

DESCRIPTION:

PROPERTY DESCRIPTION
SITUATED IN THE TOWNSHIP OF PUT-IN-BAY, COUNTY OF OTTAWA AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL LOT 5, EAST POINT, ON THE ISLAND OF MIDDLE BASS, AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" CAPPED (REITZ ENG) IRON PIN FOUND ON THE NORTHERLY LINE OF DEIST ROAD, T.R. #160, 40 FEET WIDE, AT ITS INTERSECTION WITH THE EASTERLY LINE OF A PARCEL OF LAND CONVEYED TO BASS GAS COMPANY, BY DEED RECORDED IN VOLUME 432, PAGE 454 OF OTTAWA COUNTY RECORDS OF DEEDS; THENCE N. 4° 32' 00" W., ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO BASS GAS COMPANY, A DISTANCE OF 244.28 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN FOUND ON THE SOUTHEASTERLY LINE OF A PARCEL OF LAND CONVEYED TO THOMAS E. SONNANSTINE III, BY DEED RECORDED IN VOLUME 800, PAGE 828 OF OTTAWA COUNTY OFFICIAL RECORDS; THENCE N. 59° 48' 40" E., ALONG THE SOUTHEASTERLY LINE OF LAND SO CONVEYED TO THOMAS E. SONNANSTINE III, A DISTANCE OF 250.48 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN FOUND AT AN EASTERLY CORNER THEREOF; THENCE N. 30° 11' 20" W., ALONG THE NORTHEASTERLY LINE OF LAND SO CONVEYED TO THOMAS E. SONNANSTINE III, A DISTANCE OF 10.00 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN FOUND AT A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY CURVED LINE OF LAND SO CONVEYED TO THOMAS E. SONNANSTINE III AND ALONG A SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO JOHNSTON PROPERTIES PARTNERSHIP, BY DEED RECORDED IN VOLUME 437, PAGE 380 OF OTTAWA COUNTY RECORDS OF DEEDS, A DISTANCE OF 110.77 FEET ON THE ARC OF A CIRCLE DEFLECTING TO THE RIGHT, WHOSE CENTRAL ANGLE IS 126° 55' 52", WHOSE RADIUS IS 50.00 FEET AND WHOSE CHORD BEARS N. 33° 16' 36" E., A DISTANCE OF 89.47 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN FOUND AT AN INTERIOR CORNER THEREOF; THENCE S. 3° 09' 48" E., ALONG THE WESTERLY LINE OF LAND SO CONVEYED TO JOHNSTON PROPERTIES PARTNERSHIP, ALONG THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO GEORGE F. WEISENBACH AND SHARON L. WEISENBACH, BY DEED RECORDED IN VOLUME 431, PAGE 624 OF OTTAWA COUNTY RECORDS OF DEEDS, ALONG THE WESTERLY LINE OF THE EAST POINT SUBDIVISION NO. 1 PART 2, AS SHOWN BY THE RECORDED PLAT IN VOLUME 9 OF PLATS, PAGE 10 OF OTTAWA COUNTY RECORDS, ACROSS DEIST ROAD, T.R. #160, AND ALONG THE WESTERLY LINE OF SAID EAST POINT SUBDIVISION NO. 1 PART 2, PASSING THROUGH A 5/8" CAPPED (REITZ ENG) IRON PIN FOUND AT 215.08 FEET, A 1 1/4" IRON PIPE FOUND AT 395.09 FEET, AND AN ANGLE IRON FOUND AT 649.59 FEET ON THE NORTHERLY LINE OF DEIST ROAD, T.R. #160, A DISTANCE OF 718.76 FEET TO THE WATER'S EDGE OF LAKE ERIE, AS ESTABLISHED OCTOBER, 1997; THENCE N. 66° 13' 05" W., ALONG THE WATER'S EDGE OF LAKE ERIE, A DISTANCE OF 39.88 FEET TO AN ANGLE POINT THEREIN; THENCE N. 83° 19' 01" W., ALONG THE WATER'S EDGE OF LAKE ERIE, A DISTANCE OF 63.67 FEET TO AN ANGLE POINT THEREIN; THENCE N. 64° 46' 05" W., ALONG THE WATER'S EDGE OF LAKE ERIE, A DISTANCE OF 47.32 FEET TO AN ANGLE POINT THEREIN; THENCE N. 22° 09' 35" W., ALONG THE WATER'S EDGE OF LAKE ERIE, A DISTANCE OF 41.24 FEET TO AN ANGLE POINT THEREIN; THENCE N. 49° 48' 36" W., ALONG THE WATER'S EDGE OF LAKE ERIE, A DISTANCE OF 33.65 FEET TO AN ANGLE POINT THEREIN; THENCE N. 71° 54' 09" W., ALONG THE WATER'S EDGE OF LAKE ERIE, A DISTANCE OF 39.09 FEET; THENCE N. 4° 32' 00" W., A DISTANCE OF 65.78 FEET TO THE SOUTHWESTERLY LINE OF DEIST ROAD, T R #160; THENCE S. 50° 31' 48" E., ALONG THE SOUTHWESTERLY LINE OF DEIST ROAD, T R #160, A DISTANCE OF 23.79 FEET TO AN ANGLE POINT THEREIN; THENCE S. 37° 28' 18" E., ALONG THE SOUTHWESTERLY LINE OF DEIST ROAD, T R #160, A DISTANCE OF 159.24 FEET TO AN ANGLE POINT; THENCE S. 84° 10' 18" E., ALONG THE SOUTHERLY LINE OF DEIST ROAD, T R #160, A DISTANCE OF 106.84 FEET TO AN ANGLE POINT THEREIN; THENCE N. 86° 22' 24" E., ALONG THE SOUTHERLY LINE OF DEIST ROAD, T R #160, A DISTANCE OF 3.02 FEET TO THE WESTERLY LINE OF SAID EAST POINT SUBDIVISION NO. 1 PART 2; THENCE N. 3° 09' 48" W., ACROSS DEIST ROAD, T R #160, A DISTANCE OF 40.00 FEET TO AN ANGLE IRON FOUND ON THE NORTHERLY LINE OF DEIST ROAD, T R #160; THENCE N. 84° 10' 18" W., ALONG THE NORTHERLY LINE OF DEIST ROAD, T R #160, A DISTANCE OF 86.30 FEET TO A 5/8" IRON PIN FOUND AT AN ANGLE POINT; THENCE N. 37° 28' 18" W., ALONG THE NORTHEASTERLY LINE OF DEIST ROAD, T R #160, A DISTANCE OF 146.55 FEET TO A 5/8" IRON PIN FOUND AT AN ANGLE POINT THEREIN; THENCE N. 50° 31' 48" W., ALONG THE NORTHEASTERLY LINE OF DEIST ROAD, T R #160, A DISTANCE OF 90.00 FEET TO A 5/8" IRON PIN FOUND AT AN ANGLE POINT THEREIN; THENCE N. 67° 39' 38" W., ALONG THE NORTHEASTERLY LINE OF DEIST ROAD, T R #160, A DISTANCE OF 35.27 FEET TO THE PRINCIPAL PLACE OF BEGINNING, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

AREAS:
"N" (AREA NORTH OF DEIST RD.) - 119,948 SQ. FT. 2.7536 AC.
"S" (AREA SOUTH OF DEIST RD.) - 5,743 SQ. FT. 0.1318 AC.
TOTAL SITE - 125,691 AQ. FT. 2.8854 AC.

BUILDING AREA:
UNIT 1 - 1,109 SQ. FT. + 1,397 SQ. FT. = 2,506 SQ. FT. 0.0575 AC.
UNIT 2 - 1,109 SQ. FT. + 1,401 SQ. FT. = 2,510 SQ. FT. 0.0576 AC.
UNIT 3 - 1,109 SQ. FT. + 1,399 SQ. FT. = 2,508 SQ. FT. 0.0576 AC.
UNIT 4 - 1,109 SQ. FT. + 1,399 SQ. FT. = 2,508 SQ. FT. 0.0576 AC.
UNIT 5 - 1,109 SQ. FT. + 1,451 SQ. FT. = 2,560 SQ. FT. 0.0588 AC.
UNIT 6 - 1,104 SQ. FT. + 1,456 SQ. FT. = 2,560 SQ. FT. 0.0588 AC.
UNIT 7 - 1,104 SQ. FT. + 1,450 SQ. FT. = 2,554 SQ. FT. 0.0586 AC.
UNIT 8 - 1,104 SQ. FT. + 1,147 SQ. FT. = 2,251 SQ. FT. 0.0517 AC.
UNIT 9 - 1,104 SQ. FT. + 1,163 SQ. FT. = 2,267 SQ. FT. 0.0520 AC.
UNIT 10 - 1,104 SQ. FT. + 1,148 SQ. FT. = 2,252 SQ. FT. 0.0517 AC.
TOTAL BUILDING/L.C.E. AREA - 24,476 SQ. FT. 0.5619 AC.
COMMON AREA - 95,472 SQ. FT. 2.1917 AC.
TOTAL - 119,948 SQ. FT. 2.7536 AC.

NOTICE
1.) DECLARANT RESERVES THE RIGHT TO GRANT, ESTABLISH, LOCATE AND RELOCATE UTILITIES, STORM AND SANITARY SEWER EASEMENTS AND DRIVE EASEMENTS AS PROVIDED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP.
2.) LIMITED COMMON AREAS INCLUDE THE LAND WITHIN 3 FEET FROM THE FOUNDATION AND PATIOS/DECKS/PORCHES/SUNROOMS OF EACH UNIT.

EAST POINT VILLA'S CONDOMINIUM

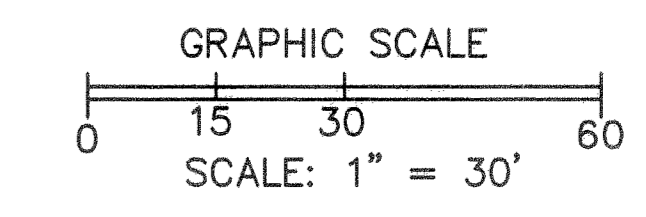
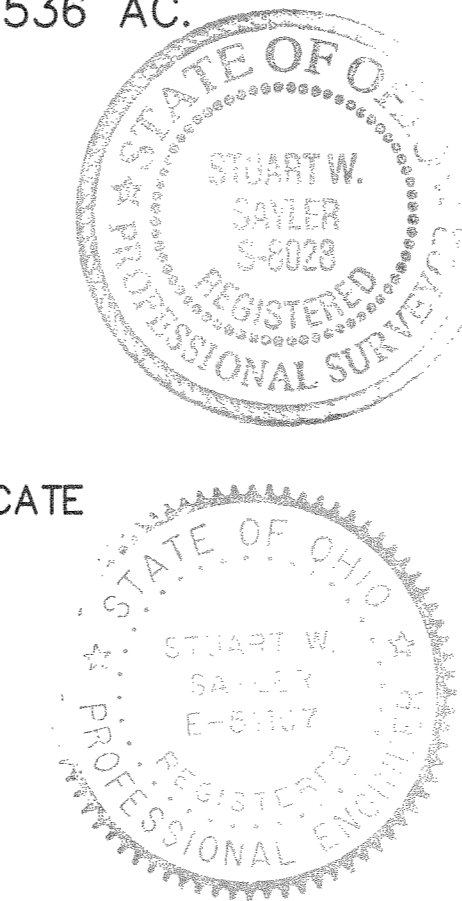
BEING PART OF ORIGINAL LOT 5, EAST POINT, MIDDLE BASS ISLAND, NOW IN THE TOWNSHIP OF PUT-IN-BAY COUNTY OF OTTAWA AND STATE OF OHIO. BEARINGS ARE BASED ON DEIST ROAD BEARING N37°28'18"W, AND ARE TO BE USED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH WE CERTIFY TO BE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME GRAPHICALLY SHOWS THE BOUNDARIES, LOCATION, DESIGNATION, LENGTH, WIDTH AND HEIGHT OF EACH UNIT, THE BOUNDARIES, LOCATION, DESIGNATION AND DIMENSIONS OF THE COMMON ELEMENTS, THE LIMITED COMMON ELEMENTS AND EXCLUSIVE USE AREAS NOT WITHIN EACH BUILDING AND THE LOCATION AND DIMENSIONS OF ALL APPURTENANT EASEMENTS OR ENCROACHMENTS; THAT ALL PROPERTIES SURVEYED, INCLUDING THE RIGHT OF WAY LINE FOR DEIST ROAD 40' TOWNSHIP ROAD # 160 IN THE EAST POINT VILLA'S CONDOMINIUM ARE CONTIGUOUS TO THE PERIMETER LINES OF THE PREMISES ALONG THEIR ENTIRE LENGTH; OR IF NOT CONTIGUOUS, THE PLAT SHOWS THE DISTANCES BETWEEN PARCELS OF LAND. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS WITH THE SURVEY REQUIREMENTS OF SECTION 5311.07 OF THE OHIO REVISED CODE, INCLUDING THE REQUIREMENT THAT THIS PLAT ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.

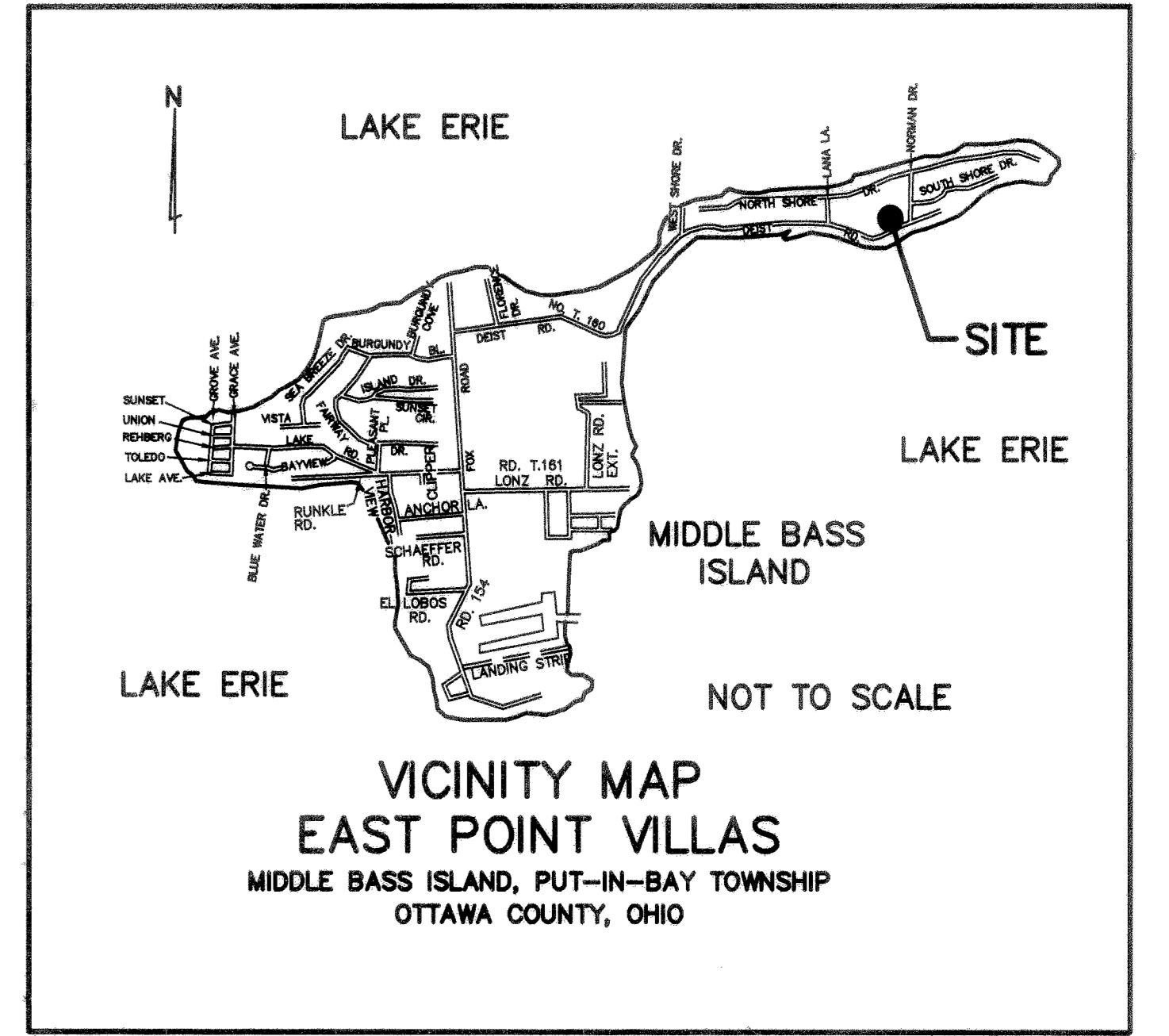
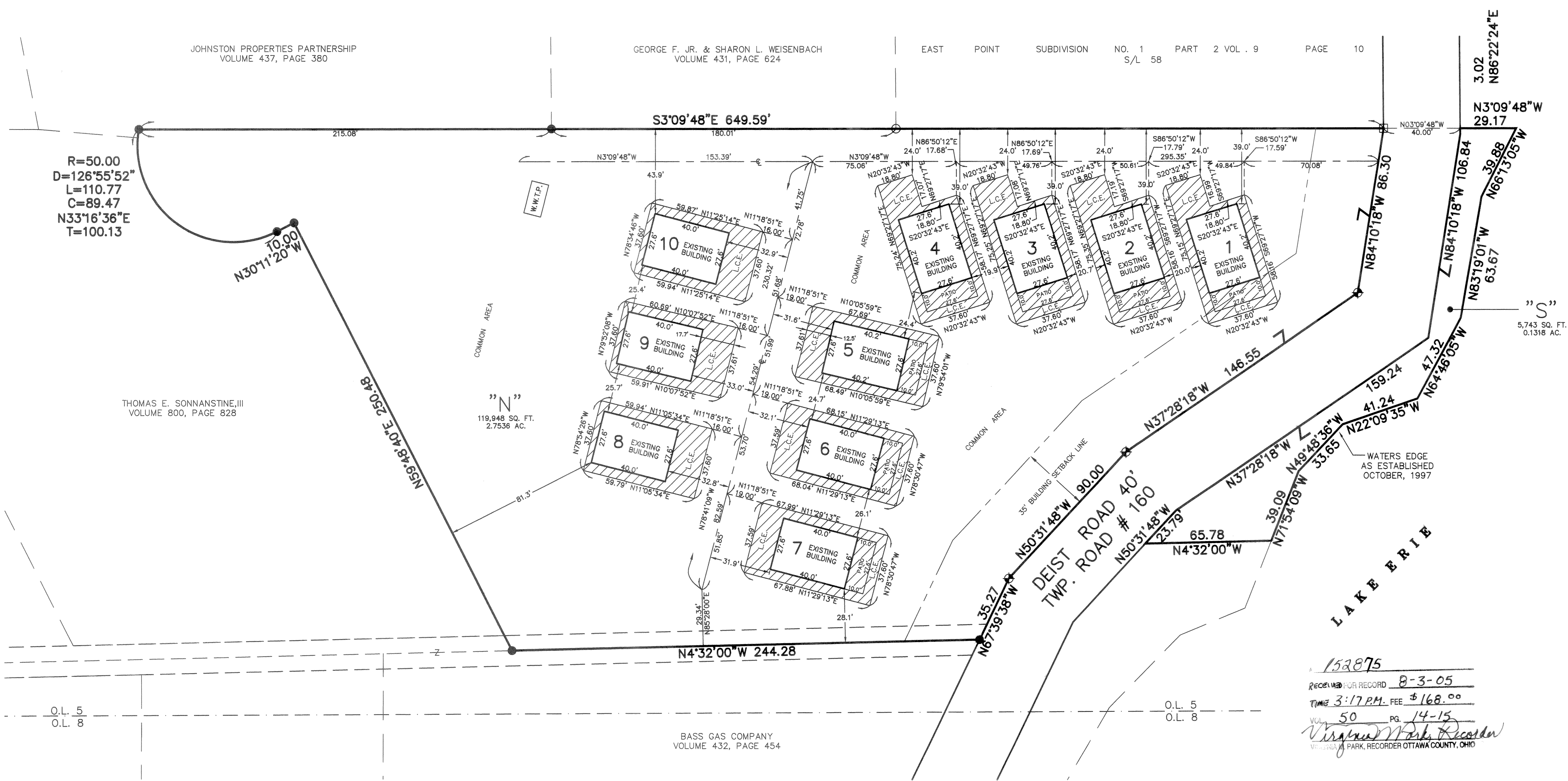
Stuart W. Saylor
STUART W. SAYLER, OHIO REGISTERED SURVEYOR NO. S-8028
JULY 19, 2005

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS 1 THROUGH 2 SHOW GRAPHICALLY THE LOCATION, DESIGNATION, DIMENSIONS OF EACH BUILDING AND UNIT, THE HEIGHT OF EACH UNIT AND THE BOUNDARIES, LOCATION, DESIGNATION AND DIMENSIONS OF THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND EXCLUSIVE USE AREAS WITHIN EACH BUILDING AS BUILT OR CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE REGISTERED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER REQUIREMENTS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

Stuart W. Saylor
STUART W. SAYLER, OHIO REGISTERED ENGINEER NO. 51107
JULY 19, 2005



BASED ON DEIST RD BEARING N37°28'18"W



- LEGEND:
● - DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND.
⊙ - DENOTES 5/8" IRON PIN FOUND.
○ - DENOTES 1 1/4" IRON PIPE FOUND.
□ - DENOTES ANGLE IRON FOUND.
L.C.E. - LIMITED COMMON ELEMENTS.
COMMON AREA - AREA OUTSIDE L.C.E. WITHIN PHASE LIMITS.
▨ - LIMITED COMMON ELEMENTS.

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