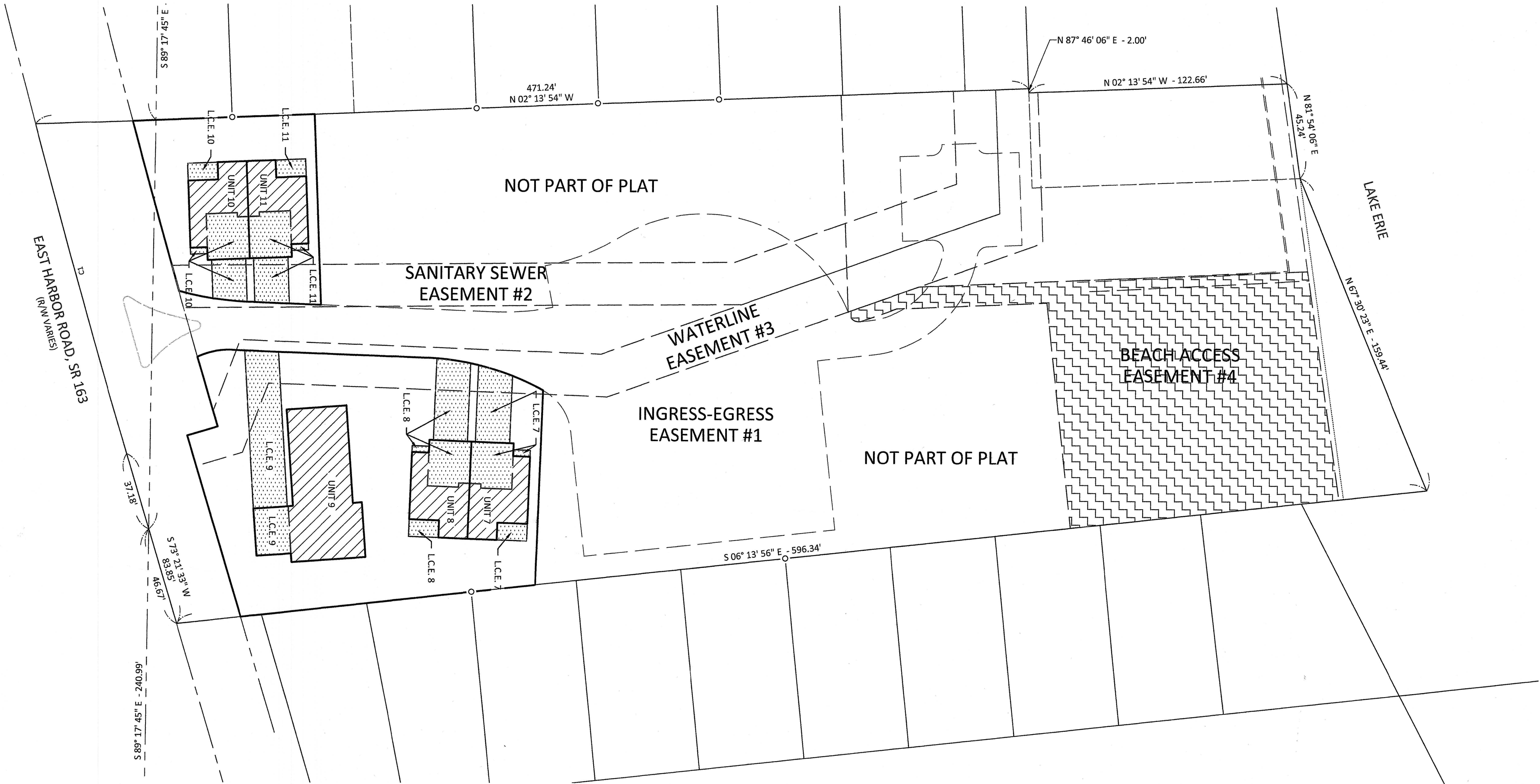


LANDINGS ON ERIE
CONDOMINIUM

PART OF SECTION 4, T6N, R17E AND PART OF SECTION 33,
T7N, R 17 E, PORTAGE TOWNSHIP,
OTTAWA COUNTY, OHIO



CONDOMINIUM LEGEND:

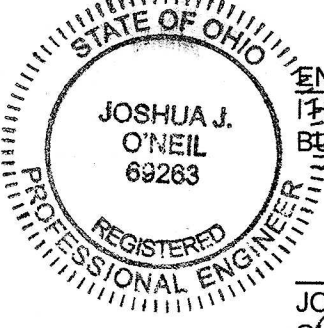
- UNIT AREA
- LIMITED COMMON ELEMENT AREA
- COMMON ELEMENT AREA
- LIMITED COMMON ELEMENT



SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE DRAWINGS ACCURATELY REFLECT THE LOCATION OF IMPROVEMENTS, RECORDED EASEMENTS, AND THAT NO ENCROACHMENTS EXIST. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY IN ALL RESPECTS WITH THE PROVISIONS UNDER SECTION 5311.07 OF THE OHIO REVISED CODE.

PETER J. SEGARD, P.S.
OHIO PROFESSIONAL SURVEYOR NO. 7883

4.9.2025
DATE



ENGINEER'S CERTIFICATION:
I HEREBY DECLARE THAT THE DRAWING ACCURATELY SHOWS EACH BUILDING AS BUILT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOSHUA J. O'NEIL, P.E.
OHIO PROFESSIONAL ENGINEER NO. 69263

4.16.2025
DATE

LANDINGS ON ERIE
CONDOMINIUM

PART OF SECTION 4, T6N, R17E AND PART OF SECTION 33,
T7N, R 17 E, PORTAGE TOWNSHIP,
OTTAWA COUNTY, OHIO

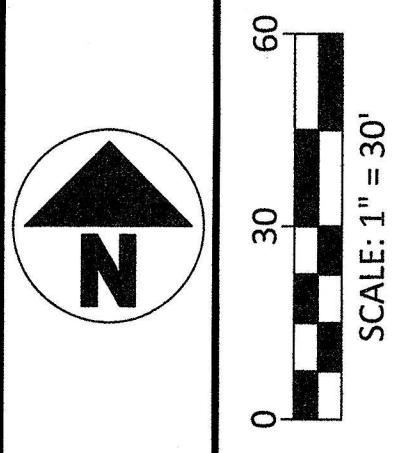
INITIAL DECLARATION

FILE:LOE_Initial Declaration.dwg
JOB NO.: 23388-
DRAWN BY: GSW/PJS
ISSUED: 03/04/2025

DGL
DGL CONSULTING ENGINEERS, LLC
3455 BRIARFIELD BLVD., SUITE E
MADEIRA, OH 43057
PHONE: 419.555.1015
www.dgl-hd.com

SURVEY LEGEND	
○	MONUMENT FOUND
●	MONUMENT SET
(C)	CALCULATED DISTANCE
(M)	MEASURED DISTANCE
(REC)	RECORD DISTANCE
R/W	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

NO	REVISION	DATE
9		
8		
7		
6		
5		
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3		
2		
1		



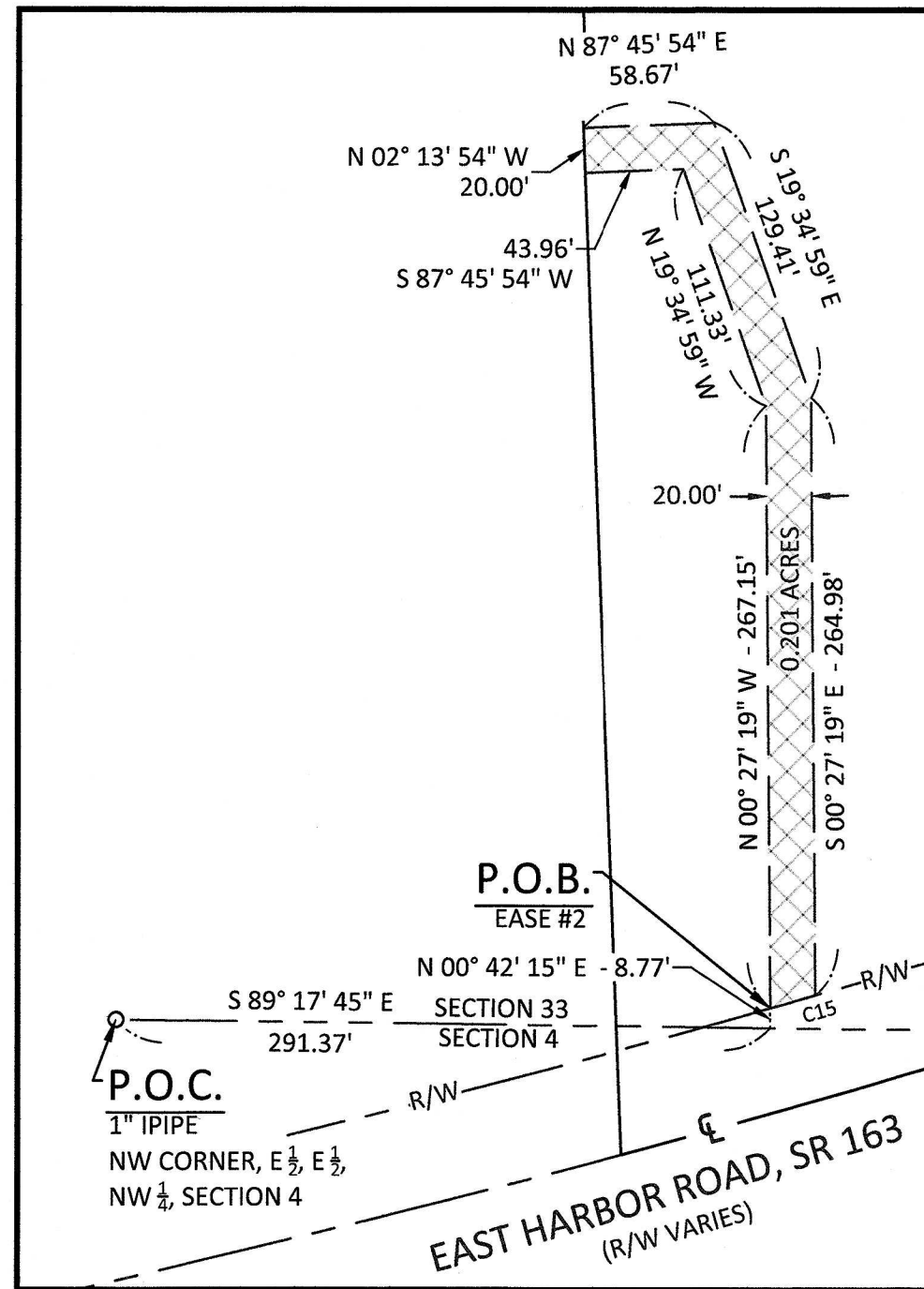
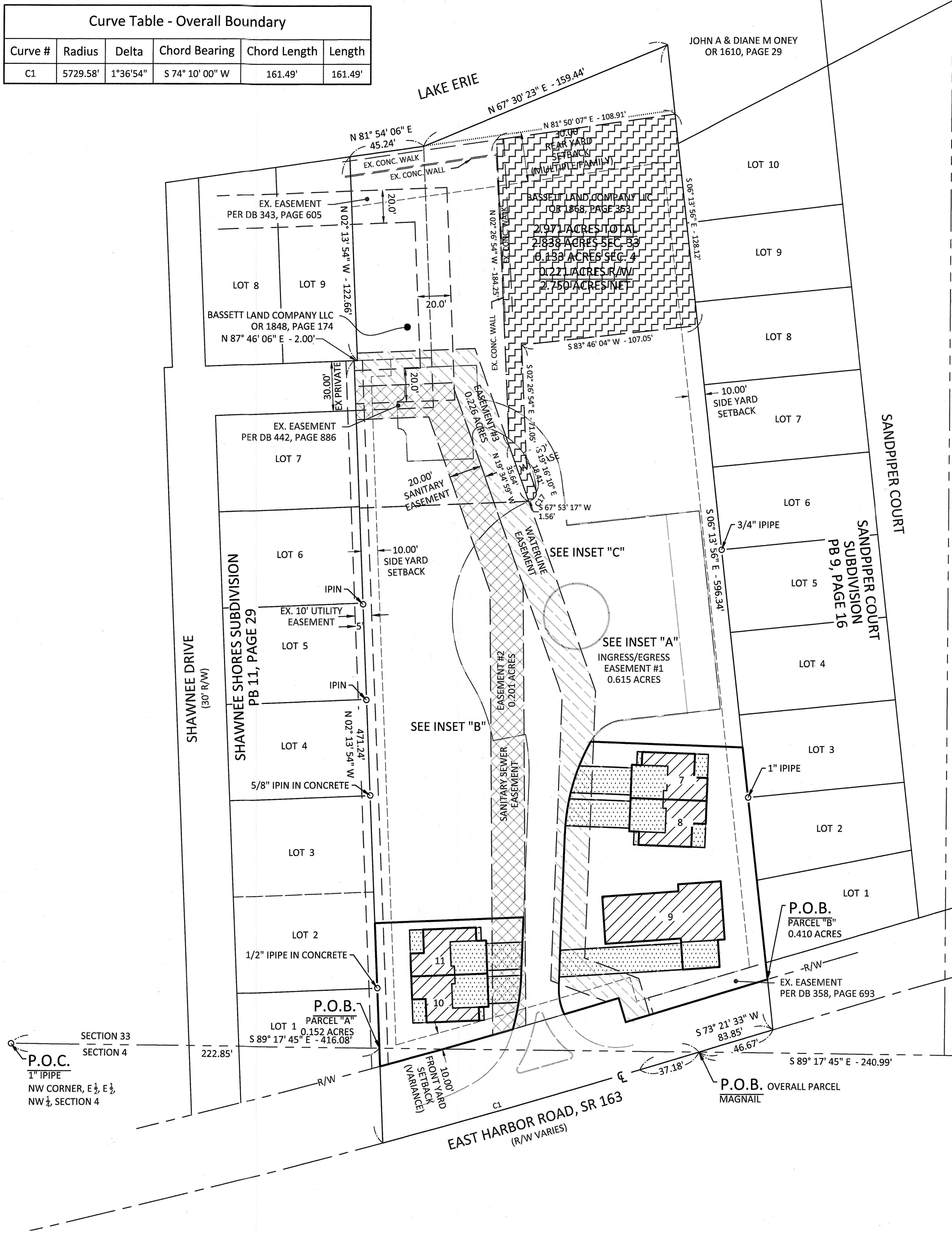
PLOTTED: Apr 04, 2025 -- 9:51am
 DRAWING: C:\Users\jcs\AppData\Local\Temp\AcPublish_1500\LOE_Initial Declaration.dwg: Page 2

Curve Table - Overall Boundary					
Curve #	Radius	Delta	Chord Bearing	Chord Length	Length
C1	5729.58'	1°36'54"	S 74° 10' 00" W	161.49'	161.49'

Curve Table - Easement #3					
Curve #	Radius	Delta	Chord Bearing	Chord Length	Length
C14	5684.58'	0°04'36"	S 73° 23' 51" W	7.62'	7.62'

*SEE PAGE 2 FOR EASEMENT #4

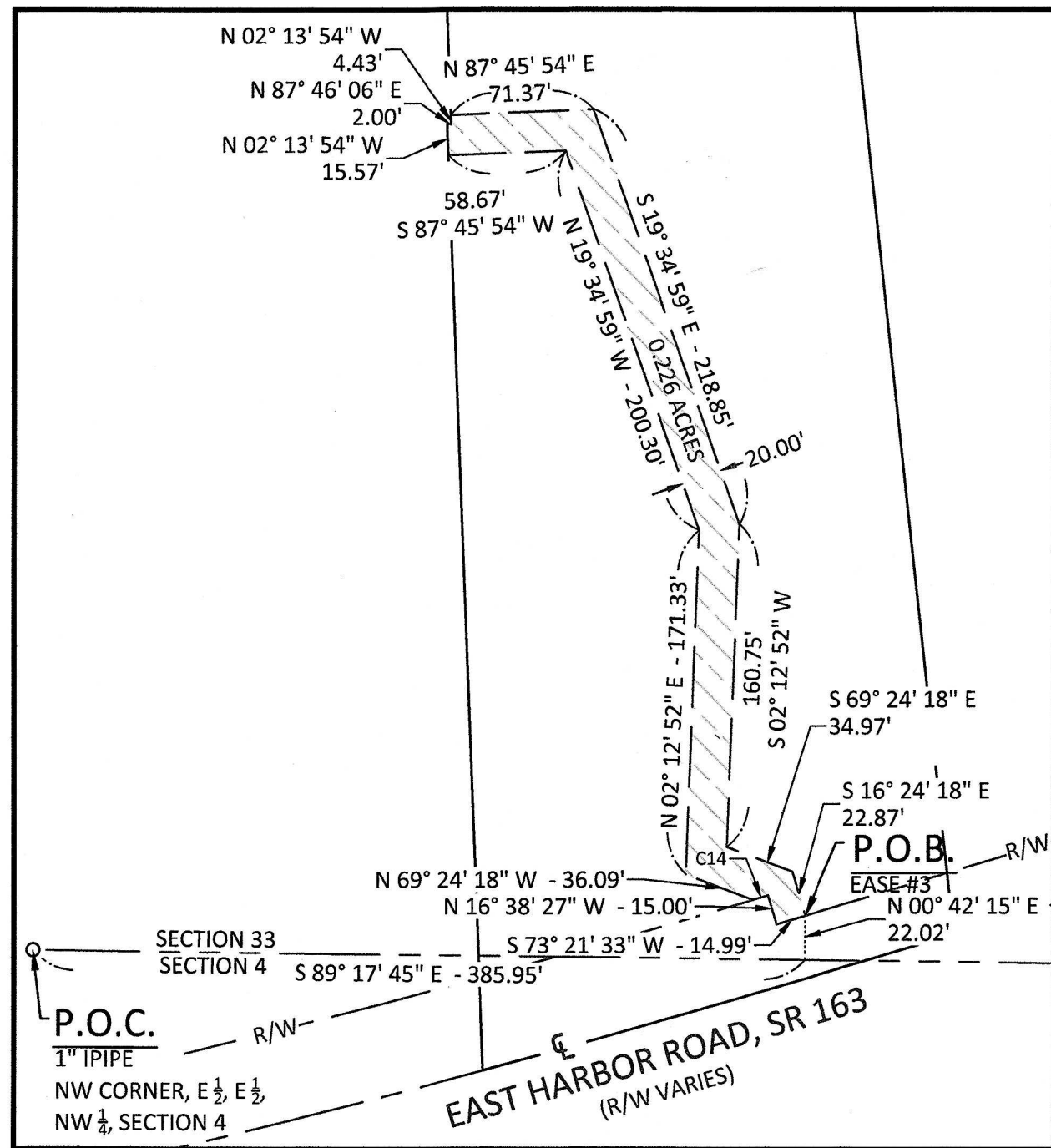
*SEE PAGE 2 FOR CONDOMINIUM PROPERTY UNITS (PARCELS "A" & "B")



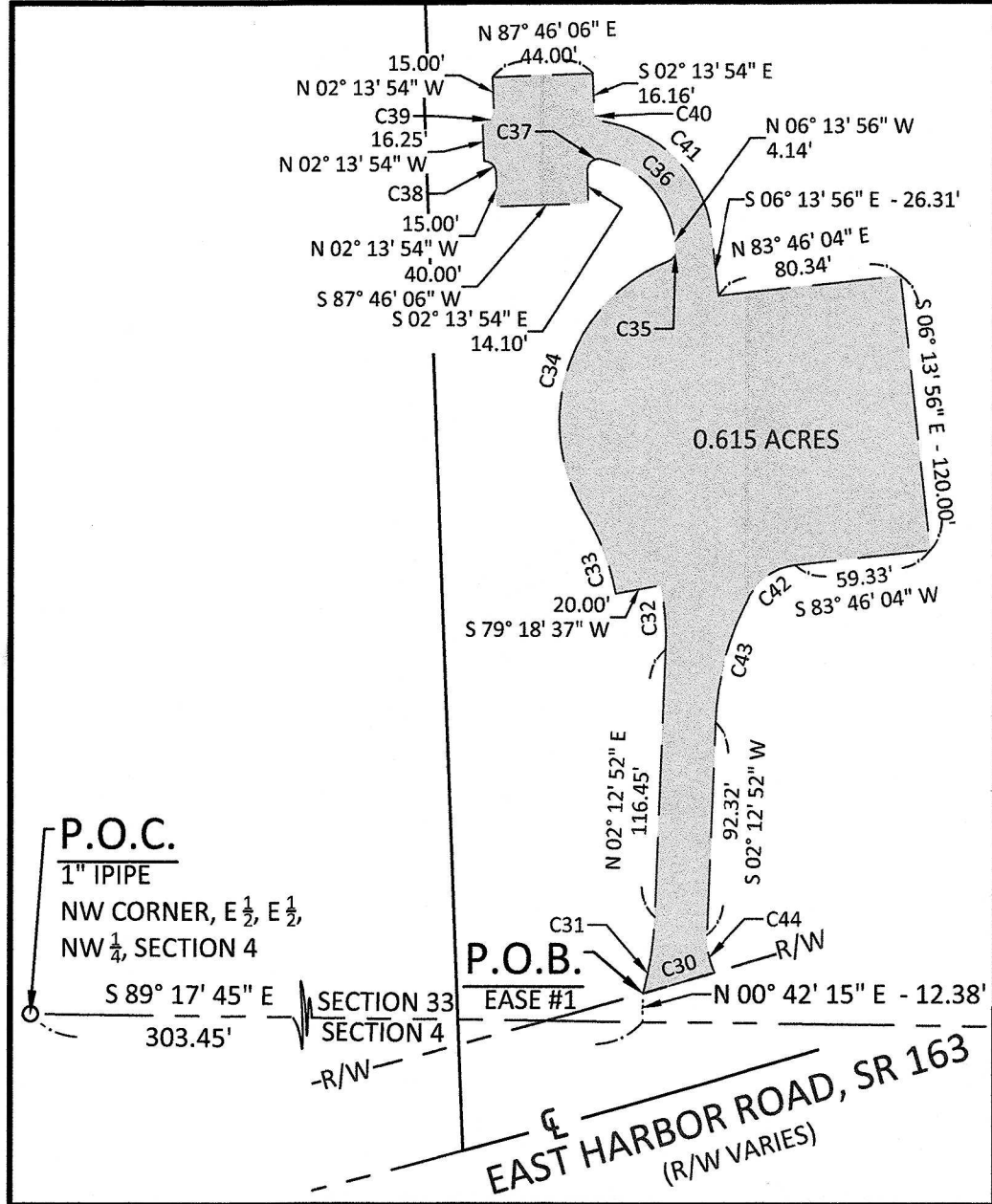
INSET "B" (EASEMENT #2)
 SCALE: 1" = 80'

Curve Table - Easement #1					
Curve #	Radius	Delta	Chord Bearing	Chord Length	Length
C30	4752.43'	0°23'25"	S 73° 53' 01" W	32.37'	32.37'
C31	150.00'	12°48'05"	N 08° 36' 55" E	33.44'	33.51'
C32	125.00'	12°54'15"	N 04° 14' 16" W	28.09'	28.15'
C33	105.00'	20°52'58"	N 21° 07' 52" W	38.06'	38.27'
C34	75.00'	100°03'30"	N 18° 27' 24" E	114.96'	130.98'
C35	5.00'	74°43'04"	N 31° 07' 37" E	6.07'	6.52'
C36	40.00'	72°58'26"	N 42° 43' 08" W	47.57'	50.95'
C37	5.00'	103°01'33"	S 49° 16' 52" W	7.83'	8.99'
C38	5.00'	90°00'00"	N 47° 13' 54" W	7.07'	7.85'
C39	5.00'	90°00'00"	N 42° 46' 06" E	7.07'	7.85'
C40	5.00'	78°48'28"	S 41° 38' 08" E	6.35'	6.88'
C41	56.25'	74°48'27"	S 43° 38' 09" E	68.34'	73.44'
C42	25.00'	54°43'35"	S 56° 24' 17" W	22.98'	23.88'
C43	125.00'	26°49'37"	S 15° 37' 41" W	57.99'	58.53'
C44	35.00'	27°39'09"	S 11° 36' 43" E	16.73'	16.89'

Curve Table - Easement #2					
Curve #	Radius	Delta	Chord Bearing	Chord Length	Length
C15	42692.61'	0°01'40"	S 74° 03' 11" W	20.75'	20.75'



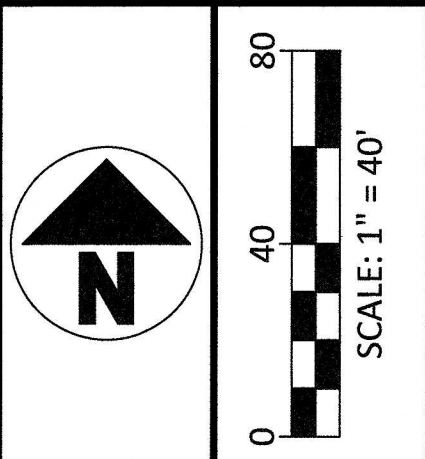
INSET "C" (EASEMENT #3)
 SCALE: 1" = 80'



INSET "A" (EASEMENT #1)
 SCALE: 1" = 80'

CONDOMINIUM LEGEND:

- UNIT AREA
- EASEMENT #1 AREA
- EASEMENT #2 AREA
- EASEMENT #3 AREA
- LIMITED COMMON ELEMENT AREA
- COMMON ELEMENT AREA
- LIMITED COMMON ELEMENT



SURVEY LEGEND					
○	MONUMENT FOUND	○	MONUMENT SET	○	CALCULATED DISTANCE
(M)	MEASURED DISTANCE	(REC)	RECORD DISTANCE	R/W	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING	P.O.C.	POINT OF COMMENCEMENT		

NO	1	2	3	4	5	6	7	8	9
REVISION									
DATE									

DGL
 DGL CONSULTING ENGINEERS, LLC
 3455 BRIARFIELD BLVD, SUITE E
 MAUMEE, OH 43537
 PHONE: 419.535.1015
 www.dgl-llc.com

LANDINGS ON ERIE CONDOMINIUM
 PART OF SECTION 4, T6N, R17E AND PART OF SECTION 33, T7N, R17E, PORTAGE TOWNSHIP, OTTAWA COUNTY, OHIO
INITIAL DECLARATION

FILE:LOE_Initial Declaration.dwg	JOB NO.:	23388-
DRAWN BY:	GSW/PJS	
ISSUED:	12/02/2024	

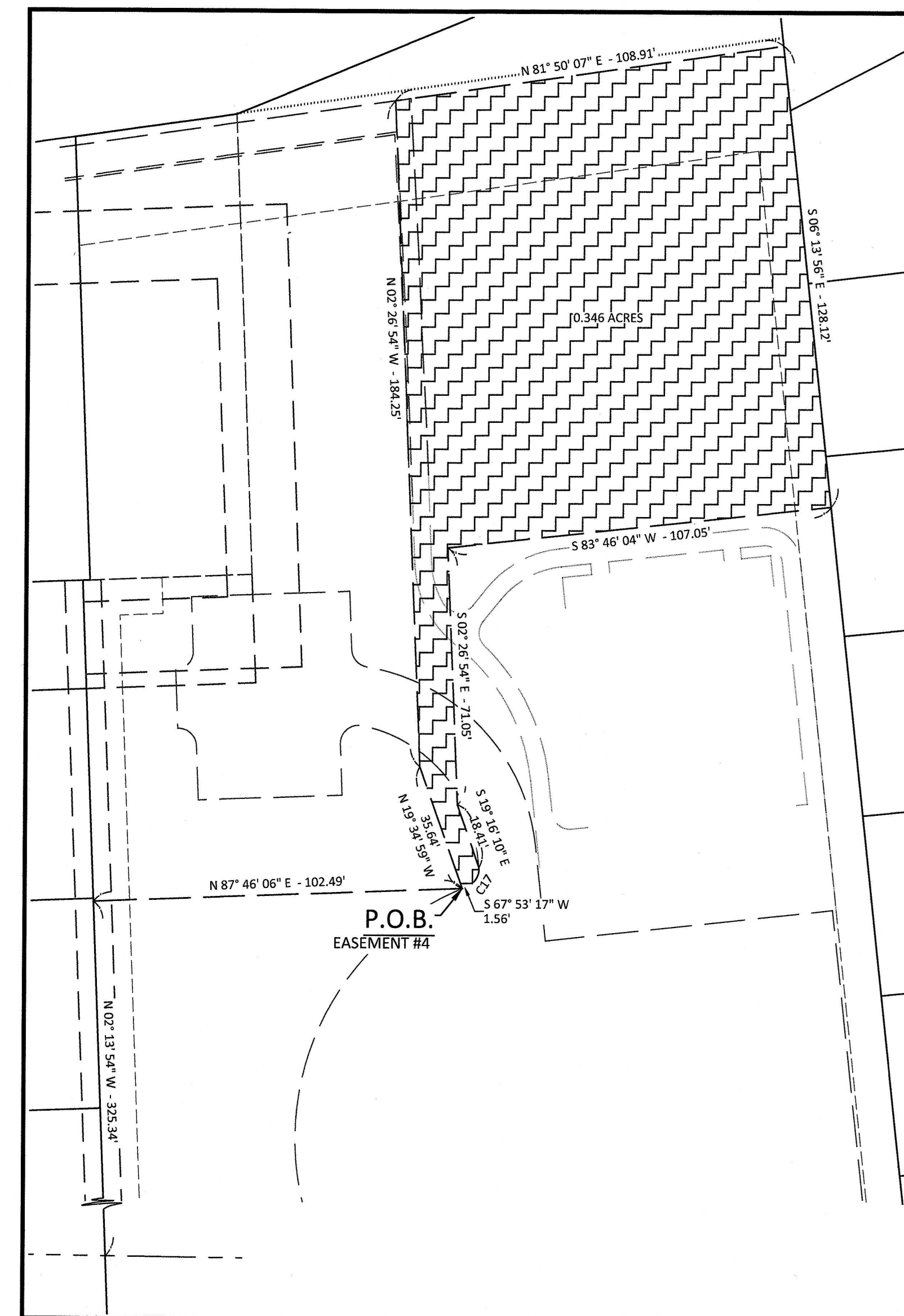


CONDOMINIUM LEGEND:

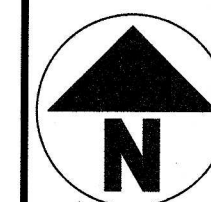
- UNIT AREA
- LIMITED COMMON ELEMENT AREA
- COMMON ELEMENT AREA
- EASEMENT #4 AREA
- LIMITED COMMON ELEMENT

Curve Table - Parcel "A"					
Curve #	Radius	Delta	Chord Bearing	Chord Length	Length
C2	150.00'	12°48'05"	S 08° 36' 55" W	33.44'	33.51'
C3	5521.37'	0°51'55"	S 74° 26' 41" W	83.37'	83.37'

Curve Table - Parcel "B"					
Curve #	Radius	Delta	Chord Bearing	Chord Length	Length
C4	5684.58'	0°20'43"	N 73° 31' 54" E	34.26'	34.26'
C5	35.00'	27°39'09"	N 11° 36' 43" W	16.73'	16.89'
C16	125.00'	26°38'17"	S 15° 32' 00" W	57.59'	58.12'



Curve Table					
Curve #	Radius	Delta	Chord Bearing	Chord Length	Length
C17	5.00'	74°45'38"	S 31° 07' 37" W	6.07'	6.52'



SURVEY LEGEND

- MONUMENT FOUND
- MONUMENT SET
- (C) CALCULATED DISTANCE
- (M) MEASURED DISTANCE
- (RC) RECORD DISTANCE
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

NO	REVISION	DATE
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1		

DGL
DESIGN GROUP LLC
DGL CONSULTING ENGINEERS, LLC
3455 BRIARFIELD BLVD, SUITE E
MAUMEE, OH 43537
PHONE: 419.535.1015
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**LANDINGS ON ERIE
CONDOMINIUM**

PART OF SECTION 4, T6N, R17E AND PART OF SECTION 33,
T7N, R 17E, PORTAGE TOWNSHIP,
OTTAWA COUNTY, OHIO

INITIAL DECLARATION

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JOB NO.: 23388-
DRAWN BY: GSW/PJS
ISSUED: 12/02/2024