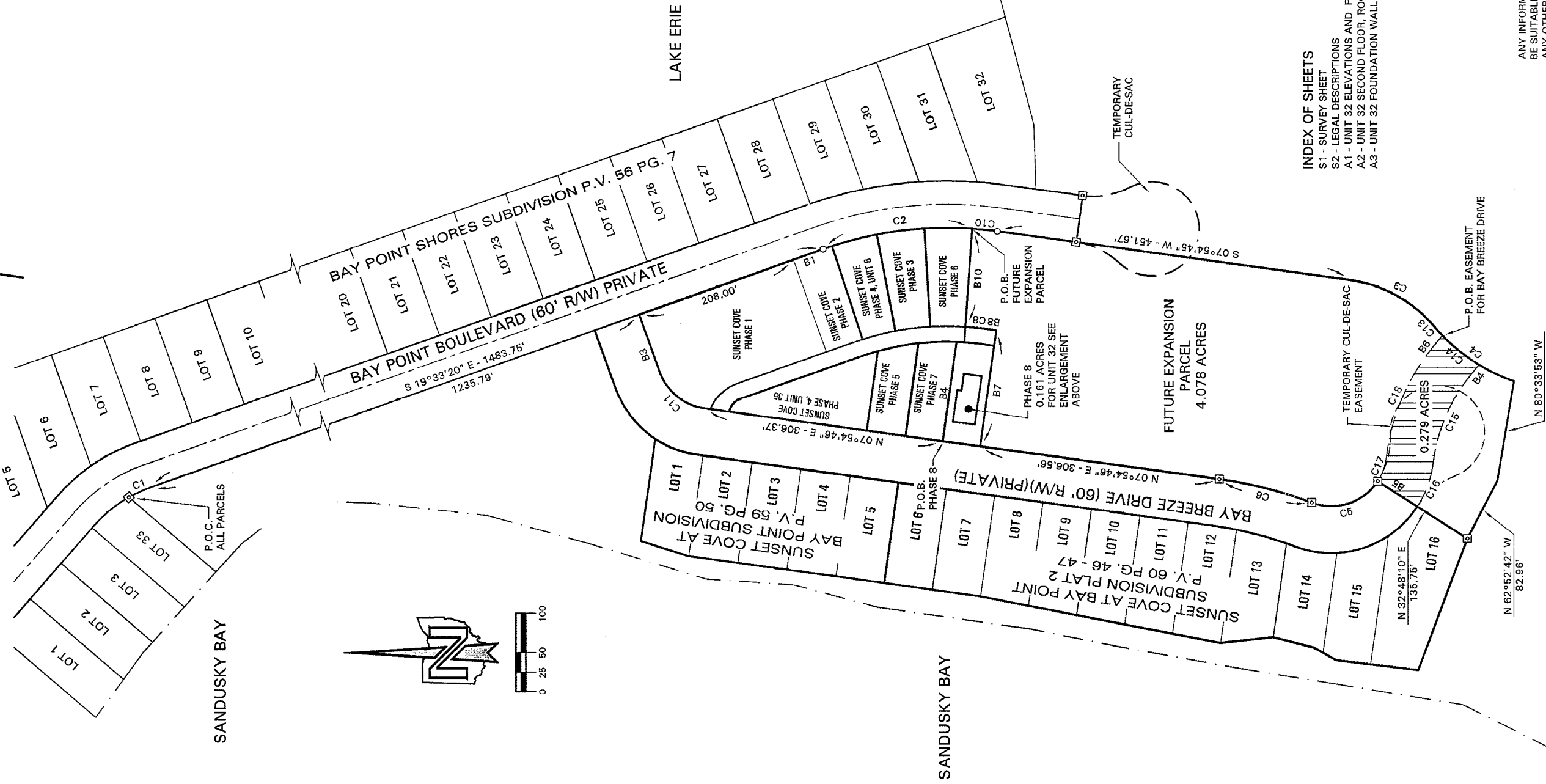
FUTURE EXPANSION PARCEL
 4.078 ACRES

LIMITED COMMON ELEMENT/UNIT ENLARGEMENT
 SCALE: 1" = 20'

BEARING TABLE		
B1	S 19°33'20" E - 39.66'	
B3	S 79°28'40" W - 78.62'	
B4	N 82°05'14" W - 128.43'	
B5	N 32°48'10" E - 60.00'	
B6	S 51°01'54" E - 17.66'	
B7	S 82°06'14" E - 150.00'	
B8	S 07°54'45" W - 16.04'	
B10	S 88°00'10" E - 125.00'	
B11	S 88°00'10" E - 20.00'	

CURVE DATA			
CURVE NO.	DELTA	RADIUS	ARC DIST.
C1	10°14'27"	170.00'	30.39'
C2	23°33'09"	470.00'	193.20'
C3	42°18'02"	170.00'	125.51'
C4	30°55'56"	230.00'	124.37'
C5	78°11'19"	70.00'	95.53'
C6	13°04'43"	530.00'	120.98'
C7	01°43'39"	325.00'	9.80'
C8	03°54'56"	345.00'	23.88'
C9	03°54'56"	325.00'	22.21'
C10	03°54'56"	470.00'	32.12'
C11	62°31'54"	70.00'	76.40'
C13	03°45'00"	230.00'	15.05'
C14	14°59'22"	230.00'	60.17'
C15	32°11'54"	220.00'	123.63'
C16	28°01'58"	130.00'	59.07'
C17	28°01'58"	70.00'	31.81'
C18	32°11'54"	280.00'	157.35'

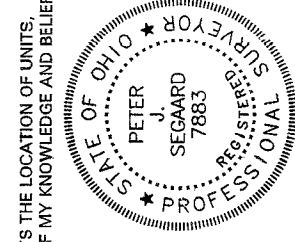
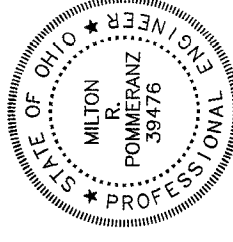
- SUNSET COVE AT BAY POINT CONDOMINIUM - PHASE 1 P.V. 59 PG. 12-22
- SUNSET COVE AT BAY POINT CONDOMINIUM - PHASE 2 P.V. 59 PG. 26-30
- SUNSET COVE AT BAY POINT CONDOMINIUM - PHASE 3 P.V. 60 PG. 1-5
- SUNSET COVE AT BAY POINT CONDOMINIUM - PHASE 4 P.V. 60 PG. 9-16
- SUNSET COVE AT BAY POINT CONDOMINIUM - PHASE 5 P.V. 60 PG. 42-45
- SUNSET COVE AT BAY POINT CONDOMINIUM - PHASE 6 P.V. 60 PG. 49-53
- SUNSET COVE AT BAY POINT CONDOMINIUM - PHASE 7 P.V. 61 PG. 25



2013-00-233762
 RECEIVED FOR RECORD 7-31-13
 TIME 1:41pm FEE \$391.00
 VOL 61 PG. 59-63
 Virginia M. P. [Signature]
 WISCONSIN PARK, RECORDS & INFORMATION

I HEREBY CERTIFY THAT THE DRAWING ACCURATELY REFLECTS EACH UNIT AS BUILT OR CONSTRUCTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Milton R. Pommeranz, P.E. 6-21-2013
 MILTON R. POMMERANZ, P.E. 39476 DATE
 OHIO PROFESSIONAL ENGINEER



I HEREBY CERTIFY THAT THE DRAWING ACCURATELY REFLECTS THE LOCATION OF UNITS, UNIT DIMENSIONS, AND RECORDED EASEMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 Peter J. Segard, P.S. 6-21-2013
 PETER J. SEGARD 7883 DATE
 OHIO PROFESSIONAL SURVEYOR

- INDEX OF SHEETS**
- S1 - SURVEY SHEET
 - S2 - LEGAL DESCRIPTIONS
 - A1 - UNIT 32 ELEVATIONS AND FOUNDATION/ FIRST FLOOR
 - A2 - UNIT 32 SECOND FLOOR, ROOF FRAMING, AND BRACED WALL DETAILS
 - A3 - UNIT 32 FOUNDATION WALL DETAILS, ELECTRICAL, AND MECHANICAL

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM, OR CORPORATION OR FOR ANY OTHER PROJECT WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE ENGINEER OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY ON LEGAL EXPOSURE TO THE ENGINEER OR SURVEYOR.

**SUNSET COVE AT BAY POINT CONDOMINIUM - PHASE 8
PART OF THE SEC. 1, LOT 32, VILLAGE OF MARBLEHEAD,
FIRELANDS SURVEY, DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO
2013**

LEGAL DESCRIPTION FOR: SUNSET COVE AT BAY POINT CONDOMINIUM PHASE 8 - UNIT 32

Known as being a parcel of land in Section 1, Lot 32, Village of Marblehead, Firelands Survey, Danbury Township, Ottawa County, Ohio and being more particularly described as follows.

Commencing at a found iron pin in concrete located at the most easterly corner of Lot 33, Bay Point Shores Subdivision as evidenced in Ottawa County Plat Records Volume 59 Page 7

Thence proceeding along the westerly right-of-way of Bay Point Boulevard (60 feet right-of-way) in a curve to the right conforming to the following data:

Delta = 10 degrees 14' 27"
Radius = 170.00 feet and having a chord bearing of South 05 degrees 49 minutes 17 seconds East and a distance of 30.34 feet, an arc distance of 30.39 feet to point.

Thence South 19 degrees 33 minutes 20 seconds East in the westerly right-of-way of Bay Point Boulevard, a distance of 1235.79 feet to a point marking the southerly line of Bay Breeze Drive, 80 feet right-of-way as evidenced in Ottawa County Plat Records Volume 59 at Page 50.

Thence South 70 degrees 26 minutes 40 seconds West in the previously mentioned southerly line, a distance of 78.32 feet to a point of curvature to the left.

Thence proceeding along said Bay Breeze drive right-of-way in a curve to the left conforming to the following curve data:

Delta = 32 degrees 11' 54"
Radius = 70.00 feet and having a chord bearing of South 38 degrees 10 minutes 43 seconds West and a distance of 72.56 feet, an arc distance of 76.40 feet to a point.

Thence South 07 degrees 54 minutes 48 seconds West in the easterly right-of-way of said Bay Breeze Drive, a distance of 306.37 feet to the Southwest corner of Sunset Cove at Bay Point Condominium Phase 7, Unit 35 as evidenced in Ottawa County Plat Records Volume 60 at Page 48 and also being the end point of the southerly line of Sunset Cove at Bay Point Condominium Phase 6, Unit 32 herein described.

Thence South 87 degrees 05 minutes 14 seconds East in the southerly and easterly line of the previously mentioned Sunset Cove at Bay Point Phase 7, a distance of 128.43 feet to the westerly line of Cove Court and a non-tangent curve to the right.

Thence along said curve to the right conforming to the following curve data:

Delta = 01 degrees 43 minutes 39 seconds
Radius = 325.00 feet and having a chord bearing of South 03 degrees 08 minutes 00 seconds West and a distance of 9.80 feet, an arc distance of 9.80 feet to a point.

Thence South 88 degrees 00 minutes 10 seconds East, a distance of 20.00 feet to a point in the easterly line of Cove Court and a non-tangent curve to the right.

Thence along said curve to the right conforming to the following curve data:

Delta = 03 degrees 54 minutes 55 seconds
Radius = 345.00 feet and having a chord bearing of South 05 degrees 57 minutes 18 seconds West
Thence South 07 degrees 54 minutes 45 seconds West, a distance of 16.04 feet to a point.

Thence North 82 degrees 05 minutes 14 seconds West, a distance of 150.00 feet to a point in the easterly line of Bay Breeze Drive.

Thence North 07 degrees 54 minutes 48 seconds East, a distance of 48.00 feet to the right and place of beginning of the parcel herein described. Said parcel contains 0.161 acre and is subject to all legal highways and easements of record.

The above legal description was prepared by Peter J. Sogaard, Ohio Professional Surveyor #7983 and is based on the assumption that the West line of Lot 31, Section 1, Village of Marblehead, Firelands Survey, Danbury Township, Ottawa County, Ohio bears South 02 degrees 35 minutes 57 seconds West and is also based on a survey performed in November, 2012.

LEGAL DESCRIPTION FOR: SUNSET COVE AT BAY POINT CONDOMINIUM - FUTURE EXPANSION PHASE 8

Known as being a parcel of land in Section 1, Lot 32, Village of Marblehead, Firelands Survey, Danbury Township, Ottawa County, Ohio and being more particularly described as follows.

Commencing at a found iron pin in concrete located at the most easterly corner of Lot 33, Bay Point Shores Subdivision as evidenced in Ottawa County Plat Records Volume 55 at Page 7

Thence proceeding along the westerly right-of-way of Bay Point Boulevard (60' R/W) in a curve to the right conforming to the following curve data:

Delta = 10 degrees 14' 27"
Radius = 170.00 feet and having a chord bearing of South 05 degrees 49 minutes 17 seconds East and a distance of 30.34 feet, an arc distance of 30.39 feet to point.

Thence South 19 degrees 33 minutes 20 seconds East in the westerly right-of-way of Bay Point Boulevard, a distance of 1435.75 feet to a found iron pin marking a point of curvature to the right.

Thence proceeding along said curve conforming to the following curve data:

Delta = 23 degrees 33 minutes 09 seconds
Radius = 470.00 feet and having a chord bearing of South 07 degrees 46 minutes 45 seconds East and a distance of 191.85 feet, an arc distance of 193.20 feet to the point and place of beginning of the parcel herein described.

Thence continuing along said curve conforming to the following curve data:

Delta = 03 degrees 54 minutes 55 seconds
Radius = 470.00 feet and having a chord bearing of South 05 degrees 57 minutes 18 seconds West and a distance of 32.11 feet, an arc distance of 32.12 feet to a found iron pin.

Thence South 07 degrees 54 minutes 45 seconds West in the westerly right-of-way of Bay Point Boulevard, a distance of 451.87 feet to a point of curvature to the right.

Thence proceeding along said curve conforming to the following curve data:

Delta = 42 degrees 19 minutes 02 seconds
Radius = 170.00 feet and having a chord bearing of South 29 degrees 03 minutes 48 seconds West and a distance of 122.86 feet, an arc distance of 125.81 feet to a point of reverse curvature.

Thence proceeding along said reverse curvature conforming to the following curve data:

Delta = 30 degrees 58 minutes 58 seconds
Radius = 230.00 feet and having a chord bearing of South 34 degrees 43 minutes 19 seconds West and a distance of 122.86 feet, an arc distance of 124.37 feet to a point.

Thence North 80 degrees 33 minutes 53 seconds West, a distance of 128.18 feet to a point.

Thence North 82 degrees 05 minutes 14 seconds West, a distance of 82.95 feet to a found iron pin in concrete located at the most southerly corner of Lot 16, Sunset Cove Subdivision Plat 2 as evidenced in Ottawa County Plat Records Volume 60 at Page 46.

Thence North 32 degrees 48 minutes 10 seconds East in the easterly line of said Lot 16, a distance of 135.75 feet to a found iron pin in concrete located in the easterly line of Bay Breeze Drive.

Thence along a non-tangent curve to the right conforming to the following curve data:

Delta = 78 degrees 11 minutes 19 seconds
Radius = 70.00 feet and having a chord bearing of North 18 degrees 06 minutes 10 seconds West and a distance of 85.28 feet, an arc distance of 95.55 feet to a point of reverse curvature.

Thence along said reverse curve conforming to the following curve data:

Delta = 13 degrees 04 minutes 43 seconds
Radius = 630.00 feet and having a chord bearing of North 14 degrees 27 minutes 07 seconds East and a distance of 120.72 feet, an arc distance of 120.88 feet to a point.

Thence North 07 degrees 54 minutes 48 seconds East, a distance of 306.56 feet to a point.

Thence North 07 degrees 05 minutes 14 seconds East, a distance of 150.00 feet to a point of curvature to the left.

Thence along said curve to the left conforming to the following curve data:

Delta = 03 degrees 54 minutes 55 seconds
Radius = 345.00 feet and having a chord bearing of North 05 degrees 57 minutes 18 seconds East and a distance of 23.57 feet, an arc distance of 23.58 feet to a point.

Thence South 88 degrees 00 minutes 10 seconds East, a distance of 125.00 feet to the point and place of beginning.

Said parcel contains 4.078 acres in Section 1, Lot 32 and is subject to all legal highways and easements of record.

The above legal description was prepared by Peter J. Sogaard, Ohio Professional Surveyor #7983 and is based on the assumption that the West line of Lot 31, Section 1, Village of Marblehead, Firelands Survey, Danbury Township, Ottawa County, Ohio bears South 00 degrees 35 minutes 57 seconds West and is also based on a survey performed in May, 2013.

Legal Description: Easement for Bay Breeze Drive

Known as being a parcel of land in Section 1, Lot 32, Village of Marblehead, Firelands Survey, Danbury Township, Ottawa County, Ohio and being more particularly described as follows.

Commencing at a found iron pin in concrete located at the most easterly corner of Lot 33, Bay Point Shores Subdivision as evidenced in Ottawa County Plat Records Volume 58 Page 7

Thence proceeding along the westerly right-of-way of Bay Point Boulevard (60' R/W) in a curve to the right conforming to the following data:

Delta = 10 degrees 14' 27"
Radius = 170.00 feet and having a chord bearing of South 05 degrees 49 minutes 17 seconds East and a distance of 30.34 feet, an arc distance of 30.39 feet to point.

Thence South 19 degrees 33 minutes 20 seconds East in the westerly right-of-way of Bay Point Boulevard, a distance of 1483.75 feet to a found iron pin marking a point of curvature to the right.

Thence proceeding along said curve conforming to the following curve data:

Delta = 32 degrees 11' 54"
Radius = 70.00 feet and having a chord bearing of South 05 degrees 49 minutes 17 seconds East and a distance of 223.17 feet, an arc distance of 226.32 feet to found iron pin.

Thence South 07 degrees 54 minutes 45 seconds West in the westerly right-of-way of Bay Point Boulevard, a distance of 461.87 feet to a point of curvature to the right.

Thence proceeding along said curve conforming to the following curve data:

Delta = 42 degrees 18' 02"
Radius = 170.00 feet and having a chord bearing of South 29 degrees 03 minutes 48 seconds West and a distance of 122.86 feet, an arc distance of 125.81 feet to a point of reverse curvature.

Thence proceeding along said reverse curve conforming to the following curve data:

Delta = 03 degrees 45' 00"
Radius = 230.00 feet and having a chord bearing of South 48 degrees 20 minutes 17 seconds West and a distance of 15.05 feet, an arc distance of 15.05 feet to the point and place of beginning of the easement herein described.

Thence along a curve to the left conforming to the following curve data:

Delta = 230 degrees 00' 22"
Radius = 230.00 feet and having a chord bearing of South 38 degrees 58 minutes 08 seconds West and a distance of 60.00 feet, an arc distance of 60.17 feet to a point.

Thence North 51 degrees 01 minutes 54 seconds West, a distance of 17.65 feet to a point of curvature to the left.

Thence along a curve to the left conforming to the following curve data:

Delta = 32 degrees 11' 54"
Radius = 220.00 feet and having a chord bearing of North 07 degrees 07 minutes 51 seconds West and a distance of 122.01 feet, an arc distance of 123.63 feet to a point of reverse curvature.

Thence proceeding along said curve conforming to the following curve data:

Delta = 28 degrees 01' 58"
Radius = 130.00 feet and having a chord bearing of North 70 degrees 12 minutes 49 seconds West and a distance of 58.55 feet, an arc distance of 59.07 feet to a point.

Thence North 32 degrees 48 minutes 10 seconds East, a distance of 60.00 feet to a point of non-tangent curvature to the left.

Thence along said curve to the left conforming to the following curve data:

Delta = 28 degrees 01' 58"
Radius = 70.00 feet and having a chord bearing of South 70 degrees 12 minutes 49 seconds East and a distance of 31.81 feet to a point of reverse curvature.

Thence along said reverse curve conforming to the following curve data:

Delta = 32 degrees 11' 54"
Radius = 280.00 feet and having a chord bearing of South 67 degrees 07 minutes 51 seconds East and a distance of 155.29 feet, an arc distance of 157.35 feet to a point.

Thence South 51 degrees 01 minute 54 seconds East, a distance of 17.65 feet to the point and place of beginning. Said easement contains 0.279 acres.

The above legal description was prepared by Peter J. Sogaard, Ohio Professional Surveyor #7883 and is based on the assumption that the West line of Lot 31, Section 1, Village of Marblehead, Firelands Survey, Danbury Township, Ottawa County, Ohio bears South 00 degrees 35 minutes 57 seconds West and is also based on a survey performed in January, 2011.

PLAT 2 TEMPORARY CUL-DE-SAC EASEMENT LEGAL DESCRIPTION

Known as and being a cul-de-sac easement located in Section 1, Lot 32, Firelands Survey, Village of Marblehead, Danbury Township, Ottawa County, Ohio and being more particularly described as follows.

Commencing at a found iron pin in concrete marking the Southwest corner of Lot 5, Sunset Cove Subdivision as evidenced in Ottawa County Plat Records Volume 89 at Page 50.

Thence South 82 degrees 05 minutes 14 seconds East, a distance of 190.00 feet to a found iron pin in concrete.

Thence North 07 degrees 54 minutes 46 seconds West, a distance of 402.56 feet to a point in a curve to the right.

Thence proceeding along said curve to the right conforming to the following data:

Delta = 13 degrees 04 minutes 43 seconds
Radius = 630.00 feet and having a chord bearing of South 14 degrees 27 minutes 07 seconds West and a distance of 120.72 feet, and arc distance of 120.96 feet to a set iron pin in concrete and point of reverse curvature.

Thence proceeding along said reverse curve conforming to the following data:

Delta = 78 degrees 11 minutes 19 seconds
Radius = 70.00 feet and having a chord bearing of South 18 degrees 06 minutes 10 seconds East and a distance of 85.28 feet, and arc distance of 95.53 feet to a set iron pin in concrete and also being the point and place of beginning of the cul-de-sac easement as herein described.

Thence proceeding along a curve to the left conforming to the following data:

Delta = 35 degrees 39 minutes 33 seconds
Radius = 100.00 feet and having a chord bearing of South 75 degrees 01 minutes 38 seconds East and a distance of 61.24 feet, and arc distance of 62.24 feet to a point of reverse curvature.

Thence proceeding along said reverse curve conforming to the following data:

Delta = 35 degrees 39 minutes 32 seconds
Radius = 60.00 feet and having a chord bearing of North 39 degrees 22 minutes 05 seconds West and a distance of 97.50 feet, and arc distance of 263.18 feet to a point of reverse curvature.

Thence proceeding along said reverse curve conforming to the following data:

Delta = 100 degrees 00 minutes 32 seconds
Radius = 100.00 feet and having a chord bearing of North 39 degrees 22 minutes 05 seconds West and a distance of 61.24 feet, and arc distance of 62.24 feet to a point.

Thence North 32 degrees 48 minutes 09 seconds East, a distance of 60.00 feet to the point and place of beginning. Said easement contains 0.317 acres.

The above legal description was prepared by Peter J. Sogaard, Ohio Professional Surveyor #7883 and is based on the assumption that the West line of Lot 31, Section 1, Village of Marblehead, Firelands Survey, Danbury Township, Ottawa County, Ohio bears North 00 degrees 35 minutes 57 seconds East and is subject to all legal highways and easements of record.

HEREBY CERTIFY THAT THE DRAWING ACCURATELY REFLECTS THE LOCATION OF UNITS, IMPROVEMENTS, AND RECORDS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PETER J. SOGAARD, SRS
DATE 6-21-2013

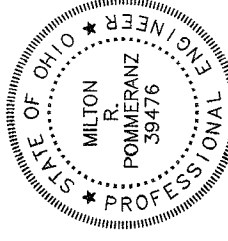
OHIO PROFESSIONAL SURVEYOR



HEREBY CERTIFY THAT THE DRAWING ACCURATELY REFLECTS EACH UNIT AS BUILT OR CONSTRUCTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

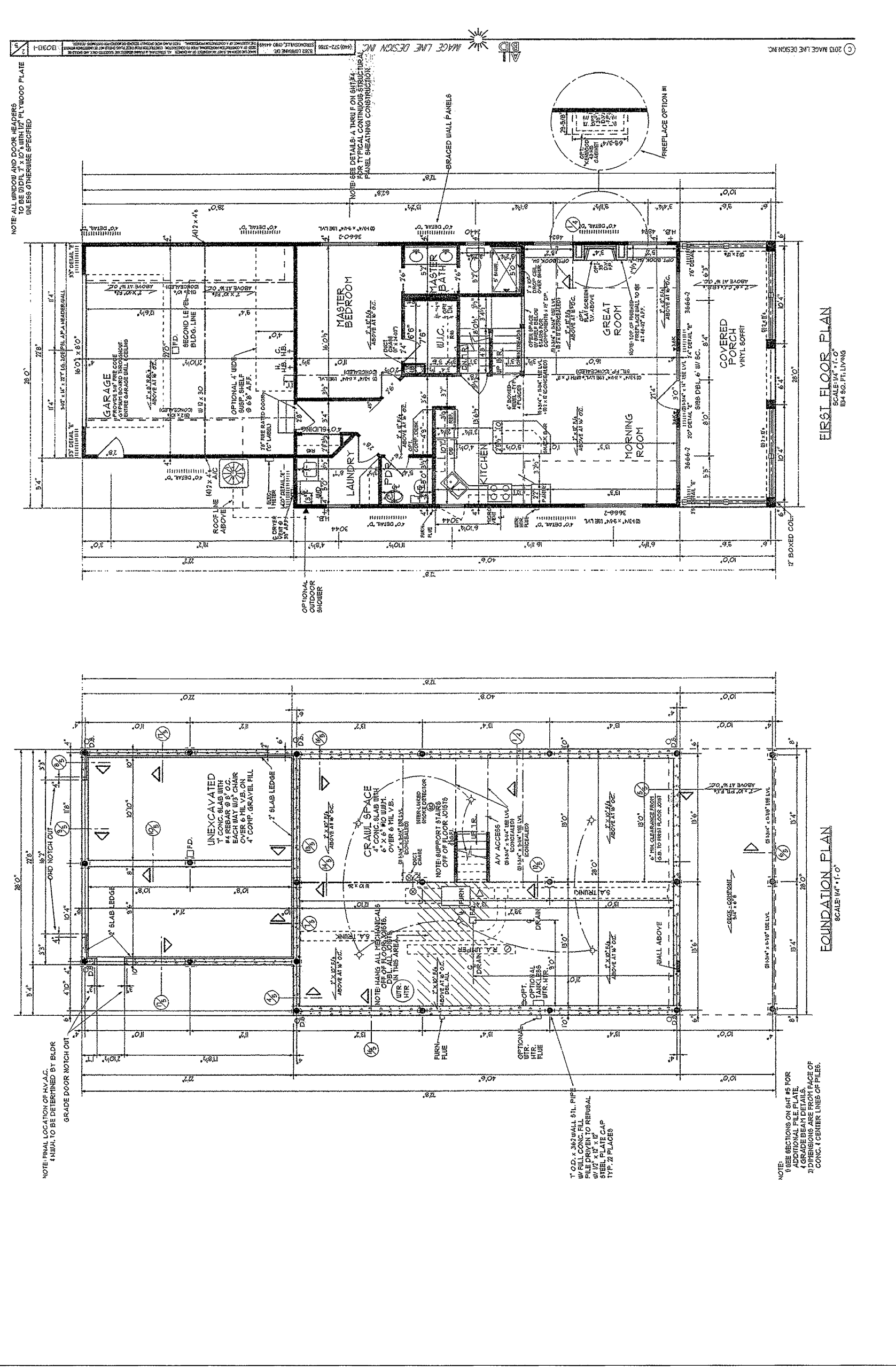
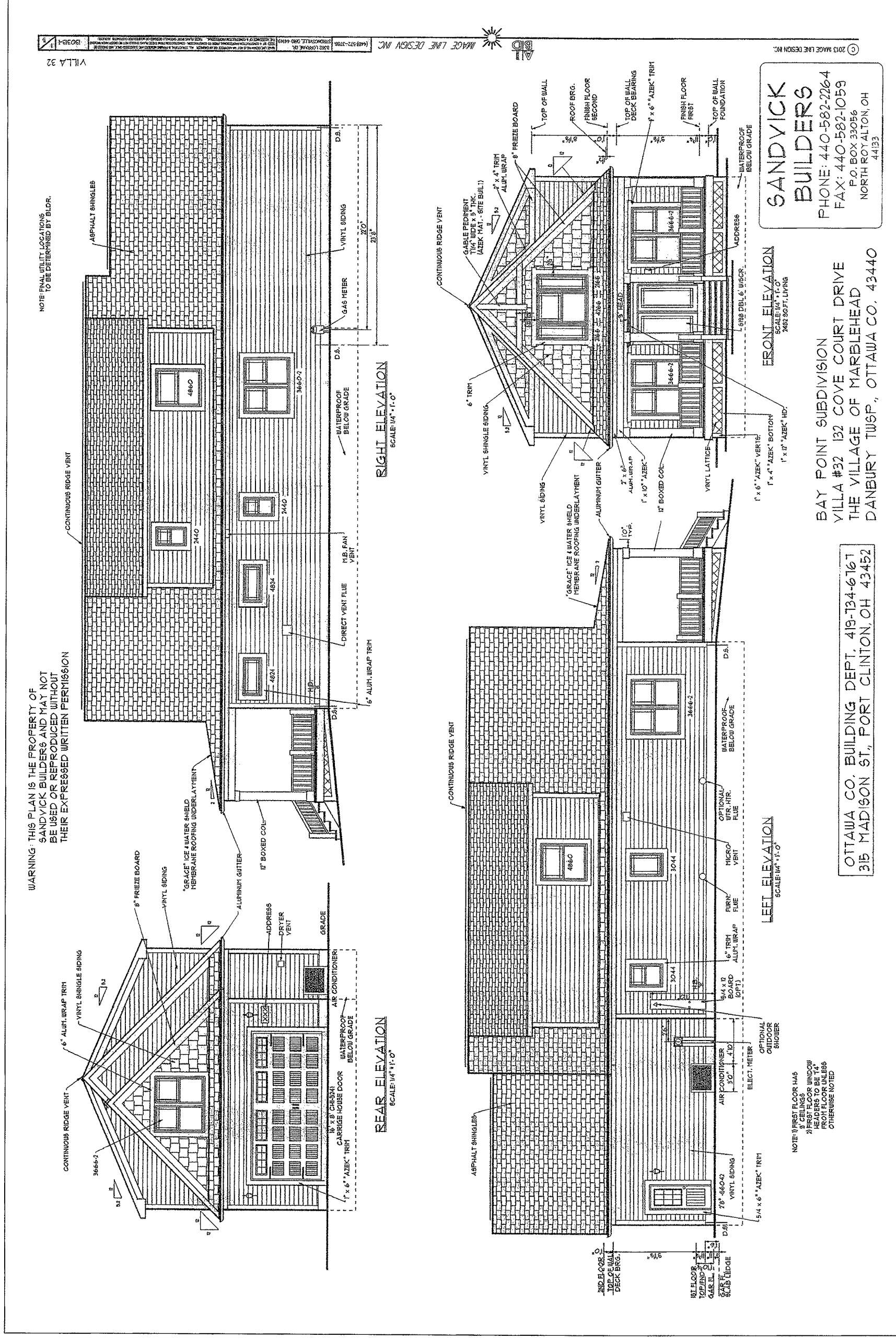
MILTON POMMERANZ, PE
DATE 6-21-2013

OHIO PROFESSIONAL ENGINEER



SUNSET COVE AT BAY POINT CONDOMINIUM - PHASE 8
UNIT 32 ARCHITECTURAL PLANS

2013



I HEREBY CERTIFY THAT THE DRAWING ACCURATELY REFLECTS EACH UNIT AS BUILT OR CONSTRUCTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

M. R. Pommeranz
 MILTON R. POMMERANZ
 OHIO PROFESSIONAL ENGINEER

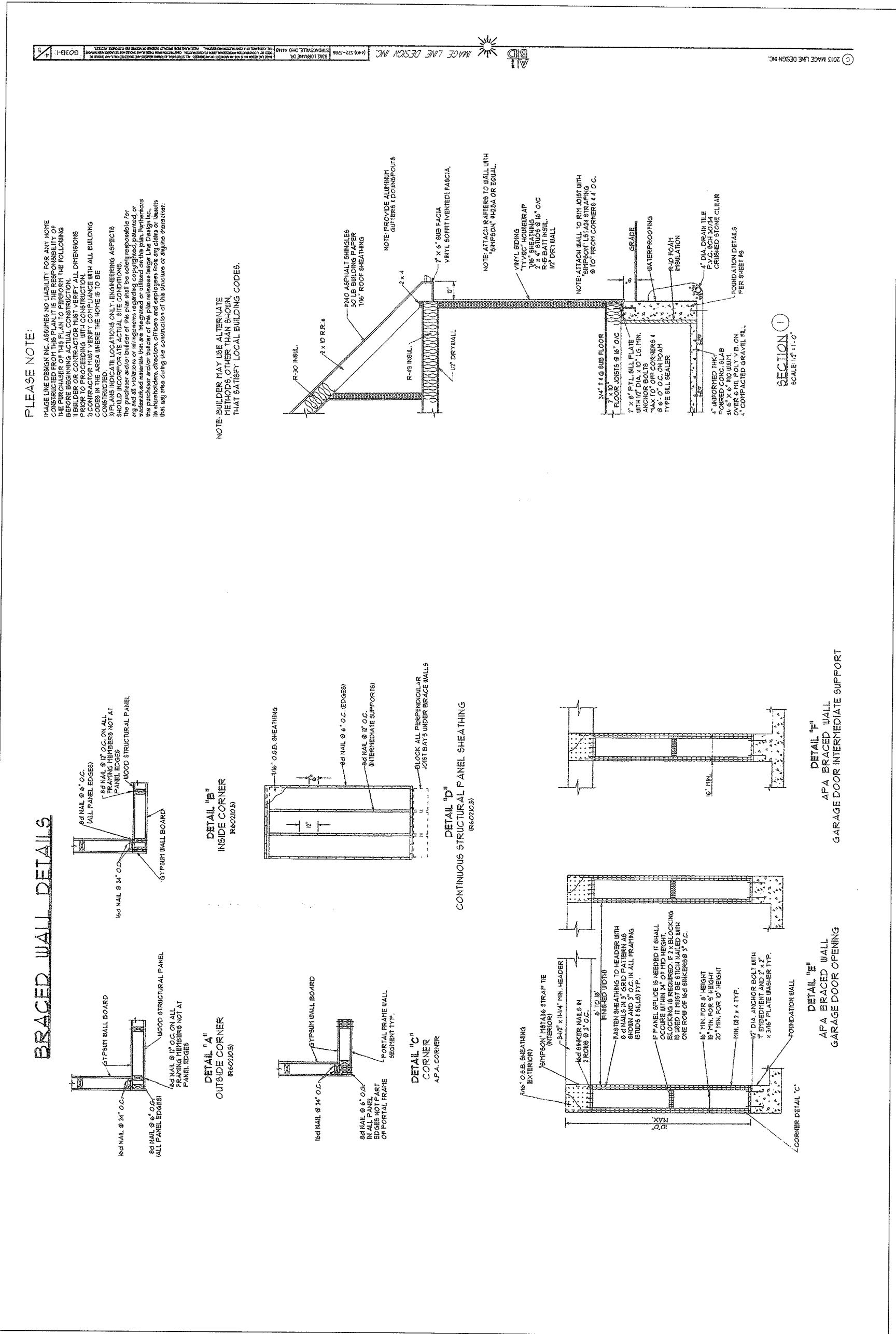
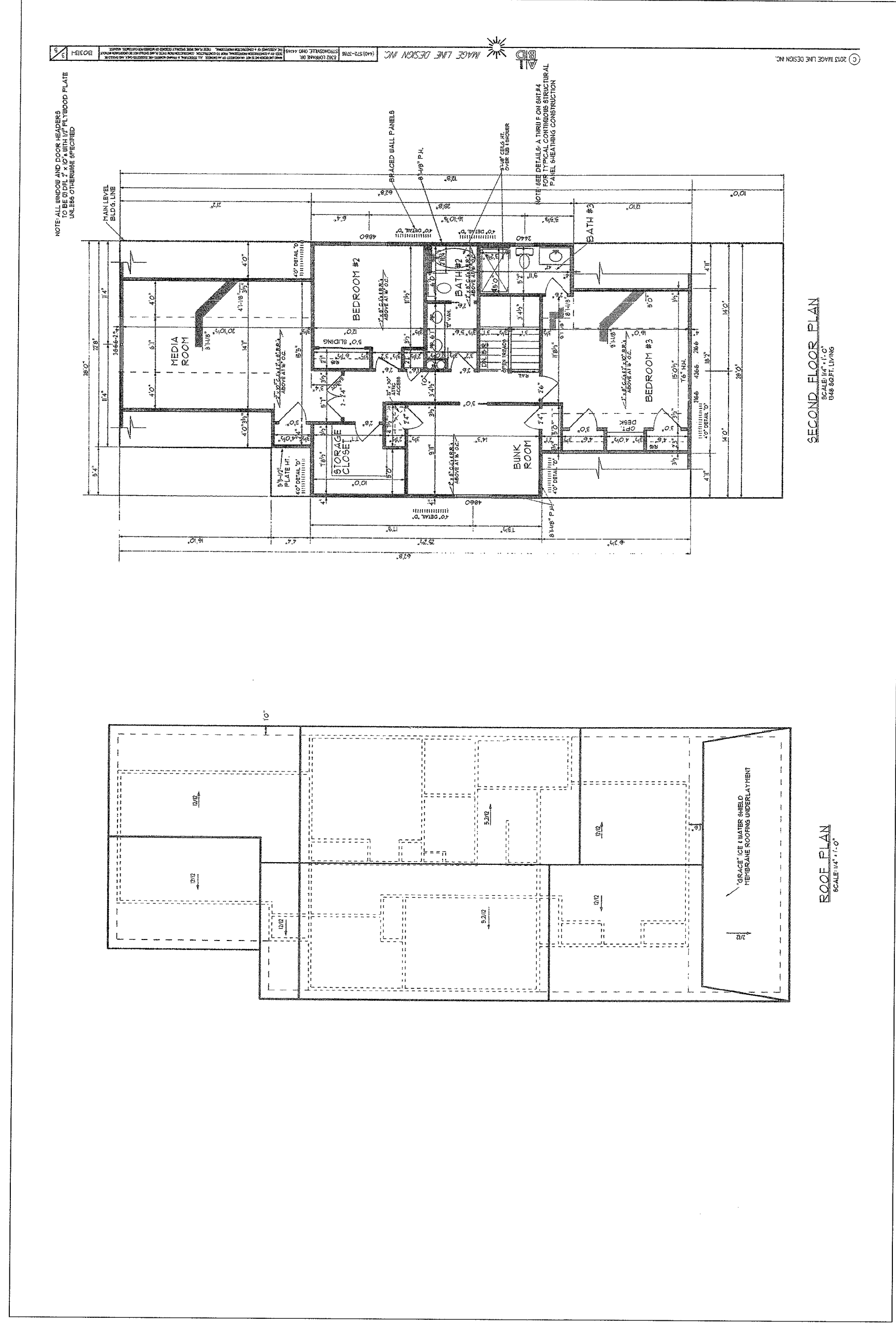
DATE: 6-21-2013

I HEREBY CERTIFY THAT THE DRAWING ACCURATELY REFLECTS THE LOCATION OF UNITS, IMPROVEMENTS, AND RECORDED EASEMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Peter J. Seaward
 PETER J. SEAWARD
 OHIO PROFESSIONAL SURVEYOR

DATE: 6-21-2013

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM, OR CORPORATION OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF SANDYCK BUILDERS AND ADAPTATION BY THE ENGINEER OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER OR SURVEYOR.



I HEREBY CERTIFY THAT THE DRAWING ACCURATELY REFLECTS THE LOCATION OF UNITS, IMPROVEMENTS, AND RECORDED EASEMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PETER J. SEGAARD, P.S. 7883
7883
STATE OF OHIO
PROFESSIONAL SURVEYOR

DATE: 6.21.2013

MILTON R. POMMERANZ, P.E. 39476
STATE OF OHIO
PROFESSIONAL ENGINEER

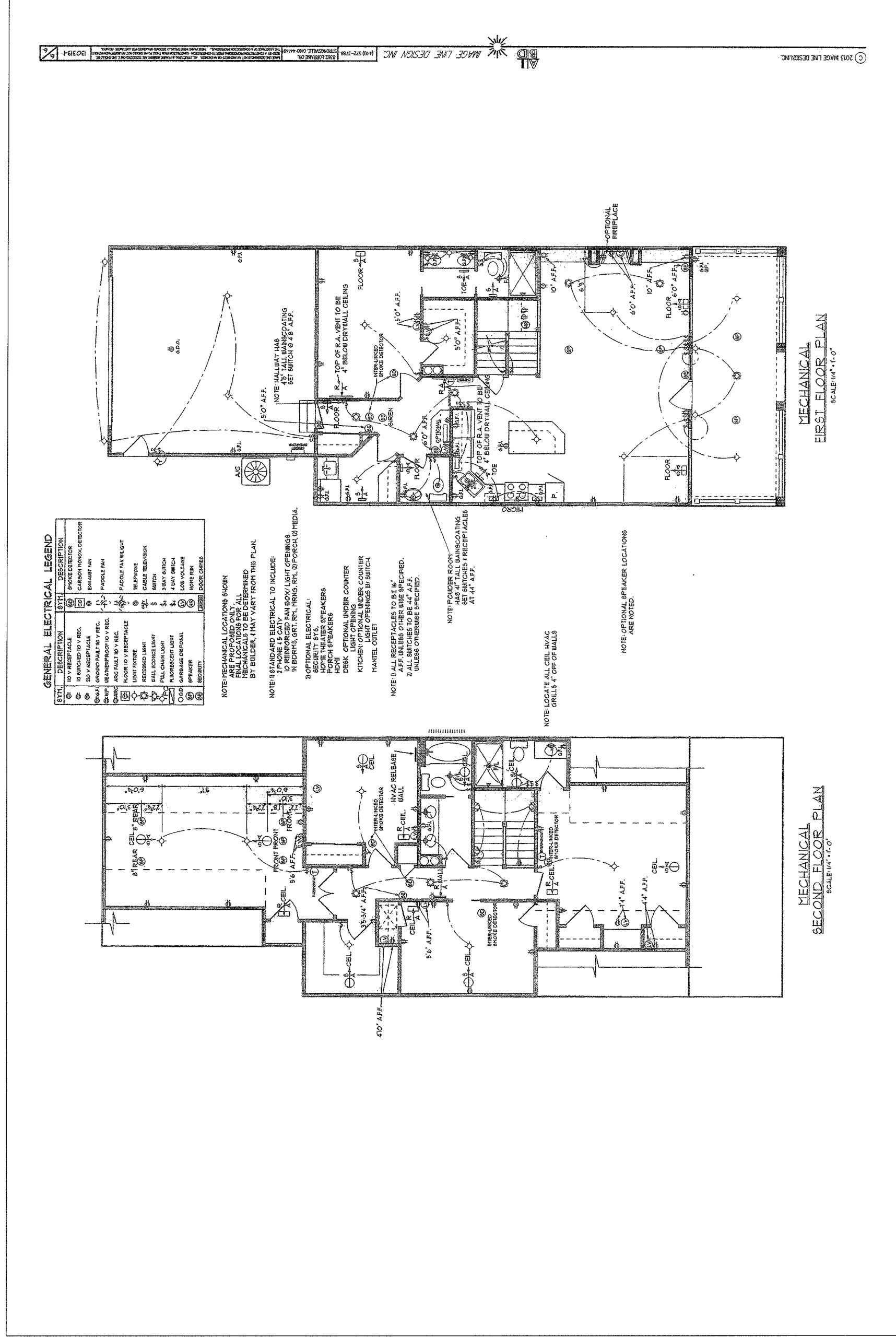
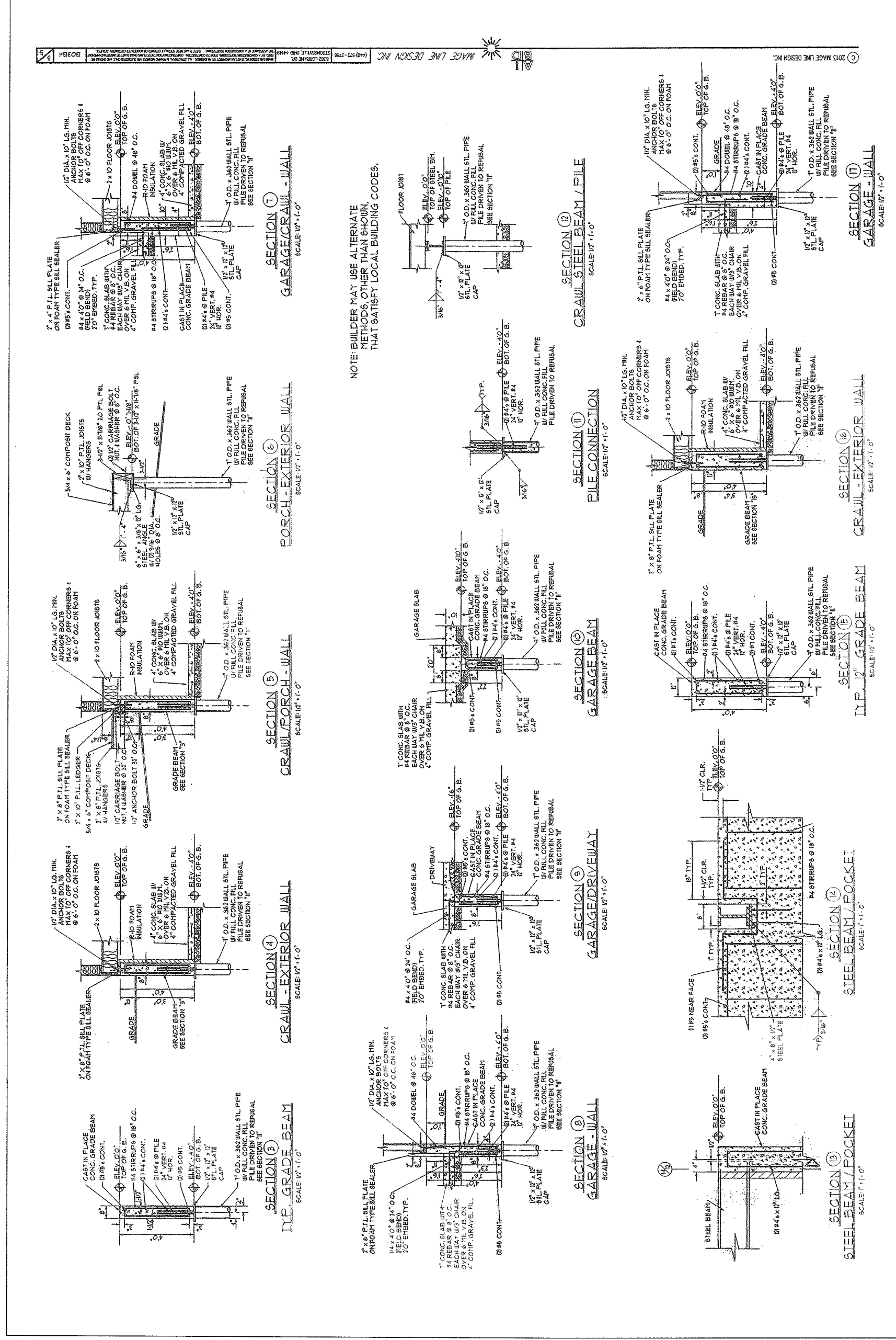
I HEREBY CERTIFY THAT THE DRAWING ACCURATELY REFLECTS EACH UNIT AS BUILT OR CONSTRUCTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MILTON R. POMMERANZ, P.E. 39476
STATE OF OHIO
PROFESSIONAL ENGINEER

DATE: 6.21.2013

MILTON R. POMMERANZ, P.E. 39476
STATE OF OHIO
PROFESSIONAL ENGINEER

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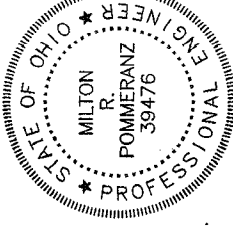
PETER J. SEGARRA, P.S. 7883
 OHIO PROFESSIONAL SURVEYOR

DATE: 6-21-2013

I HEREBY CERTIFY THAT THE DRAWING ACCURATELY REFLECTS EACH UNIT AS BUILT OR CONSTRUCTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Walter Spangenberg, P.E. 39476
 OHIO PROFESSIONAL ENGINEER

DATE: 6-21-2013



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