

RE-PLAT OF LOT NUMBER 8, BLOCK 6 AVALON - ON - THE - BAY

Being a Re-plot of Lot Number 8 in Block 6 in the Avalon-On-The-Bay Subdivision, of part of Section 1, Lot 13 Danbury Township, Plat Book Volume 5, Page 35 Ottawa County Records, County of Ottawa, State of Ohio.
Order No. 23-003
F.B. See Folder/Date Collector
Jim Mihw - 880 E. Boyshore Rd - Danbury, Twp, Ohio

I hereby state that this plat is a true and accurate representation of the premises shown hereon, and was based on an actual survey performed on the ground, and is in accordance with the minimum standards for boundary surveys as adopted by the State of Ohio, Chapter 4733-37 of the Ohio Administrative Code. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses are given to the centerline of Boyshore Rd. and are used to indicate angles only.

HOFMANN-METZKER, INC.
Registered Professional Surveyors
24 Beach St., P.O. Box 343
Berea, Ohio 44007 (440) 234-5544
(440) 234-7350 (440) 234-5544
email: rd@hmf-surveying.com

Basis of Bearings
Centerline Boyshore Rd per Emerald Shores Estates N89°49'30"E

Survey References
Avalon-On-The-Bay Subdivision (Vol. 5 Pg. 35)
Emerald Shores Estates (Vol. 41 Pg. 8)
Survey for Martin Vaverka by Kusner & Assoc. June 2011
Title and Adjoiner Deeds

Owner
Rita M. Lang
9801 E. Boyshore Rd
P.O. Box 457
Lakeside-Middlefield, OH
43440-2425

Parcel: 014185915844000
Deed: Vol. 363 Pg. 820

Survey Legend
obs Denotes Observed Distance or Angle
r or rec Denotes Record Distance or Angle
calc Denotes Calculated Distance or Angle
u Denotes Used Point, Distance or Angle
fd Denotes Point Found
R/W Denotes Right of Way
Denotes Centerline
Denotes Iron Pin Found
Denotes Iron Pipe Found
Denotes Iron Pipe Set and capped 6752/7477
Denotes Iron Pipe Found
Denotes Distance and Direction point
"joint found"
N XXX
E XXX

Property Description
Situating in part of Lot 13, Section 1, Danbury Township, Ottawa County, Ohio, and known as being Lot Number 8, Block 6 in the Avalon-On-The-Bay Subdivision as shown by the recorded plat in Volume 5, Page 35 of the Ottawa County Plat Records and being further bounded and described as follows:
Beginning at a mag nail found at the intersection of the centerline of Boyshore Road - S.R. No. 163 (40 feet wide) and the west line of said Lot 13, Section 1, said point also being in the west line of said Avalon-On-The-Bay Subdivision;
Thence North 01 degrees 29 minutes 02 seconds along the west line of said Lot 13, Section 1 and the west line of said Subdivision, a distance of 200.01 feet to its intersection with the north line of said Boyshore Road;
Thence North 89 degrees 49 minutes 30 seconds East along the north line of said Boyshore Road, a distance of 25.01' to an iron pin set in concrete at the southwest corner of said Lot Number 8, Block 6, said point also being in the east line of Arlington Drive (25 feet wide) and the Principal Place of Beginning;
Thence North 01 degrees 29 minutes 02 seconds West along the east line of said Arlington Drive, a distance of 240.05 feet to an iron pin set in concrete at the northwest corner of said Lot Number 8, Block 6;
Thence North 89 degrees 49 minutes 30 seconds East along the north line of said Lot Number 8, Block 6 and the south line of Lot 6, a distance of 109.35 feet to an iron pin set in concrete at the northeast corner thereof;
Thence South 01 degrees 29 minutes 02 seconds East along the east line of said Lot Number 8, Block 6 and the west lines of Lots 5, 4, 3, and 2, Block 6, a distance of 240.05 feet to an iron pin set in concrete at the southeast corner thereof, said point also being in the north line of said Boyshore Road;
Thence South 89 degrees 49 minutes 30 seconds West along the north line of said Boyshore Road, a distance of 109.35 feet to the Principal Place of Beginning and containing 26,243 square feet - 0.8024 acres of land more or less but subject to all legal highways according to a survey performed in July 2023 by Richard Metzker of Hofmann-Metzker, Inc., Registered Surveyor Number 7477

The courses used in this description are given to the centerline of Boyshore Road as shown by the Emerald Shores Estates Subdivision in Plat Volume 41, Page 8 of the Ottawa County Plat Records and are used to indicate in degrees only - iron pin set are 5/8 inch rebar - 30 inches long and capped 6752/7477. Distances are given in feet and decimal part thereof.

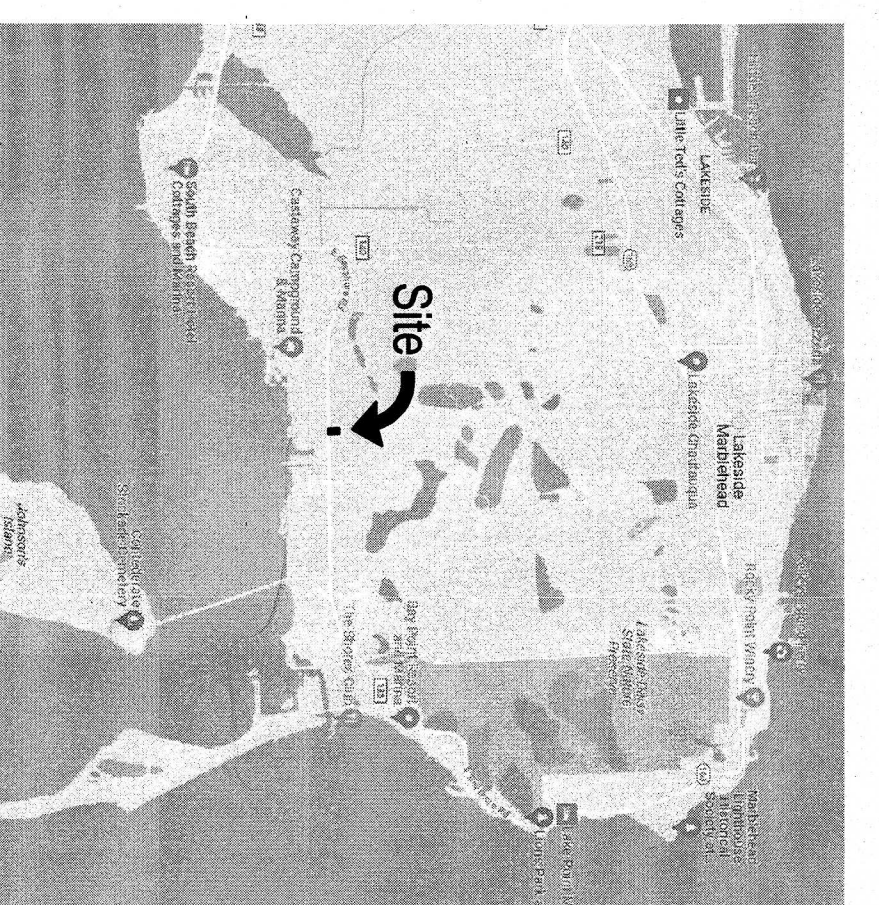
Acceptance
I, the undersigned, Rita M. Lang, owner of the land shown on this map and designated as Lot Number 8, Block 6 Avalon-On-The-Bay Subdivision, do hereby accept this re-plot as shown hereon.

Notary Public
Rita M. Lang
County of Ottawa } SS
State of Ohio

Before me, a Notary Public in and for said County and State did personally appear the above signed Rita M. Lang who did acknowledge the signing of the foregoing instrument to be her free act and deed, in testimony whereof I have hereunto set my hand and official seal at **Franklin, Ohio** this **8** day of **December, 2023**.

Ottawa County Recorder
Received for record this 5th day of **December, 2023**, at **9:00 am/pm**, by _____ Page **1182** of the Ottawa County Recorder's Office and is recorded in Volume **24** Page **1182** of the Ottawa County Plat Records.

Ottawa County Auditor
Received for transfer this 5th day of **December, 2023**. All taxes and assessments have been paid.
County Auditor: **S. W. Dwyer, LK Faust, Dep.**



Vicinity Map
Not to Scale

GRAPHICAL SCALE
1" = 40'
0 20 40 FEET

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Notary Public
Rita M. Lang
County of Ottawa } SS
State of Ohio

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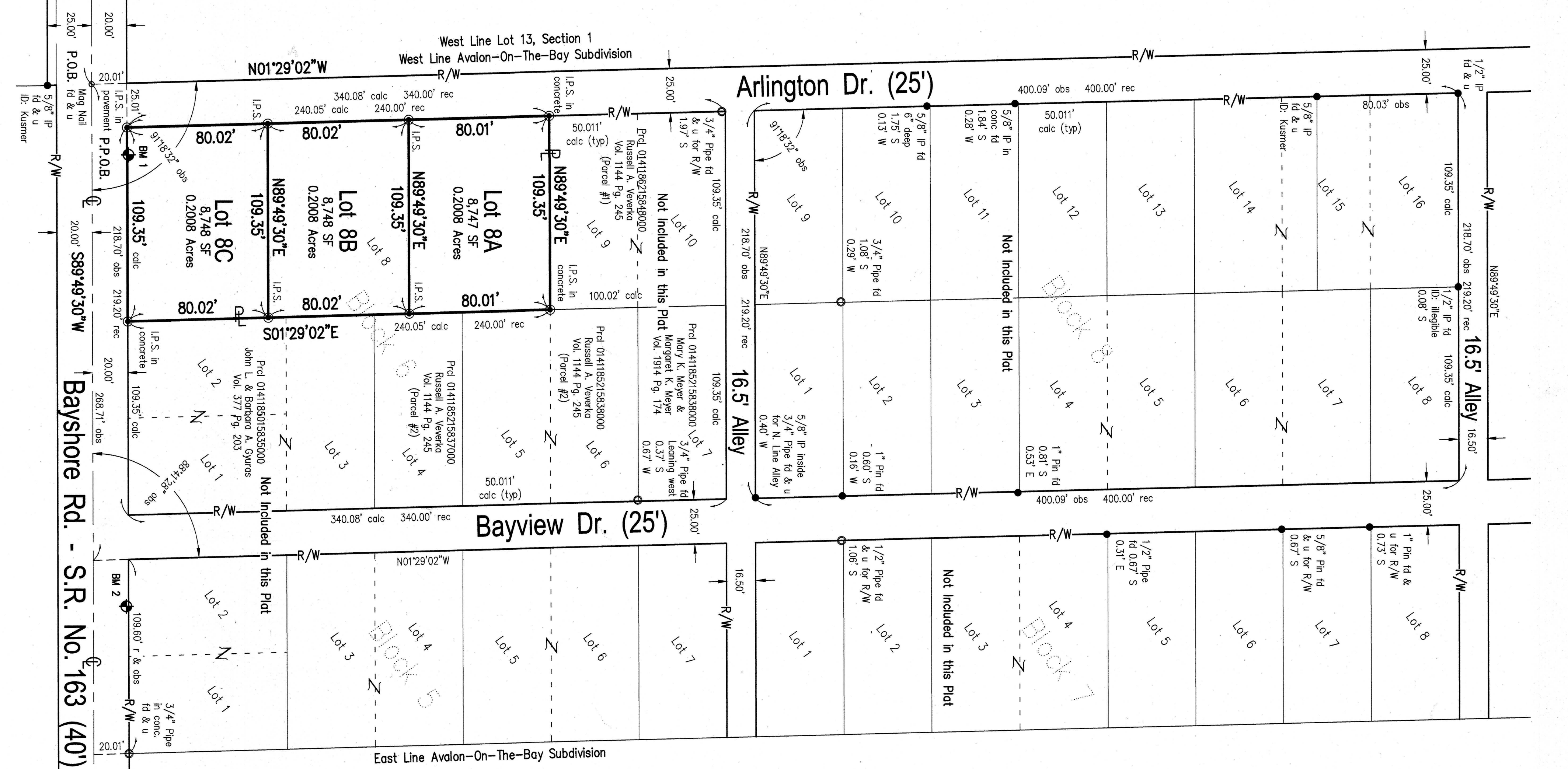
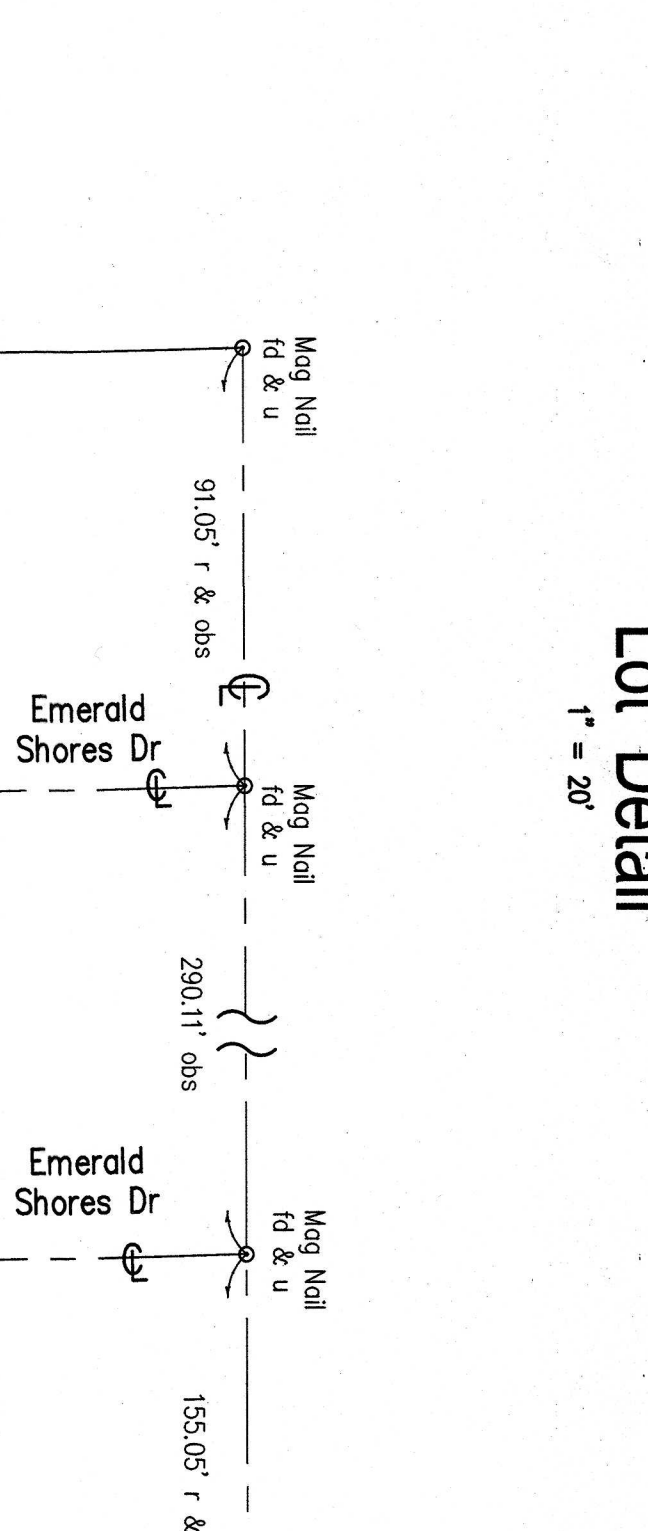
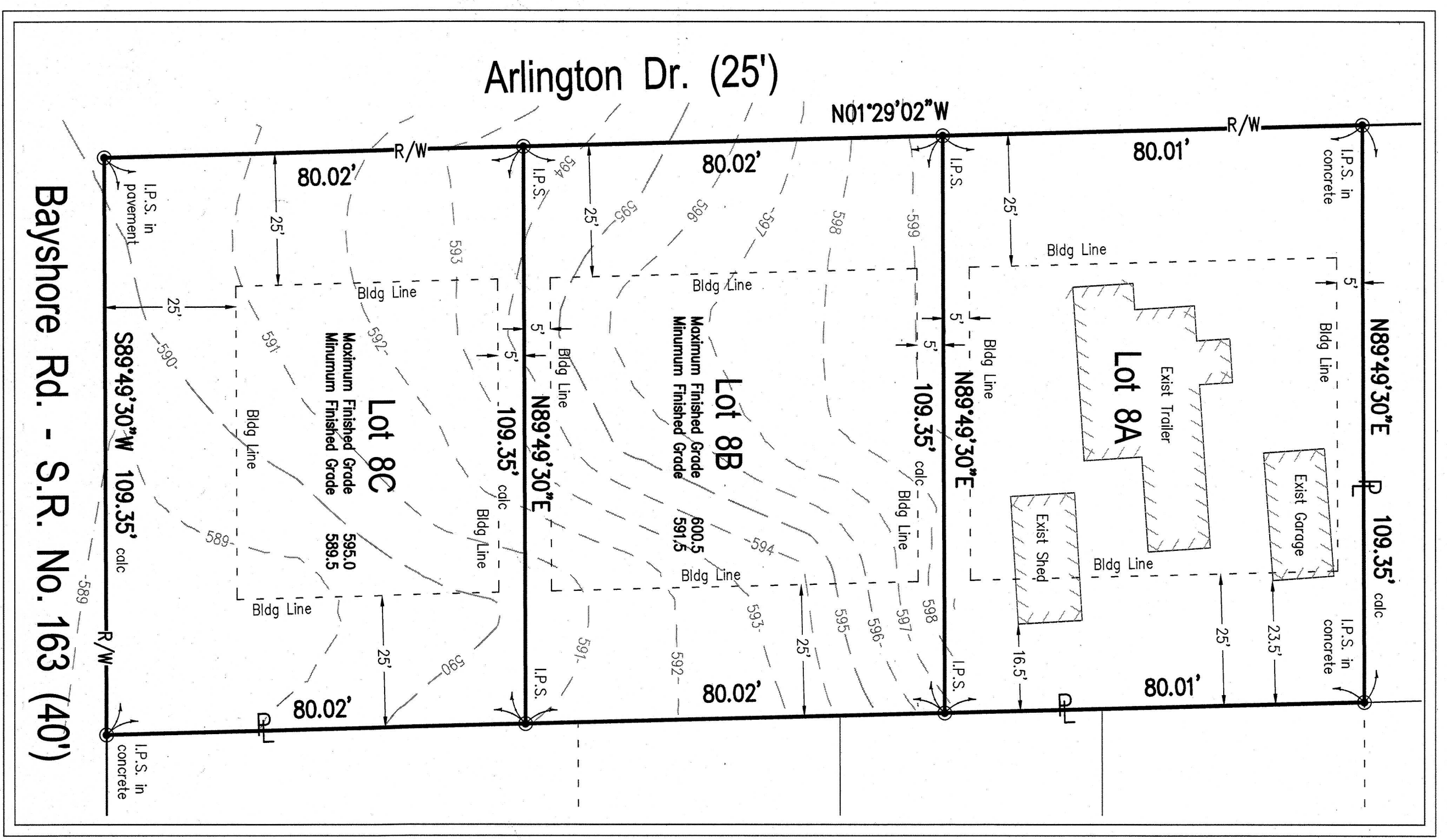
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Zoning Information
Zoning Resolution Effective Date 6-26-23
(Section 3.5 - Single Family)
R-3 High Density Residential
Min. Lot Size 7,000 sq. ft.
Min. Lot Width 60'
Min. Lot Depth 120'
Max. Lot Coverage 40%
Front Setback 25' (both streets)
Side Setback 5'
Rear Setback 25'

Flood Zone
Zone: X
FIRM Map: 391230188D
Effective Date: December 1, 2022
Version Number: 2.3.2.4
Determined by graphic plotting only. No field surveying was performed to determine this zone.

Soil Information
(Online - USDA Web Soil Survey)
Soil Type: SCLCz - St. Clair Silty Clay Loam
Entire Property
Slope Systems
Very Limited
Depth to saturated zone
Slow water movement
Buildings with basements
Very Limited
Depth to saturated zone
Shrink-Swell
Buildings without basements
Very Limited
Shrink-Swell
Local roads and streets
Very Limited
Low Strength
Shrink-Swell
Frost action



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