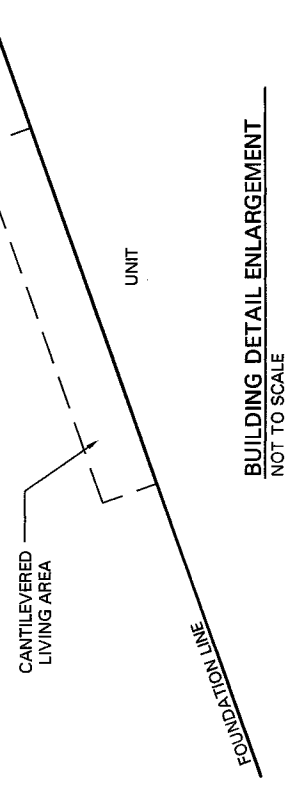


SUNSET COVE AT BAY POINT CONDOMINIUM
 PART OF THE SEC. 1, LOT 32, VILLAGE OF MARBLEHEAD,
 FIRELANDS SURVEY, DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO
 2011

VOL 59 PG 12

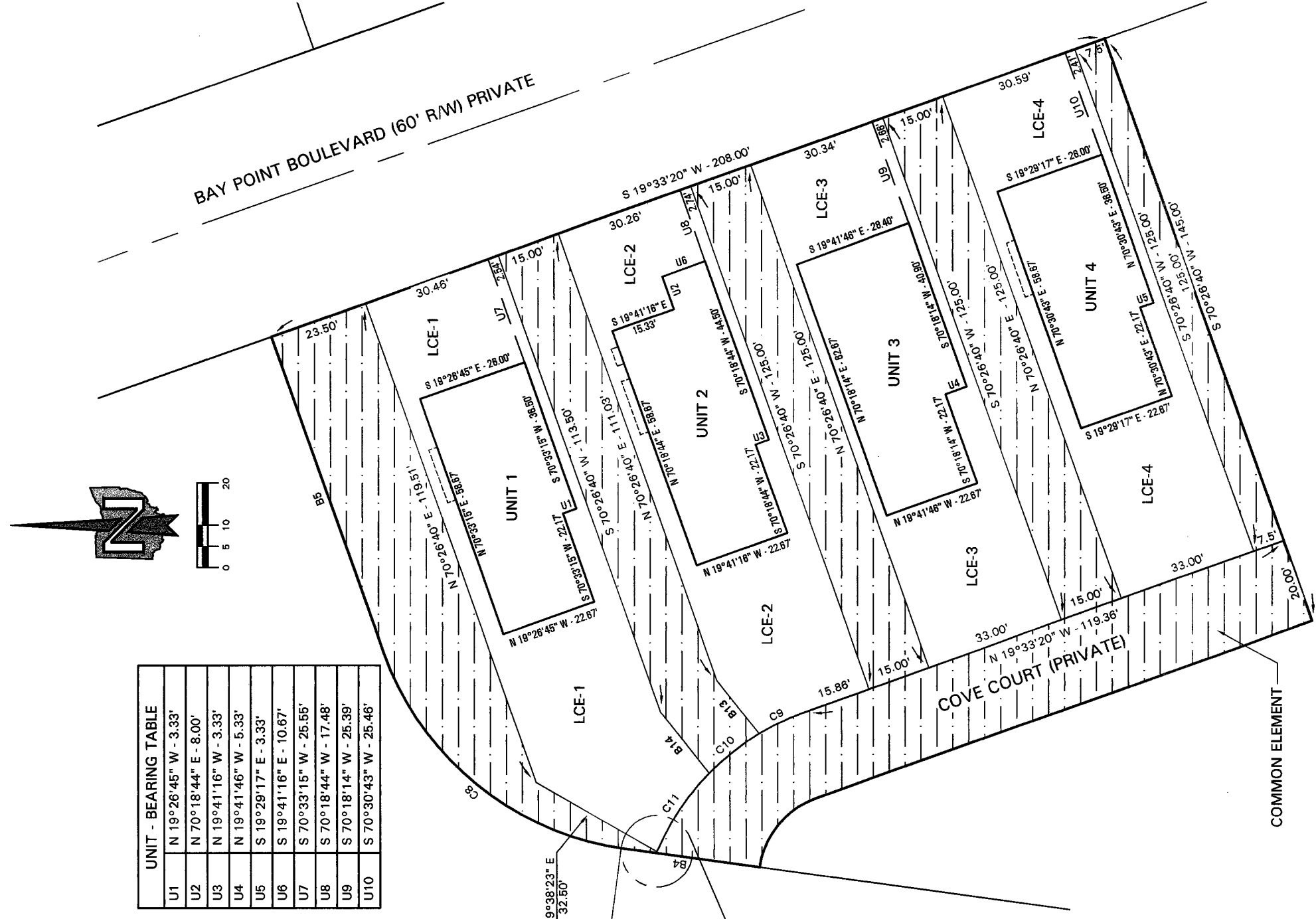
UNIT - BEARING TABLE

U1	N 19°26'46" W - 3.33'
U2	N 70°18'44" E - 8.00'
U3	N 19°41'16" W - 3.33'
U4	N 19°41'46" W - 5.33'
U5	S 19°29'17" E - 3.33'
U6	S 19°41'16" E - 10.67'
U7	S 70°33'15" W - 25.55'
U8	S 70°18'44" W - 17.48'
U9	S 70°18'14" W - 25.39'
U10	S 70°30'43" W - 25.46'

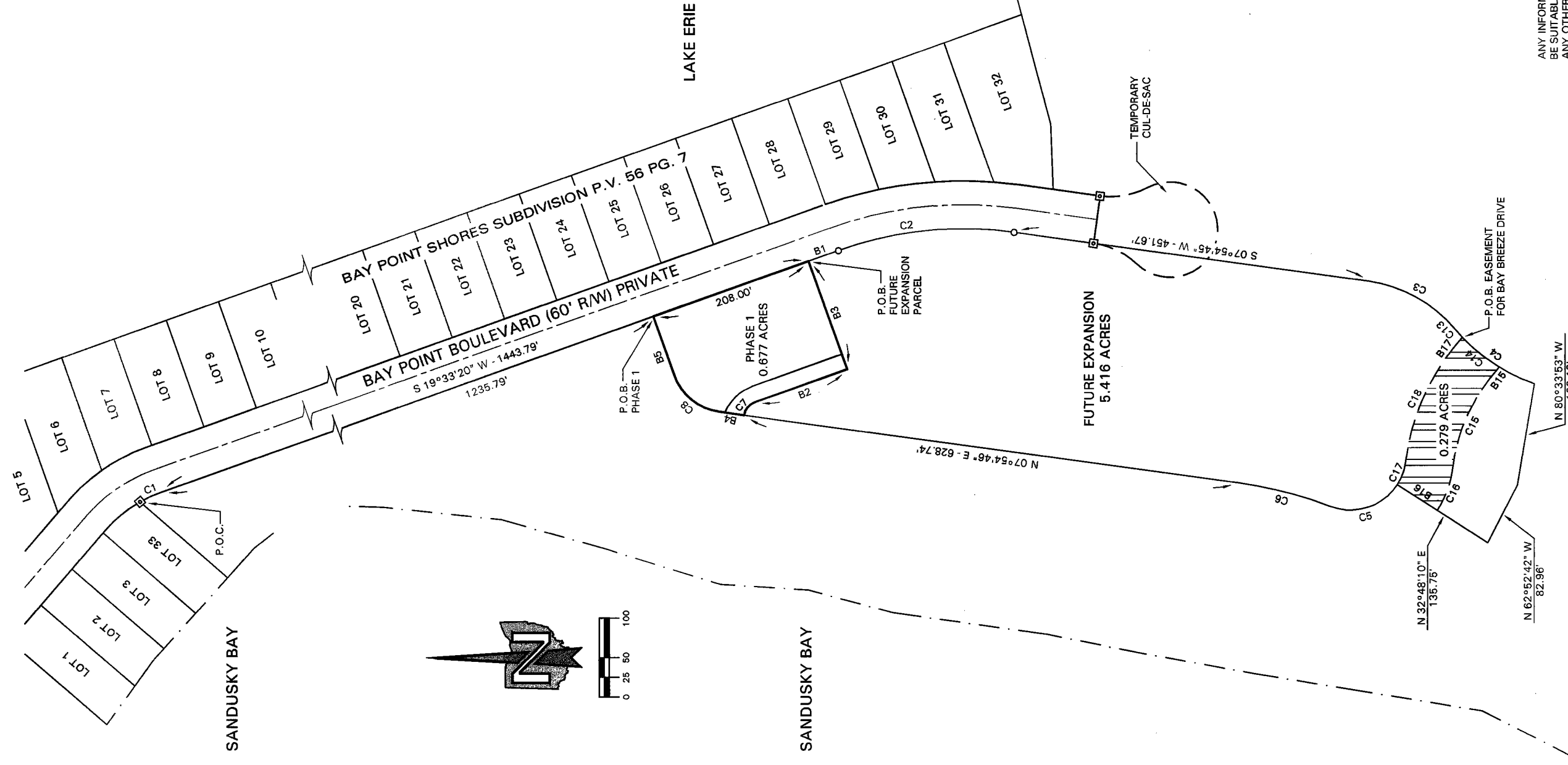


BUILDING DETAIL ENLARGEMENT
 NOT TO SCALE

- LEGEND**
- = EASEMENT
 - = COMMON ELEMENT
 - = POINT OF COMMENCEMENT
 - = POINT OF BEGINNING
 - = FOUND IRON PIN IN CONCRETE
 - = FOUND IRON PIN
 - = LIMITED COMMON ELEMENT



BAY POINT BOULEVARD (60' R/W) PRIVATE



LIMITED COMMON ELEMENT ENLARGEMENT
 SCALE: 1"=20'

CURVE DATA

CURVE NO.	DELTA	RADIUS	CHORD	ARC DIST.
C1	10°14'27"	170.00'	S 05°46'17" E - 30.34'	30.39'
C2	27°28'05"	470.00'	S 05°49'17" E - 223.17'	225.32'
C3	42°18'02"	170.00'	S 29°03'46" W - 122.68'	125.51'
C4	30°58'56"	230.00'	S 34°43'19" W - 122.86'	124.37'
C5	78°11'19"	70.00'	N 18°08'10" W - 88.28'	95.53'
C6	13°04'43"	530.00'	N 14°27'07" E - 120.76'	120.98'
C7	62°31'54"	20.00'	S 60°48'17" E - 20.76'	21.83'
C8	11°32'09"	60.00'	N 35°10'43" E - 72.66'	76.40'
C9	14°21'41"	60.00'	N 25°19'24" W - 12.06'	12.08'
C10	21°08'11"	60.00'	N 38°16'20" W - 15.00'	15.04'
C11	00°24'58"	60.00'	N 65°11'6" W - 22.01'	22.13'
C12	03°45'00"	230.00'	N 68°47'50" W - 0.44'	0.44'
C13	14°59'22"	230.00'	S 48°20'17" W - 15.05'	15.05'
C14	32°11'54"	220.00'	S 38°58'06" W - 60.00'	60.17'
C15	26°01'58"	130.00'	N 70°12'49" W - 58.56'	59.07'
C16	32°11'54"	280.00'	S 70°12'49" E - 31.53'	31.81'
C18	32°11'54"	280.00'	S 67°07'51" E - 155.29'	157.35'

BEARING TABLE

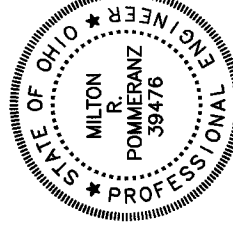
B1	S 19°33'20" E - 39.96'
B2	S 19°33'20" E - 123.96'
B3	N 70°26'40" E - 145.00'
B4	N 07°54'46" E - 32.19'
B5	N 70°26'40" E - 78.82'
B6	S 19°33'20" E - 33.00'
B7	S 19°33'20" E - 33.00'
B8	S 19°33'20" E - 33.00'
B9	S 19°33'20" E - 33.00'
B10	N 19°33'20" W - 33.00'
B11	N 19°33'20" W - 33.00'
B12	N 19°33'20" W - 15.88'
B13	N 51°43'40" E - 16.03'
B14	N 51°43'40" E - 18.50'
B15	N 51°01'54" W - 17.65'
B16	N 32°48'10" E - 60.00'
B17	S 51°01'54" E - 17.65'

- INDEX OF SHEETS**
- S1 - SURVEY SHEET
 - S2 - LEGAL DESCRIPTIONS AND FOUNDATION/FIRST FLOOR
 - A1 - UNIT 1 ELEVATIONS AND CONSTRUCTION DETAILS
 - A2 - UNIT 2 ELEVATIONS AND CONSTRUCTION DETAILS
 - A3 - UNIT 3 ELEVATIONS AND CONSTRUCTION DETAILS
 - A4 - UNIT 4 ELEVATIONS AND CONSTRUCTION DETAILS
 - A5 - UNIT 1 SECOND FLOOR AND FOUNDATION/FIRST FLOOR
 - A6 - UNIT 2 SECOND FLOOR AND FOUNDATION/FIRST FLOOR
 - A7 - UNIT 3 SECOND FLOOR AND FOUNDATION/FIRST FLOOR
 - A8 - UNIT 4 SECOND FLOOR AND FOUNDATION/FIRST FLOOR
 - A9 - UNIT 1 THROUGH 4 BRACED WALL DETAILS

20100310013
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 MAY 13 2011
 M. J. SEGARD, P.E.
 MILTON R. POMERANZ, P.E.
 REGISTERED PROFESSIONAL ENGINEERS
 STATE OF OHIO

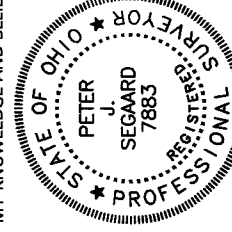
I HEREBY CERTIFY THAT THE DRAWING ACCURATELY REFLECTS EACH UNIT AS BUILT OR CONSTRUCTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Milton R. Pomeranz, P.E.
 Milton R. Pomeranz, P.E.
 OHIO PROFESSIONAL ENGINEER



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. Segard, S. 7883
 Peter J. Segard, S. 7883
 OHIO PROFESSIONAL SURVEYOR



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 USE ON ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER 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.

SUNSET COVE AT BAY POINT CONDOMINIUM
PART OF THE SEC. 1, LOT 32, VILLAGE OF MARBLEHEAD,
FIRELANDS SURVEY, DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO
2011

VOL 59 PG 13

Legal Description: Sunset Cove at Bay Point - Phase I

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 56 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 = $10^{\circ} 14' 27''$
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 1235.75 feet to the point and place of beginning of the parcel herein described.

Thence South 19 degrees 33 minutes 20 seconds East in the westerly right-of-way of Bay Point Boulevard, a distance of 208.00 feet to a point.

Thence South 70 degrees 26 minutes 40 seconds West, a distance of 145.00 feet to a point.

Thence North 19 degrees 33 minutes 20 seconds West, a distance of 123.98 feet to a point of curvature to the left.

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

Delta = $62^{\circ} 31' 54''$
Radius = 20.00 feet and having a chord bearing of North 50 degrees 49 minutes 17 seconds West and a distance of 20.76 feet, an arc distance of 21.83 feet to a point.

Thence North 07 degrees 54 minutes 46 seconds East, a distance of 32.19 feet to a point of curvature to the right.

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

Delta = $62^{\circ} 31' 54''$
Radius = 70.00 feet and having a chord bearing of North 39 degrees 10 minutes 43 seconds East and a distance of 72.66 feet, an arc distance of 76.40 feet to a point.

Thence North 70 degrees 26 minutes 40 seconds East, a distance of 75.82 feet to the point and place of beginning of record. Said parcel contains 0.077 acres and is subject to all legal highways and easements of record.

The above legal description was prepared by Peter J. Segard, 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 36 minutes 57 seconds West and is also based on a survey performed in January, 2011.

Legal Description: Sunset Cove at Bay Point Condominium - future expansion

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 56 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 = $10^{\circ} 14' 27''$
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 1443.75 feet to the point and place of beginning of the parcel herein described.

Thence South 19 degrees 33 minutes 20 seconds East in the westerly right-of-way of Bay Point Boulevard, a distance of 39.98 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 = $27^{\circ} 28' 05''$
Radius = 470.00 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 1225.32 feet to found iron pin.

Thence South 07 degrees 54 minutes 46 seconds West in the westerly right-of-way of Bay Point Boulevard, a distance of 451.67 feet to a point of curvature to the right.

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

Delta = $47^{\circ} 18' 02''$
Radius = 20.00 feet and having a chord bearing of South 29 degrees 03 minutes 46 seconds West and a distance of 122.88 feet, an arc distance of 126.51 feet to a point of reverse curvature.

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

Delta = $30^{\circ} 58' 56''$
Radius = 230.00 feet and having a chord bearing of South 34 degrees 43 minutes 19 seconds West and 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 129.19 feet to a point.

Thence North 62 degrees 62 minutes 42 seconds West, a distance of 62.96 feet to a point.

Thence North 32 degrees 48 minutes 10 seconds East, a distance of 135.75 feet to a point.

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

Delta = $78^{\circ} 11' 19''$
Radius = 70.00 feet and having a chord bearing of North 18 degrees 06 minutes 10 seconds West and distance of 88.28 feet to a point of reverse curvature.

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

Delta = $13^{\circ} 04' 43''$
Radius = 530.00 feet and having a chord bearing of North 14 degrees 27 minutes 07 seconds East and distance of 120.72 feet, an arc distance of 120.98 feet to a point.

Thence North 07 degrees 54 minutes 46 seconds East, a distance of 628.74 feet to a point of non-tangent curvature to the right.

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

Delta = $62^{\circ} 31' 54''$
Radius = 20.00 feet and having a chord bearing of South 50 degrees 49 minutes 17 seconds East and distance of 20.76 feet, an arc distance of 21.83 feet to a point.

Thence South 19 degrees 33 minutes 20 seconds East, a distance of 123.98 feet to the point and place of beginning.

Thence North 70 degrees 26 minutes 40 seconds East, a distance of 145.00 feet to the point and easements of record.

Said parcel contains 5.416 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. Segard, 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 36 minutes 57 seconds West and is also based on a survey performed in January, 2011.

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 56 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 = $10^{\circ} 14' 27''$
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 1463.75 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 = $27^{\circ} 28' 05''$
Radius = 470.00 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 1225.32 feet to found iron pin.

Thence South 07 degrees 54 minutes 46 seconds West in the westerly right-of-way of Bay Point Boulevard, a distance of 451.67 feet to a point of curvature to the right.

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

Delta = $42^{\circ} 18' 02''$
Radius = 170.00 feet and having a chord bearing of South 29 degrees 03 minutes 46 seconds West and a distance of 122.88 feet, an arc distance of 126.51 feet to a point of reverse curvature.

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

Delta = 230.00 feet and having a chord bearing of South 34 degrees 43 minutes 19 seconds West and distance of 122.86 feet, an arc distance of 124.37 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 = $14^{\circ} 59' 22''$
Radius = 230.00 feet and having a chord bearing of South 38 degrees 58 minutes 06 seconds West and 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 said curve to the left conforming to the following curve data:

Delta = 20.00 feet and having a chord bearing of North 67 degrees 07 minutes 51 seconds West and distance of 122.01 feet, an arc distance of 123.63 feet to a point of reverse curvature.

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

Delta = $26^{\circ} 01' 58''$
Radius = 130.00 feet and having a chord bearing of North 70 degrees 12 minutes 49 seconds West and distance of 96.56 feet, an arc distance of 99.07 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 = 31.81 feet and having a chord bearing of South 70 degrees 12 minutes 49 seconds East and distance of 31.53 feet, an arc distance of 31.81 feet to a point of reverse curvature.

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

Delta = $32^{\circ} 11' 54''$
Radius = 280.00 feet and having a chord bearing of South 67 degrees 07 minutes 51 seconds East and distance of 198.29 feet, an arc distance of 197.39 feet to a point.

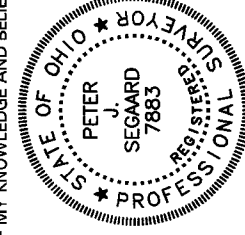
Thence South 51 degrees 01 minute 54 seconds East, a distance of 17.65 feet to the point and place of beginning. Said easement contains 0.279 acres.

The above legal description was prepared by Peter J. Segard, 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 36 minutes 57 seconds West and is also based on a survey performed in January, 2011.

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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. Segard
PETER J. SEGARD, P.S. 7883
OHIO PROFESSIONAL SURVEYOR
DATE 2-16-2011



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
MILTON R. POMMERANZ, P.E. 39476
OHIO PROFESSIONAL ENGINEER
DATE 2-16-2011

