

LIGHTHOUSE BLUFFS SUBDIVISION PHASE III

SITUATED IN SECTION 1, LOTS 2 & 4, FIRELANDS SURVEY
DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO
2023

LEWIS LAND PROFESSIONALS, INC. CIVIL ENGINEERS, SURVEYORS

LEGAL DESCRIPTION

Situated in the Township of Danbury, County of Ottawa, State of Ohio, and known as being part of Section 1, Lot 4 and part of Section 1, Lot 2 of said Township, and also known as being part of a record 12.1314 acre parcel conveyed to JAKEJOSH LAND COMPANY, LLC as recorded in OR Volume 1895, Page 723 of the Ottawa County Recorder's records, and being further bounded and described as follows:

Commencing at a 5/8" iron pin found in concrete w/cap Lewis Land Professionals at the southwest corner of Lighthouse Bluffs Subdivision, Phase II Replat 2 as recorded in Plat Volume 64, Pages 24-25 of the Ottawa County Recorder's records; thence, North 89°57'54" West, along the northerly line of a parcel conveyed to the Danbury Local Schools Board of Education as recorded in OR Volume 1567, Page 707 of the Ottawa County Recorder's records, a distance of 379.94 feet to a 5/8" iron pin found; thence, North 00°05'57" East, along the east line of a parcel conveyed to Herbert J. Murphy Jr. as recorded in OR Volume 352, Page 678 of the Ottawa County Recorder's records, a distance of 614.68 feet to a 5/8" iron pin set in concrete w/cap Lewis Land Professionals, which is the **TRUE PLACE OF BEGINNING** of the parcel herein described;

thence, North 00°05'57" East, continuing along the east line of said Herbert J. Murphy Jr. parcel, a distance of 544.53 feet to a 1.5" iron pipe found;

thence, South 89°57'56" West, along the north line of said Herbert J. Murphy Jr. parcel, passing over a 5/8" iron pin set in concrete w/cap Lewis Land Professionals at 128.73 feet, a 5/8" iron pin found at 131.09 feet, and a 5/8" iron pin found w/cap Lewis Land Professionals at 137.00 feet on the south right of way line of T.R. 257 North Shore Boulevard (width varies), a distance of 170.09 feet to a mag spike set at a deflection in the centerline of said North Shore Boulevard;

thence, North 52°46'47" East, along the centerline of said North Shore Boulevard, a distance of 333.82 feet to a mag spike set at the point of curvature;

thence, easterly along the centerline of said North Shore Boulevard, being an arc of a curve to the right, (radius=526.92 feet, delta=8°27'09" and chord= North 57°07'50" East, 136.62 feet), a distance of 136.74 feet to a mag spike set at a point in the centerline of said North Shore Boulevard;

thence, South 28°38'35" East, along a west line of Lighthouse Oval (50 feet wide) as shown on the Amended Lighthouse Bluffs Subdivision Phase I as recorded in OR Volume 40, Page 29 of the Ottawa County Recorder's Records, a distance of 25.00 feet to a 1/2" iron pin found w/cap R.L.S. 7427 at a point on the west right of way line of said Lighthouse Oval;

thence, southerly along the west right of way line of said Lighthouse Oval, being an arc of a curve to the right, (radius=25.00 feet, delta=101°12'58" and chord= South 68°02'06" East, 38.64 feet), a distance of 44.16 feet to a 1/2" iron pin found w/cap R.L.S. 7427 at a point of tangency in the west right of way line of said Lighthouse Oval;

thence, South 17°25'37" East, along the west right of way line of said Lighthouse Oval, a distance of 102.21 feet to a 1/2" iron pin found w/cap R.L.S. 7427 at a point of curvature;

thence, southwesterly along the west right of way line of said Lighthouse Oval, being an arc of a curve to the right, (radius=25.00 feet, delta=77°19'05" and chord= South 21°13'55" West, 31.23 feet), a distance of 33.74 feet to a 1/2" iron pin found w/cap R.L.S. 7427 at the northwest corner of right of way of said Lighthouse Oval;

thence, South 30°06'33" East, along a west line of right of way of said Lighthouse Oval, a distance of 50.00 feet to a 1/2" iron pin found w/cap R.L.S. 7427 in the south line of said Lighthouse Oval;

thence, easterly along the south right of way line of said Lighthouse Oval, being an arc of a curve to the right, (radius=701.92 feet, delta=4°43'10" and chord= North 62°15'01" East, 57.80 feet), a distance of 57.82 feet to a 1/2" iron pin found w/cap R.L.S. 7427 at a point in a west line of said Amended Lighthouse Bluffs Subdivision Phase I;

thence, South 25°37'14" East, along a west line of said Amended Lighthouse Bluffs Subdivision Phase I, a distance of 298.87 feet to a 1/2" iron pin in concrete found;

thence, South 00°10'37" West, along a west line of said Amended Lighthouse Bluffs Subdivision Phase I, a distance of 230.20 feet to a 5/8" iron pin found in concrete w/cap Lewis Land Professionals;

thence, North 85°37'28" West, along a north line of said Lighthouse Bluffs Subdivision, Phase II Replat 3 as recorded in Plat Volume 63, Page 13 of the Ottawa County Recorder's Records, a distance of 127.86 feet to a 5/8" iron pin found in concrete w/cap Lewis Land Professionals;

thence, South 00°01'57" West, along the westerly line of said Lighthouse Bluffs Subdivision, Phase II Replat 3, a distance of 182.30 feet to a 5/8" iron pin set in concrete w/cap Lewis Land Professionals;

thence, North 89°52'13" West, a distance of 223.92 feet to a 5/8" iron pin set in concrete w/cap Lewis Land Professionals;

thence, North 04°27'32" West, a distance of 30.39 feet to a 5/8" iron pin set in concrete w/cap Lewis Land Professionals;

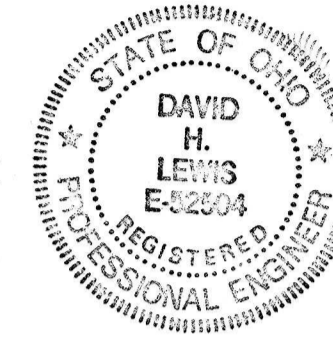
thence, North 89°52'13" West, a distance of 129.43 feet to the **PLACE OF BEGINNING**, containing 7.4449 acres of land, more or less, as determined by Joseph A. Bungoon, Registered Surveyor No. 8325 in March 2023, for and on behalf of Lewis Land Professionals, Inc.

The **BASIS OF BEARING** for this description is the plat of Lighthouse Bluffs Subdivision Phase II as recorded in Plat Book 48, Page 53 of the Ottawa County Recorder's Office.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE IMPROVEMENT PLANS PREPARED FOR THIS SUBDIVISION CONFORM WITH THE OTTAWA COUNTY SUBDIVISION REGULATIONS AND WERE COMPLETED UNDER MY DIRECT SUPERVISION.

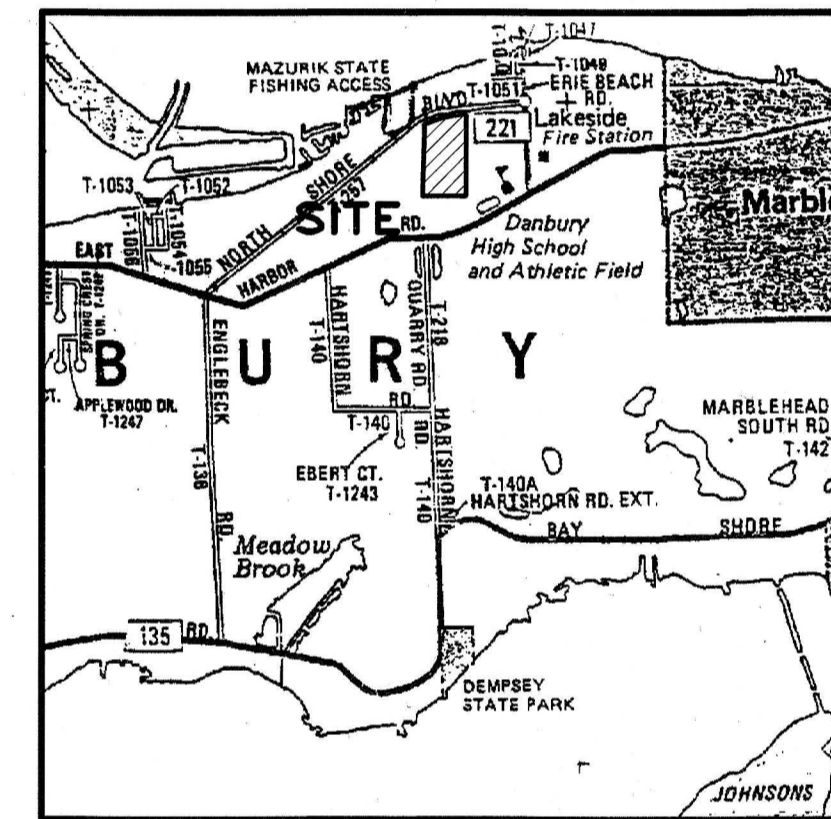
David H. Lewis Date: 3/21/2023
David H. Lewis Reg. Ohio Engineer No. 52504



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND ON THIS PLAT, THAT THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY BALANCES AND CLOSES, THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT, AND THAT THE MONUMENTS SHOWN THEREON EXIST.

Joseph A. Bungoon Date: 3/21/2023
Joseph A. Bungoon Reg. Ohio Surveyor No. 5-18325



LOCATION MAP

Acreage Summary

AREA OF RIGHT-OF-WAY TO BE DEDICATED	1.1003 ACRES
AREA OF NEW RESIDENTIAL LOTS	3.8246 ACRES
AREA OF OPEN SPACE	2.5200 ACRES
TOTAL	7.4449 ACRES

ACCEPTANCE & DEDICATION

Know all men by these present, that I, John Sumodi, President, JAKEJOSH LAND COMPANY, LLC, owner of the aforementioned premises, do hereby accept this plat dedicating a portion of Lighthouse Oval, creating the sublots, and do acknowledge this to be my own free act and deed this 21st day of March, 2023.

I, John Sumodi, President, on behalf of JAKEJOSH LAND COMPANY, LLC, as owner of the aforementioned premises, subdivided into 24 lots, do hereby dedicate to public use forever the streets as shown hereon as Lighthouse Oval and North Shore Boulevard and do hereby dedicate the sanitary sewer and water mains, service connections, mainline appurtenances, and sanitary sewer easements to the Board of County Commissioners of Ottawa County, Ohio exclusively to public use this 21st day of March, 2023.

John Sumodi
John Sumodi
President, JAKEJOSH LAND COMPANY, LLC
2262 Port Centre
Medina, Ohio 44256

STATE OF OHIO, COUNTY OF MEDINA

Before me, a notary public in and for said county and state, did personally appear the above named John Sumodi, whom executed the foregoing plat and acknowledged the same to be his voluntary act and deed. In testimony whereof I have set my official hand seal at Wadsworth, Ohio this 21st day of March, 2023.

Steve DeLud My commission expires 10/02/2026
Notary Public Date



APPROVALS

OTTAWA COUNTY ENGINEER

Approved this 11th day of April, 2023, by the Ottawa County Engineer

County Engineer: *Paul R. [Signature]*

OTTAWA COUNTY DEPARTMENT OF HEALTH

Approved this 11th day of March, 2023, by the Ottawa County Department of Health

Health Commissioner: *David W. Bingham Jr.*

OTTAWA COUNTY SANITARY ENGINEER

Approved this 11th day of March, 2023, by the Ottawa County Sanitary Engineer

County Sanitary Engineer: *James K. [Signature]*

OTTAWA COUNTY REGIONAL PLANNING COMMISSION

Approved this 11th day of April, 2023, by the Ottawa County Regional Planning Commission

Director: *[Signature]*

OTTAWA COUNTY BOARD OF COMMISSIONERS

Approved this 11th day of April, 2023, by the Ottawa County Commissioners

[Signature]

Mark C. [Signature]

DANBURY TOWNSHIP TRUSTEES

Approved this 10th day of May, 2023, by the Danbury Township Trustees

[Signature]

[Signature]

[Signature]

OTTAWA COUNTY RECORDER

Received for recording this 11th day of July, 2023, by the Ottawa County Recorder's Office and is recorded in Volume 74, Page 95 and filed at _____ m.

Recorder: *Nathan J. Daniels*

Fee: \$ 227.10

OTTAWA COUNTY AUDITOR

Received for transfer this 11th day of July, 2023, by the Ottawa County Auditor's Office.

I further certify that all taxes and assessments are paid in full to date.

County Auditor: *J. Widmer / K. Faust rep.*



ZONING CLASSIFICATION: R-3

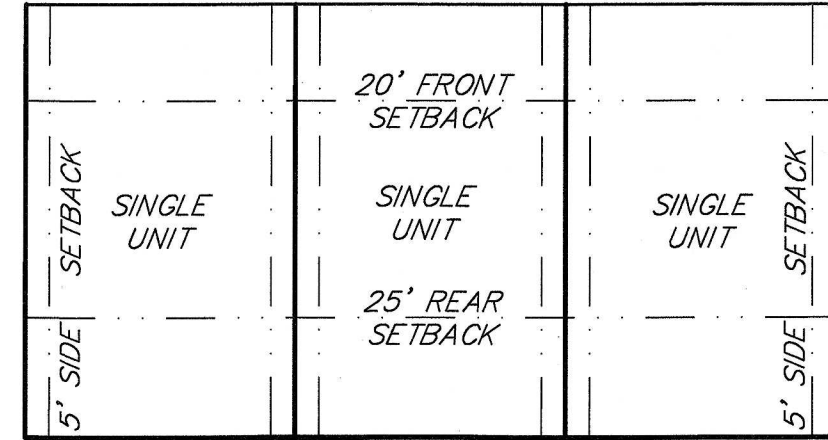
OWNER: JOHN SUMODI
JAKEJOSH LAND COMPANY, LLC
2262 PORT CENTRE
MEDINA, OHIO 44256

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Road Suite 100 Wadsworth, OH 44281
Phone: (330) 335-8232

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DATE: MARCH 2023
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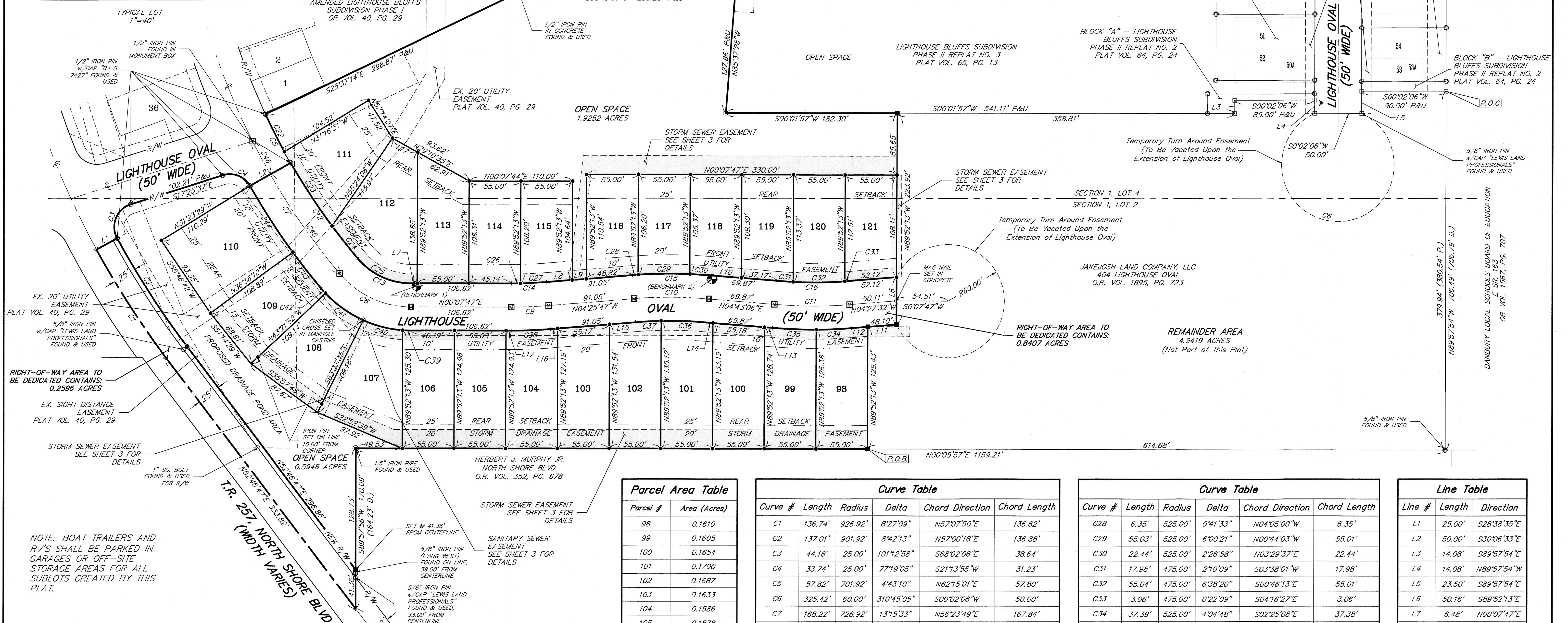
PROJ. No. 18-067 DRAWING NAME 18-067_Ph3_REV.dwg

LIGHTHOUSE OVAL



R-3 ZONING
 DETACHED CLUSTER LOTS = 23
 MIN. FRONT SETBACK = 20'
 MIN. BUILDING SEPARATION (INCLUDING OVERHANGS)
 SINGLE UNIT TO SINGLE UNIT = 10'
 MIN. REAR YARD = 25'

OPEN SPACE NOTE:
 OPEN SPACE AS SHOWN ON THIS PLAT IS
 DEDICATED TO LIGHTHOUSE BLUFFS LLC.

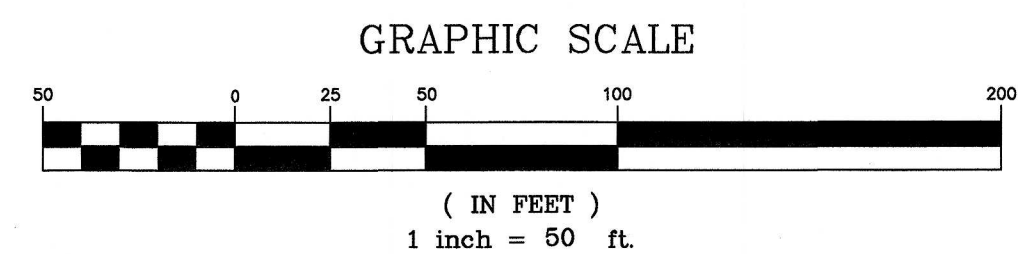


NOTE: BOAT TRAILERS AND RV'S SHALL BE PARKED IN GARAGES OR OFF-SITE STORAGE AREAS FOR ALL SUBLOTS CREATED BY THIS PLAT.

- SURVEY LEGEND**
- - 5/8" x 30" Iron Pin Set w/cap Lewis Land Professionals
 - - 5/8" x 30" Iron Pin w/cap Lewis Land Professionals Set in Concrete
 - - 5/8" x 30" Iron Pin w/cap Lewis Land Professionals Fnd. in Concrete
 - - 5/8" Iron Pin Found w/cap Lewis Land Professionals Unless otherwise noted
 - ⊙ - Iron Pipe Found (as noted)
 - ▣ - Monument in Monument Box Found & Described
 - ⊞ - 5/8" Iron Pin w/cap Lewis Land Professionals Set in Monument Box
 - ▲ - Mag Spike Set
 - ⊕ - Benchmark Set
 - ⊙ - Chiseled Cross Set
 - Fnd. - Found
 - Msd. - Measured
 - Usd. - Used
 - Obs. - Observed
 - Rec. - Dead
 - Calc. - Calculated

BENCHMARKS (NAVD88)
 BENCHMARK 1:
 Benchmark Disk Set in Concrete.
 Elevation=608.05'
 BENCHMARK 2:
 Benchmark Disk Set in Concrete.
 Elevation=615.34'

The Basis of Bearings for this survey is S 00°08'26" E as the easterly line of the Amended Lighthouse Bluffs Subdivision-Phase I as recorded in Volume 40, Page 29 of the Ottawa County Plat Records.



Parcel Area Table

Parcel #	Area (Acres)
98	0.1610
99	0.1605
100	0.1654
101	0.1700
102	0.1687
103	0.1633
104	0.1586
105	0.1578
106	0.1578
107	0.1817
108	0.1670
109	0.1548
110	0.2206
111	0.1716
112	0.2100
113	0.1560
114	0.1367
115	0.1347
116	0.1368
117	0.1330
118	0.1353
119	0.1407
120	0.1433
121	0.1393

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	136.74'	926.92'	8°27'09"	N57°07'50"E	136.62'
C2	137.01'	901.92'	8°42'13"	N57°00'18"E	136.88'
C3	44.16'	25.00'	101°12'58"	S68°02'06"E	38.64'
C4	33.74'	25.00'	77°19'05"	S21°13'55"W	31.23'
C5	57.82'	701.92'	4°43'10"	N62°15'01"E	57.80'
C6	325.42'	60.00'	310°45'05"	S00°02'06"W	50.00'
C7	168.22'	726.92'	13°15'33"	N56°23'49"E	167.84'
C8	86.63'	100.00'	49°38'15"	N24°56'55"E	83.95'
C9	39.79'	500.00'	4°33'34"	N02°09'00"W	39.78'
C10	79.83'	500.00'	9°08'53"	N00°08'40"E	79.75'
C11	80.09'	500.00'	9°10'38"	N00°07'47"E	80.00'
C12	124.02'	701.92'	10°07'24"	N54°49'44"E	123.86'
C13	64.98'	75.00'	49°38'15"	N24°56'55"E	62.96'
C14	37.80'	475.00'	4°33'34"	N02°09'00"W	37.79'
C15	83.82'	525.00'	9°08'53"	N00°08'40"E	83.73'
C16	76.08'	475.00'	9°10'38"	N00°07'47"E	76.00'
C17	84.09'	525.00'	9°10'38"	6°21'28"	84.00'
C18	75.84'	475.00'	9°08'53"	S00°08'40"W	75.76'
C19	41.78'	525.00'	4°33'34"	S02°09'00"E	41.77'
C20	108.29'	125.00'	49°38'15"	S24°56'55"W	104.94'
C21	132.85'	751.92'	10°07'24"	S54°49'44"W	132.68'
C22	44.37'	701.92'	3°37'18"	S62°47'57"W	44.36'
C23	93.82'	701.92'	7°39'31"	S57°09'33"W	93.75'
C24	43.64'	701.92'	3°33'45"	S51°32'55"W	43.64'
C25	64.98'	75.00'	49°38'15"	S24°56'55"W	62.96'
C26	9.85'	461.06'	17°3'28"	S00°28'05"E	9.85'
C27	27.94'	474.24'	3°22'34"	S02°44'35"E	27.94'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C28	6.35'	525.00'	0°41'33"	N04°05'00"W	6.35'
C29	55.03'	525.00'	6°00'21"	N00°44'03"W	55.01'
C30	22.44'	525.00'	2°26'58"	N03°29'37"E	22.44'
C31	17.98'	475.00'	2°10'09"	S03°38'01"W	17.98'
C32	55.04'	475.00'	6°38'20"	S00°46'13"E	55.01'
C33	3.06'	475.00'	0°22'09"	S04°16'27"E	3.06'
C34	37.39'	525.00'	4°04'48"	S02°25'08"E	37.38'
C35	46.70'	525.00'	5°05'50"	S02°10'11"W	46.69'
C36	48.73'	475.00'	5°52'43"	N01°46'44"E	48.71'
C37	27.10'	475.00'	3°16'10"	N02°47'42"W	27.10'
C38	41.78'	525.00'	4°33'34"	S02°09'00"E	41.77'
C39	8.82'	125.00'	4°02'34"	S02°09'04"W	8.82'
C40	43.53'	125.00'	19°57'06"	S14°08'54"W	43.31'
C41	49.60'	125.00'	22°43'58"	S35°29'25"W	49.27'
C42	6.35'	125.00'	2°54'38"	S48°18'43"W	6.35'
C43	49.42'	751.92'	3°45'56"	S51°39'00"W	49.41'
C44	83.43'	751.92'	6°21'28"	S56°42'42"W	83.39'
C45	128.44'	726.92'	10°07'24"	S54°49'44"W	128.27'
C46	39.78'	726.92'	3°08'09"	S61°27'31"W	39.78'

Line Table

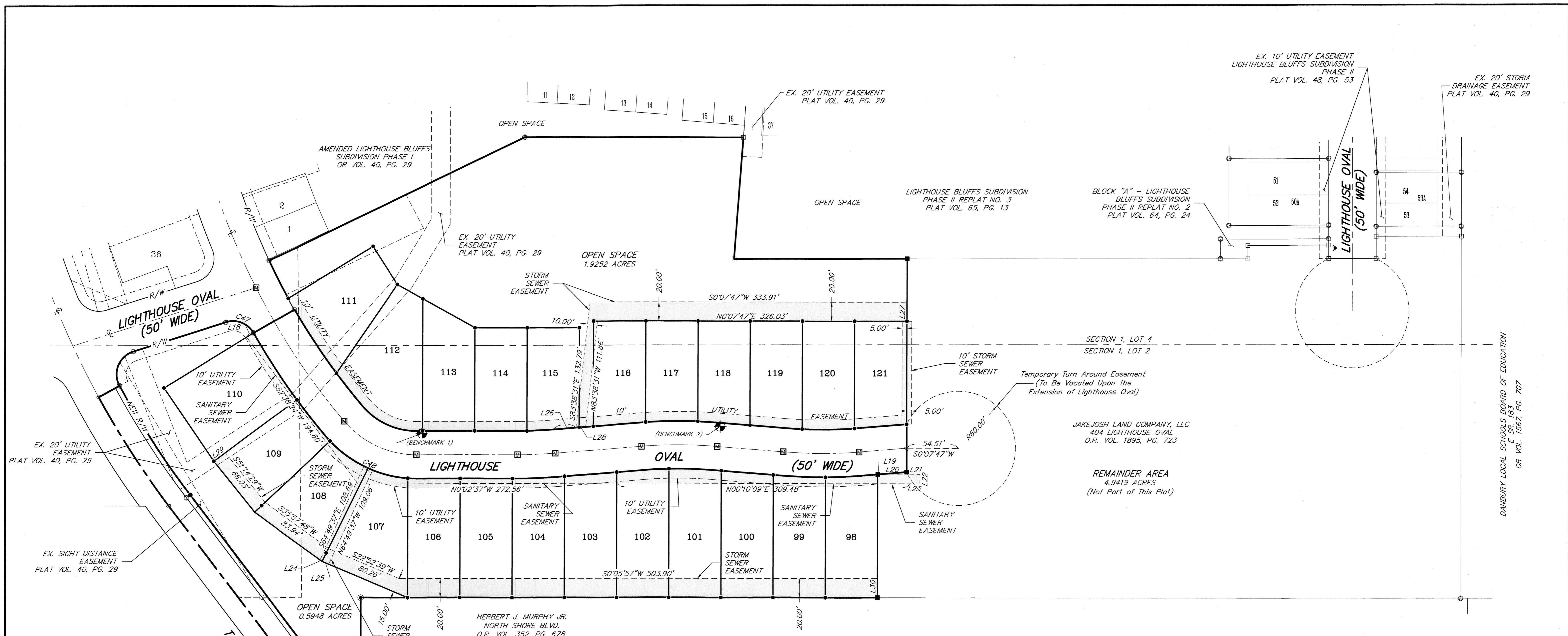
Line #	Length	Direction
L1	25.00'	S28°38'35"E
L2	50.00'	S30°06'33"E
L3	14.08'	S89°57'54"E
L4	14.08'	N89°57'54"W
L5	23.50'	S89°57'54"E
L6	50.16'	S89°52'13"E
L7	6.48'	N00°07'47"E
L8	27.18'	N04°25'47"W
L9	15.05'	N04°25'47"W
L10	50.00'	N04°43'06"E
L11	30.39'	N04°27'32"W
L12	17.71'	S04°27'32"E
L13	8.36'	S04°43'06"W
L14	6.33'	S04°43'06"W
L15	28.02'	S04°25'47"E
L16	7.86'	S04°25'47"E
L17	5.43'	S00°07'47"W

FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 39123C0170C, which bears an effective date of MAY 18, 2015 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

NOTE: SEE SHEET 3 OF 3 FOR SUBLOT MINIMUM/MAXIMUM GARAGE FLOOR ELEVATIONS AND NOTES.

Lewis Land Professionals, Inc.
 Civil Engineering & Surveying
 8691 Wadsworth Road Suite 100 Wadsworth, OH 44281
 Phone: (330) 335-8232

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 DATE: MARCH 2023
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EX. 20' UTILITY EASEMENT PLAT VOL. 40, PG. 29

EX. SIGHT DISTANCE EASEMENT PLAT VOL. 40, PG. 29

SECTION 1, LOT 4
SECTION 1, LOT 2

JAKEJOSH LAND COMPANY, LLC
404 LIGHTHOUSE OVAL
O.R. VOL. 1895, PG. 723

REMAINDER AREA
4.9419 ACRES
(Not Part of This Plat)

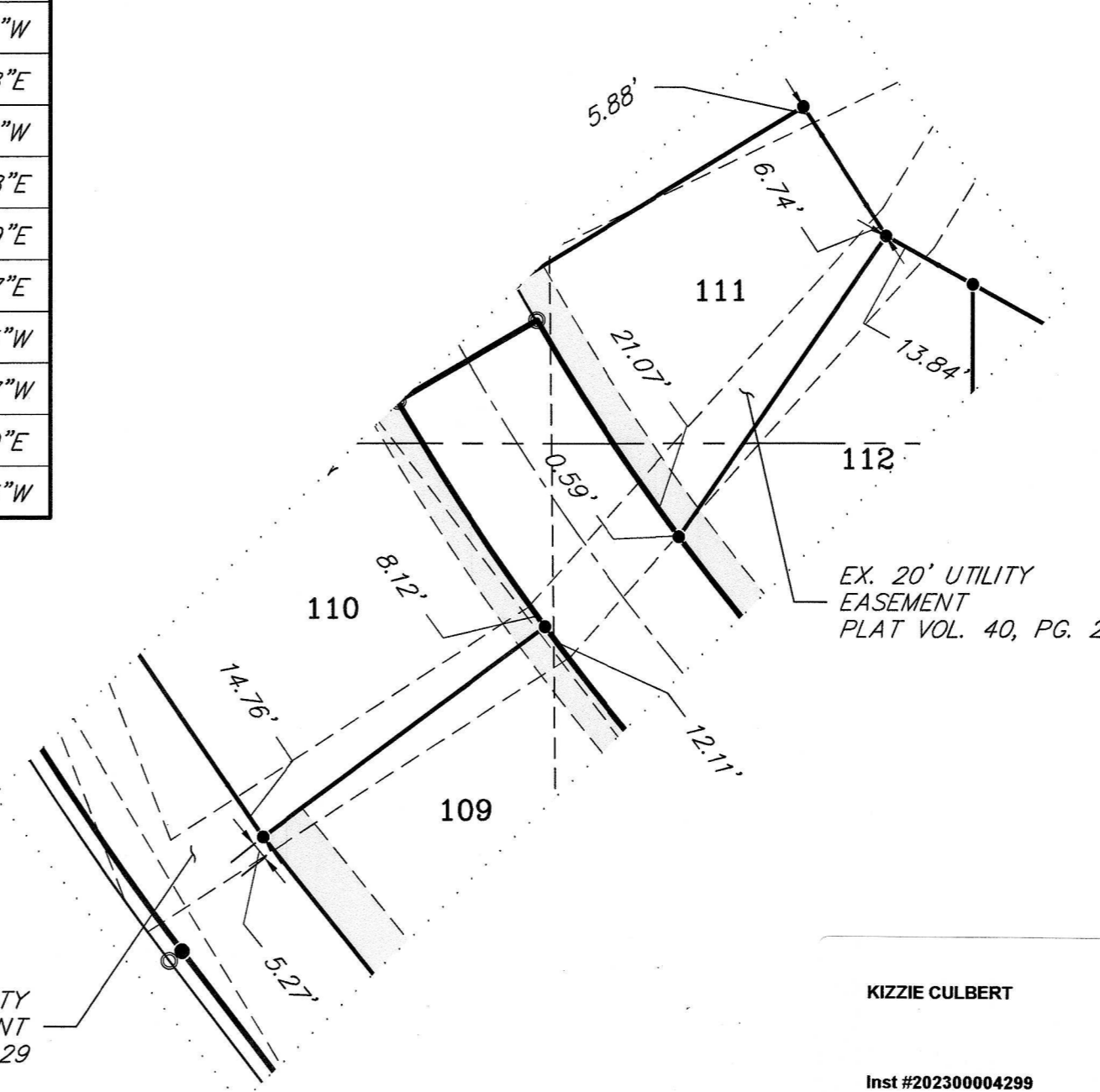
DANBURY LOCAL SCHOOLS BOARD OF EDUCATION
PLAT VOL. 1567, PG. 707

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C47	31.90'	25.00'	73°06'31"	N19°07'34"E	29.78'
C48	10.00'	125.00'	4°35'09"	S24°01'33"W	10.00'

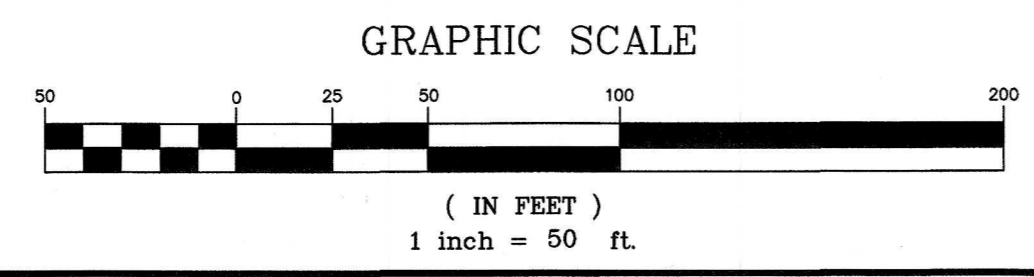
Line Table		
Line #	Length	Direction
L18	8.63'	S36°53'52"E
L19	2.52'	S04°27'32"E
L20	32.01'	N00°10'09"E
L21	9.99'	S00°17'12"W
L22	10.00'	S89°42'48"E
L23	9.98'	S00°17'12"W
L24	2.54'	N35°57'48"E
L25	7.51'	N22°52'39"E
L26	23.86'	S04°25'47"E
L27	20.00'	N89°52'13"W
L28	10.18'	N04°25'47"W
L29	15.01'	S36°36'10"E
L30	20.00'	N89°52'13"W

NOTES:
1. GARAGE FLOOR ELEVATIONS LISTED IN THIS TABLE WERE DETERMINED BY AVERAGING THE DESIGNED TOP BACK OF CURB GRADE AT EACH UNIT'S PROPERTY CORNER.
2. ELEVATIONS LISTED ASSUME A TYPICAL 34' LONG DRIVEWAY.
3. AS-BUILT MEASUREMENTS OF THE TOP BACK OF CURB MAY YIELD DIFFERENT ELEVATIONS.

Unit Number	Minimum Garage Floor (2% driveway grade)	Maximum Garage Floor (10% driveway grade)
98	619.30	622.00
99	618.00	620.70
100	616.90	619.60
101	615.40	618.10
102	613.00	615.70
103	610.50	613.20
104	609.10	611.80
105	608.90	611.60
106	608.80	611.60
107	608.20	610.90
108	608.30	611.00
109	608.80	611.60
110	608.60	611.30
111	609.20	612.00
112	608.90	611.60
113	608.90	611.60
114	608.90	611.60
115	609.50	612.20
116	611.90	614.70
117	614.40	617.20
118	616.20	618.90
119	617.40	620.20
120	618.70	621.40
121	620.20	623.00



The Basis of Bearings for this survey is S 00°08'26" E as the easterly line of the Amended Lighthouse Bluffs Subdivision-Phase I as recorded in Volume 40, Page 29 of the Ottawa County Plat Records.



FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 39123C0170C, which bears an effective date of MAY 18, 2015 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

KIZZIE CULBERT
Inst #202300004299

Lewis Land Professionals, Inc.
Civil Engineering & Surveying
8691 Wadsworth Road Suite 100 Wadsworth, OH 44281
Phone: (330) 335-8232
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DATE: MARCH 2023
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PROJ. No. 18-067 DRAWING NAME 18-067_Ph3_REV.dwg