

PLAT OF A SUBDIVISION FOR:
REGATTA SUBDIVISION
PART OF THE WEST PART OF LOT 1, SEC. 4,
FIRELANDS SURVEY, DANBURY TOWNSHIP,
OTTAWA COUNTY, OHIO
2019

CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD	ARC LENGTH
C1	111° 00' 26"	60.00'	S 54° 28' 14" W - 98.90'	116.25'
C2	41° 24' 35"	60.00'	S 89° 16' 09" W - 42.43'	43.36'
C3	40° 58' 09"	70.00'	S 48° 04' 47" W - 48.99'	50.05'
C4	113° 34' 41"	20.00'	S 29° 11' 38" E - 33.47'	39.65'
C5	64° 32' 51"	100.00'	N 36° 17' 27" E - 106.79'	112.66'
C6	82° 20' 16"	20.00'	N 52° 50' 53" E - 26.33'	28.74'
C7	56° 53' 07"	130.00'	S 40° 07' 19" W - 123.83'	129.07'
C8	41° 24' 35"	60.00'	S 47° 51' 35" W - 42.43'	43.36'
C9	262° 49' 09"	60.00'	S 21° 26' 08" E - 90.00'	275.22'
C10	31° 15' 22"	130.00'	S 27° 18' 26" W - 70.04'	70.92'
C11	25° 37' 45"	130.00'	S 55° 45' 00" W - 57.67'	58.15'
C12	40° 24' 49"	60.00'	S 47° 21' 42" W - 41.45'	42.32'
C13	48° 42' 01"	60.00'	N 88° 04' 53" W - 49.48'	51.00'
C14	62° 41' 54"	60.00'	N 32° 22' 56" W - 62.43'	65.66'

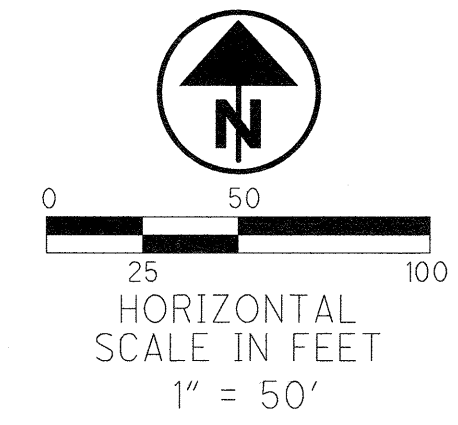
PARCEL TABLE	
PARCEL	AREA (AC.)
EAST HARBOR ROAD R/W (S.R. 163)	0.124
LOT 4	0.296
LOT 5	0.249
LOT 6	0.296
LOT 7	0.286
LOT 8	0.257
LOT 9	0.207
LOT 10	0.352
MARINA	0.782
REGATTA PASSAGE DRIVE R/W	0.689
REGATTA SUBDIVISION (OVERALL)	3.538

BEARING TABLE		
LINE #	DIRECTION	LENGTH
L1	S 78° 50' 49" E	48.21'
L2	N 62° 34' 00" E	27.76'
L3	N 51° 14' 57" E	26.11'
L4	N 14° 20' 51" E	25.04'
L5	N 21° 15' 18" E	60.44'
L6	N 52° 47' 46" E	3.45'
L7	S 88° 58' 01" W	60.00'
L8	S 88° 58' 01" W	48.99'
L9	S 04° 01' 01" W	40.00'
L10	N 04° 01' 01" E	40.00'
L11	N 85° 58' 59" W	33.60'
L12	S 68° 33' 52" W	4.01'
L13	S 68° 33' 52" W	17.24'
L14	S 47° 03' 53" E	25.00'
L15	S 22° 25' 53" E	25.00'
L16	S 26° 16' 08" W	25.00'
L17	N 62° 34' 00" E	25.54'
L18	N 62° 34' 00" E	2.22'
L19	N 72° 59' 16" E	18.51'
L20	N 78° 17' 14" E	5.64'

BEARING TABLE		
LINE #	DIRECTION	LENGTH
L21	N 52° 47' 46" E	12.12'
L22	N 52° 47' 46" E	86.71'
L23	N 52° 47' 46" E	95.38'
L24	N 01° 01' 59" W	100.67'
L25	N 01° 01' 59" W	187.17'
L26	N 01° 01' 59" W	181.17'
L27	N 01° 01' 59" W	174.64'
L28	N 01° 01' 59" W	103.14'
L29	N 01° 01' 59" W	125.26'

BEARING TABLE		
LINE #	DIRECTION	LENGTH
E1	N 88° 58' 01" E	42.42'
E2	N 01° 01' 59" W	161.79'
E3	N 38° 24' 13" W	24.64'

BEARING TABLE		
LINE #	DIRECTION	LENGTH
S1	S 85° 58' 59" E	58.42'



ZONING CLASSIFICATION:

R-C - RECREATIONAL COMMERCIAL
FOR R-C DISTRICTS WITH BOTH COMMUNITY WATER SUPPLY AND COMMUNITY SANITARY SEWER TREATMENT SYSTEMS, THE "R-3" REQUIREMENTS SHALL APPLY.

R-3 REQUIREMENTS ARE AS FOLLOWS:
LOT AREA= 8400 SF (OTTAWA COUNTY MIN.)
(VARIANCE GRANTED TO ALLOW 7436 SF FOR LOT 9 ON 3/22/2017)
LOT WIDTH= 70' (OTTAWA COUNTY MIN.)
FRONT SETBACK= 25' (MIN.)
SIDE SETBACK = 5' (MIN.)
REAR SETBACK = 25' (MIN.)
BUILDING HEIGHT= 35' (MAX.)

SEE PLAT RESTRICTIONS FOR ADDITIONAL REQUIREMENTS.

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BSL BUILDING SETBACK LINE
- ⊗ MAG SPIKE SET
- ⊠ IRON PIN IN MONUMENT BOX SET
- CONCRETE MONUMENT SET
- ★ RAILROAD SPIKE SET
- I.P.F. IRON PIN FOUND
- I.P.S. IRON PIN SET W/ ID CAP
- ⊙ I.P.F. IRON PIN FOUND W/ ID CAP
- SW SANITARY SEWER EASEMENT (Pr)
- U PRIVATE UTILITIES EASEMENT (Pr)
- A INGRESS/EGRESS EASEMENT (Pr)
- DR DRAINAGE EASEMENT (Pr)

NOTES

* LOT AREA BETWEEN PRIVATE UTILITIES EASEMENT AND U.S.G.S. 574.00 LINE.

REFERENCES

OTTAWA COUNTY DEED VOLUMES AND PAGES AS SHOWN HEREON.

OTTAWA COUNTY STONE REFERENCE BOOK.

SURVEY BY:
BEC ASSOCIATES
JANUARY, 2016

BEC ASSOCIATES
FOR HARBORS END CONDOMINIUMS
SEPTEMBER, 2005

WEDEKIND
FOR LAWRENCE F. VOGT
MAY, 1952

D.J. NISSEN
DANBURY TOWNSHIP LOT 1, SEC. 4
APRIL, 1934

RICHARD BREDBECK
FEBRUARY, 1959

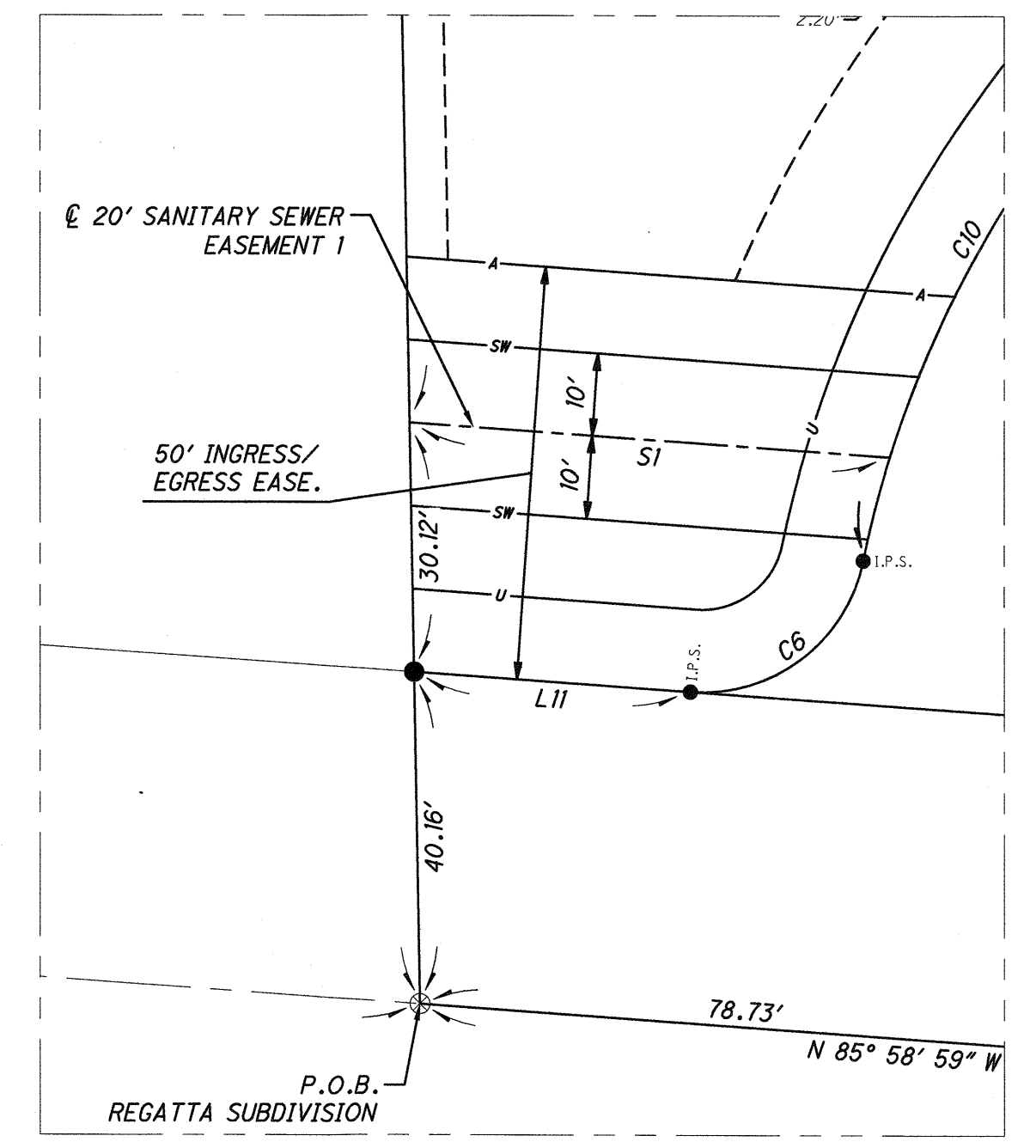
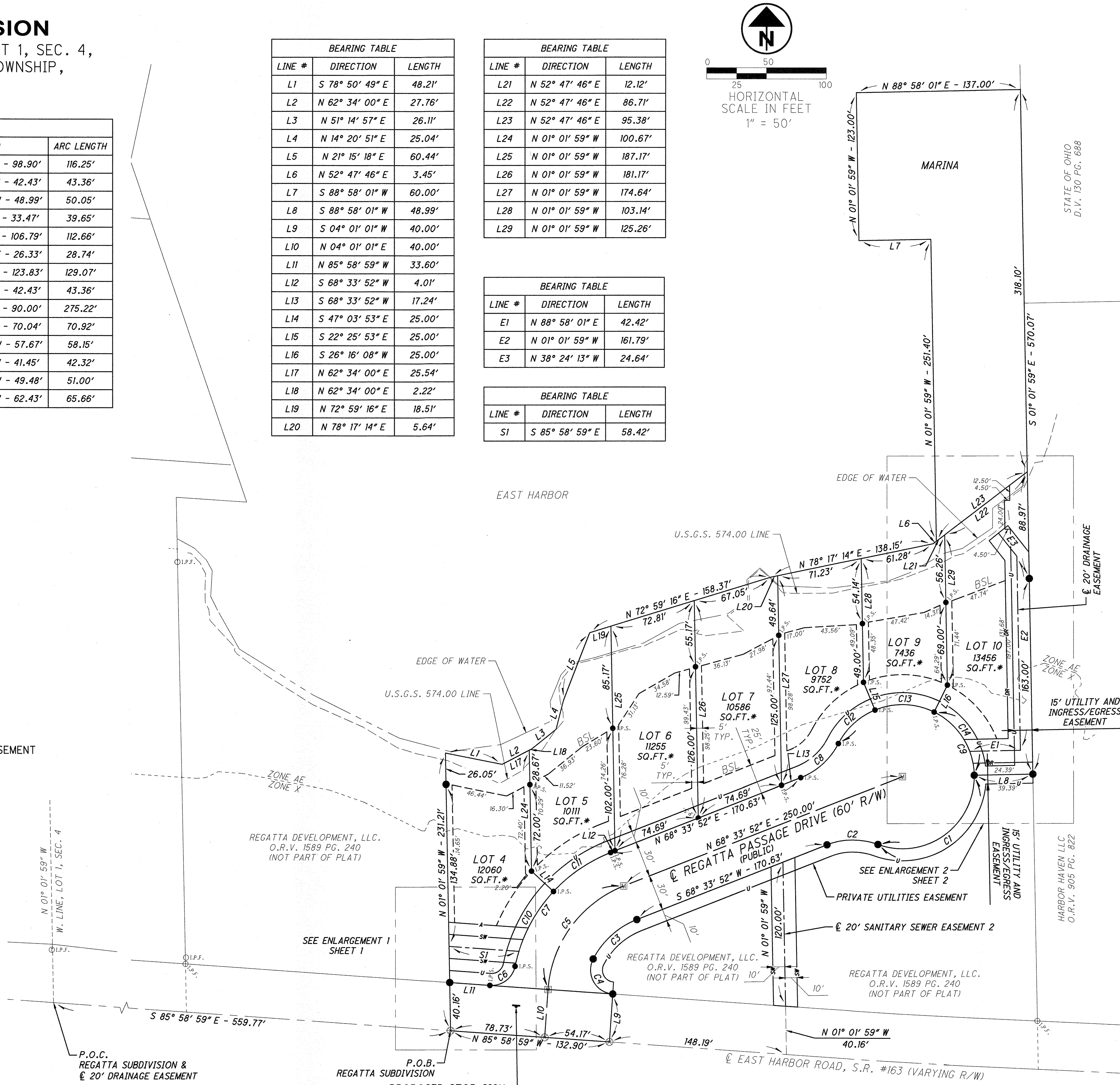
BASIS OF BEARINGS

ALL BEARINGS ARE BASED ON THE ASSUMPTION THAT THE W. LINE OF LOT 1, SEC. 4, FIRELANDS SURVEY, DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO, BEARS N 01° 01' 59" W AND IS SHOWN HEREON FOR ANGULAR MEASUREMENTS ONLY.

FLOOD ZONE: "AE" AND "X"

THIS PROPERTY IS IN ZONE X AND ZONE AE, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39123C0165C WHICH BEARS AN EFFECTIVE DATE OF MAY 18, 2015, AS SHOWN. ZONE AE, SPECIAL FLOOD HAZARD AREA, HAS A BASE FLOOD ELEVATION OF 577.4.

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. ANY REUSE 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 OR LEGAL EXPOSURE TO THE ENGINEER OR SURVEYOR.



ENLARGEMENT 1
SCALE: 1" = 20'

BEC ASSOCIATES

PROFESSIONAL ENGINEERING AND SURVEYING CONSULTANTS
6622 WEST HARBOR ROAD, PORT CLINTON, OHIO 43452
OFFICE: (419) 898-9200 FAX: (419) 898-2259

Drainage Easement

Known as and being a 20 foot wide drainage easement in part of the West part, Lot 1, Section 4, Firelands Survey, Danbury Township, Ottawa County, Ohio and lying 10.00 feet on each side of the following described centerline to wit;

Commencing at the intersection of the centerline of East Harbor Road, S.R. #163 (varying right-of-way) with the West line of Lot 1, Section 4, Firelands Survey, Danbury Township, Ottawa County, Ohio; thence proceeding South 85 degrees 58 minutes 59 seconds East in the centerline of East Harbor Road, S.R. #163, 638.50 feet to point of intersection with the centerline of Regatta Passage Drive, (60' right of way; thence proceeding North 04 degrees 01 minutes 01 seconds East, 40.00 feet to a set iron pin in a monument box marking a point of curvature in the northerly right-of-way of East Harbor Road, S.R. #163; thence proceeding along an arc to the right, said arc also being the centerline of Regatta Passage Drive and conforming to the following data:

Delta = 64° 32' 51"

Radius = 100.00 feet and having a chord bearing North 36 degrees 17 minutes 27 seconds East, 106.79 feet, an arc distance of 112.66 feet to an iron pin set in a monument box at a point of curvature; thence proceeding North 68 degrees 33 minutes 52 seconds East along the centerline of Regatta Passage Drive, 250.00 feet to a set iron pin in a monument box marking the radius point of Regatta Passage Drive; thence proceeding along the northerly extension of Regatta Passage Drive, North 69 degrees 29 minutes 45 seconds East, 60.00 feet to a point and place of beginning of the centerline of the easement herein described;

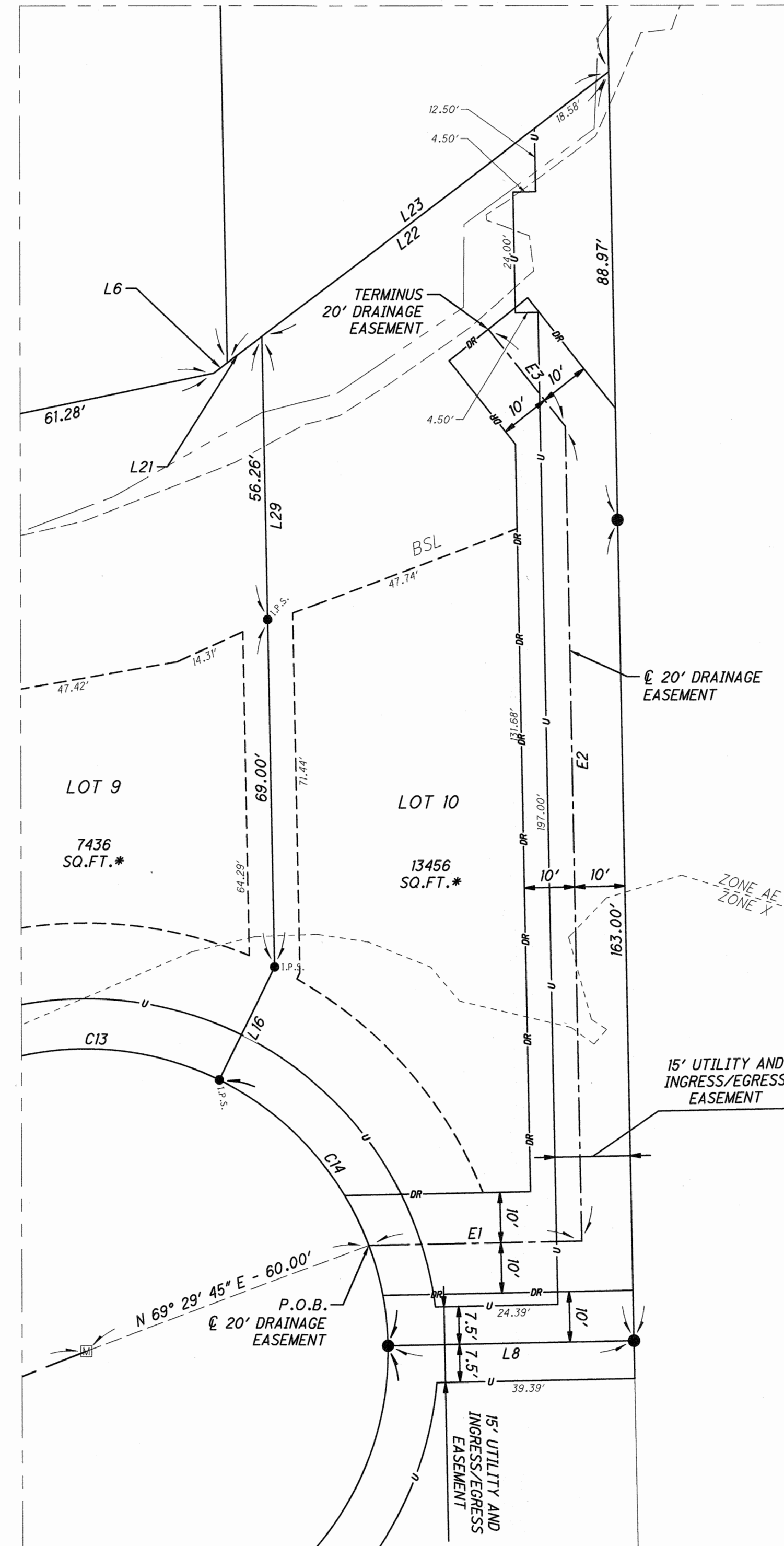
Thence proceeding North 88 degrees 58 minutes 01 seconds East, 42.42 feet to a point;

Thence proceeding North 01 degrees 01 minutes 59 seconds West, 161.79 feet to a point;

Thence proceeding North 38 degrees 24 minutes 13 seconds West, 24.64 feet to its terminus.

The above legal description was prepared by Allan W. Weirich, Professional Surveyor #7427, and is based on the assumption that West line of Lot 1, Section 4, Firelands Survey, Danbury Township, Ottawa County, Ohio bears North 01 degrees 01 minutes 59 seconds West and is also based on a survey completed in January, 2016.

BEARING TABLE		
LINE #	DIRECTION	LENGTH
E1	N 88° 58' 01" E	42.42'
E2	N 01° 01' 59" W	161.79'
E3	N 38° 24' 13" W	24.64'



ENLARGEMENT 2
 SCALE: 1" = 20'

BEC ASSOCIATES

PROFESSIONAL ENGINEERING AND SURVEYING CONSULTANTS
 6622 WEST HARBOR ROAD, PORT CLINTON, OHIO 43452
 OFFICE: (419) 898-9200 FAX: (419) 898-2259

PLAT OF A SUBDIVISION FOR: **REGATTA SUBDIVISION**

PART OF THE WEST PART OF LOT 1, SEC. 4, FIRELANDS SURVEY, DANBURY TOWNSHIP, OTTAWA COUNTY, OHIO 2019

Overall Parcel

Known as and being a part of the West part, Lot 1, Section 4, Firelands Survey, Danbury Township, Ottawa County, Ohio and being more particularly described as follows:

Commencing at the intersection of the centerline of East Harbor Road, S.R. #163 (varying right-of-way) with the West line of Lot 1, Section 4, Firelands Survey, Danbury Township, Ottawa County, Ohio; thence proceeding South 85 degrees 58 minutes 59 seconds East in the centerline of East Harbor Road, S.R. #163, 559.77 feet to a set mag spike and also being the point and place of beginning of the parcel herein described;

Thence proceeding North 01 degrees 01 minutes 59 seconds West, passing through set iron pins in concrete at 40.16 feet and 205.16 feet, 231.21 feet to a point;

Thence proceeding South 78 degrees 50 minutes 49 seconds East, 48.21 feet to a point;

Thence proceeding North 62 degrees 34 minutes 00 seconds East, 27.76 feet to a point;

Thence proceeding North 51 degrees 14 minutes 57 seconds East, 26.11 feet to a point;

Thence proceeding North 14 degrees 20 minutes 51 seconds East, 25.04 feet to a point;

Thence proceeding North 21 degrees 15 minutes 18 seconds East, 60.44 feet to a point;

Thence proceeding North 72 degrees 59 minutes 16 seconds East, 158.37 feet to a point;

Thence proceeding North 78 degrees 17 minutes 14 seconds East, 138.15 feet to a point;

Thence proceeding North 52 degrees 47 minutes 46 seconds East, 3.45 feet to a point;

Thence proceeding North 01 degrees 01 minutes 59 seconds West, 251.40 feet to a point;

Thence proceeding South 88 degrees 58 minutes 01 seconds West, 60.00 feet to a point;

Thence proceeding North 01 degrees 01 minutes 59 seconds West, 123.00 feet to a point;

Thence proceeding North 88 degrees 58 minutes 01 seconds East, 137.00 feet to a point in the West line of a parcel now or formerly owned by the State of Ohio as described in Ottawa County Deed Volume 130 at Page 688;

Thence proceeding South 01 degrees 01 minutes 59 seconds East in the West line of the previously mentioned parcel and also the West line of a parcel now or formerly owned by Harbor Haven LLC as described in Ottawa County Official Record Volume 905 at Page 822, passing through a set iron pin in concrete at 407.06 feet, 570.07 feet to a set iron pin in concrete;

Thence proceeding South 88 degrees 58 minutes 01 seconds West, 48.99 feet to a set iron pin in concrete;

Thence proceeding southwesterly along an arc to the right, said arc conforming to the following data:

Delta = 111° 00' 26"
Radius = 60.00 feet and having a chord bearing South 54 degrees 28 minutes 14 seconds West, 98.90 feet, an arc distance of 116.25 feet to a set iron pin in concrete marking a point of reverse curvature;

Thence proceeding southwesterly along an arc to the left, said arc conforming to the following data:

Delta = 41° 24' 35"
Radius = 60.00 feet and having a chord bearing South 89 degrees 16 minutes 09 seconds West, 42.43 feet, an arc distance of 43.36 feet to a set iron pin in concrete marking a point of tangency;

Thence proceeding South 68 degrees 33 minutes 52 seconds West, 170.63 feet to a set iron pin in concrete marking a point of curvature;

Thence proceeding southwesterly along an arc to the left, said arc conforming to the following data:

Delta = 40° 58' 09"
Radius = 70.00 feet and having a chord bearing South 48 degrees 04 minutes 47 seconds West, 48.99 feet, an arc distance of 50.05 feet to a set iron pin in concrete marking a point of compound curvature;

Thence proceeding southeasterly along an arc to the left, said arc conforming to the following data:

Delta = 113° 34' 41"
Radius = 20.00 feet and having a chord bearing South 29 degrees 11 minutes 38 seconds East, 33.47 feet, an arc distance of 39.65 feet to a set iron pin in concrete;

Thence proceeding South 04 degrees 01 minutes 01 seconds West, 40.00 feet to a set mag spike in the centerline of East Harbor Road, S.R. #163;

Thence proceeding North 85 degrees 58 minutes 59 seconds West in the centerline of East Harbor Road, S.R. #163, passing through a set mag spike at 54.17 feet, 132.90 feet to the point and place of beginning. Said parcel contains 3.538 acres of which 0.124 acres lies in East Harbor Road, S.R. #163, right-of-way, but is subject to all legal highways and easements of record.

The above legal description was prepared by Allan W. Weirich, Professional Surveyor #7427, and is based on the assumption that West line of Lot 1, Section 4, Firelands Survey, Danbury Township, Ottawa County, Ohio bears North 01 degrees 01 minutes 59 seconds West and is also based on a survey completed in January, 2016.

DANBURY TOWNSHIP TRUSTEES

We, the undersigned Trustees of Danbury Township, approve and will accept Regatta Passage Drive as a public Road this 12th Day of June, 2019.

[Signatures of Danbury Township Trustees]

OTTAWA REGIONAL PLANNING COMMISSION

The within plat is hereby approved this 17th Day of May, 2019.

[Signature]
Director

OTTAWA COUNTY AUDITOR

The within plat received for record this 31st Day of May, 2019. I further certify that all taxes and assessments are paid in full to date.

[Signature]
County Auditor *[Signature]* dep.

OTTAWA COUNTY RECORDER

The within plat received for record this 14th Day of JUNE, 2019, at 3:26 pm recorded in Volume 69 at Page 8-10 Ottawa County Plat Records this 14th Day of JUNE, 2019.

Instrument number 201900285850
[Signature] Recorder \$211.20 Fee

OTTAWA COUNTY ENGINEER

The within plat is hereby approved this 28th Day of MAY, 2019.

[Signature]
County Engineer

DRAINAGE EASEMENT DEDICATION

Regatta Development, LLC, by Jeff Rospert, signatory agent, as owner, hereby dedicates the storm sewer mains, catch basins, headwall, and water quality storage area items within the platted drainage easement area to the Board of County Commissioners of Ottawa County, Ohio, exclusively to public use this 5 Day of MARCH, 2019.

[Signature]
Regatta Development, LLC,
Jeff Rospert, signatory agent

OTTAWA COUNTY SANITARY ENGINEER

The within plat is hereby approved this 17th Day of May, 2019.

[Signature]
County Sanitary Engineer

WATER AND SEWER DEDICATION

Regatta Development, LLC, by Jeff Rospert, signatory agent, as owner, hereby dedicates the water and sanitary sewer mains within the platted area to the Board of County Commissioners of Ottawa County, Ohio, exclusively to public use this 5 Day of MARCH, 2019.

[Signature]
Regatta Development, LLC,
Jeff Rospert, signatory agent

OTTAWA COUNTY BOARD OF COMMISSIONERS

We, the undersigned duly elected Commissioners of Ottawa County, Ohio, do hereby approve and accept the within plat this 23rd Day of May, 2019.

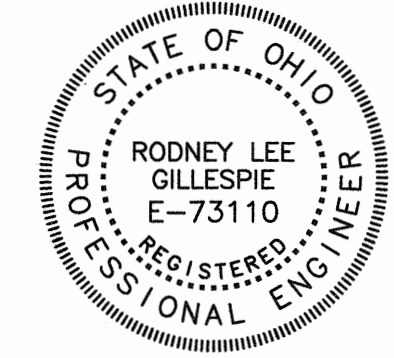
[Signatures of Ottawa County Commissioners]

ENGINEER'S CERTIFICATE

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.

[Signature] 3-4-19 Date

Rodney L. Gillespie, P.E.
Professional Engineer #73110
BEC Associates
6622 West Harbor Road
Port Clinton, Ohio 43452
(419) 898-9200



SURVEYOR'S CERTIFICATE

I hereby certify that the above plat of a subdivision is a true and correct representation of a survey made by me in January, 2016.

[Signature] 3-4-19 Date

Allan W. Weirich, P.S.
Professional Surveyor #7427
BEC Associates
6622 West Harbor Road
Port Clinton, Ohio 43452
(419) 898-9200



PLAT DEDICATION

Regatta Development, LLC, by Jeff Rospert, signatory agent, owner of the hereon described premises, do hereby adopt this subdivision of seven (7) lots and a Marina, and dedicate Regatta Passage Drive to public use.

In witness whereof, Jeff Rospert, signatory agent, has signed his name this 5 Day of MARCH, 2019.

[Signature]
Regatta Development, LLC,
Jeff Rospert, signatory agent
3751 Delwood Drive
Port Clinton, Ohio 43452

[Signature]
Witness

[Signature]
Witness

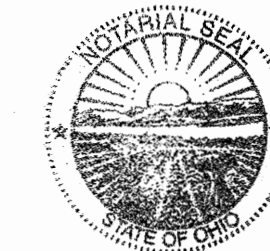
STATE OF OHIO, COUNTY OF OTTAWA

Before me, a Notary Public in and for said County and State, did personally appear Jeff Rospert, signatory agent of Regatta Development, LLC, who executed the foregoing plat and acknowledged the same to be his voluntary act and deed.

In testimony whereof I have set my official seal at Ottawa County, Ohio this 5 Day of March, 2019.

[Signature] My commission expires October 21, 2020 Date

Notary Public



SARA A. DAVIS
Notary Public
in and for the State of Ohio
My Commission Expires
October 21, 2020

BEC ASSOCIATES

PROFESSIONAL ENGINEERING AND SURVEYING CONSULTANTS
6622 WEST HARBOR ROAD, PORT CLINTON, OHIO 43452
OFFICE: (419) 898-9200 FAX: (419) 898-2259

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. ANY REUSE 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 OR LEGAL EXPOSURE TO THE ENGINEER OR SURVEYOR.