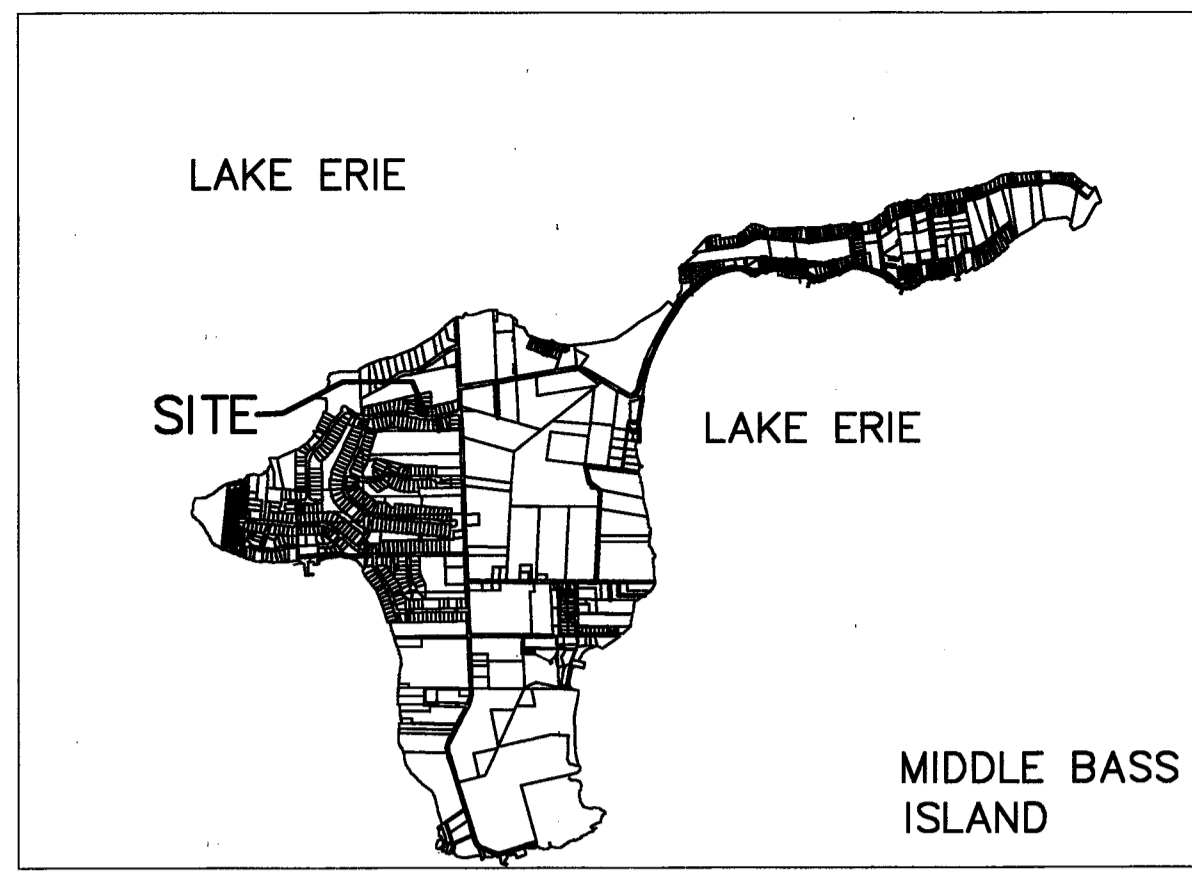


NOTES:

- THIS DEVELOPMENT WAS APPROVED BY THE STATE DEPARTMENT OF HEALTH.
- A CENTRALIZED WATER SYSTEM IS PROVIDED.
- A CENTRALIZED SANITARY SEWER SYSTEM IS PROVIDED.
- A CENTRALIZED STORM SEWER SYSTEM IS PROVIDED WITH DISCHARGE TO LAKE ERIE.
- LAKE ERIE UTILITIES COMPANY AND THE BURGUNDY BAY ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, MAINTAIN ALL RIGHTS TO COMMON AREAS AND THE RIGHTS TO MAINTAIN, REPAIR, REPLACE, RECONSTRUCT AND/OR IMPROVE ANY AND ALL UTILITIES AND ACCESS ON, UNDER, OR OVER ALL OTHER LOTS SHOWN HEREON FOR THE COMMON GOOD OF THE DEVELOPMENT.
- THIS PARCEL IS LOCATED IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 577' PER THE "NATIONAL FLOOD INSURANCE PROGRAM" FLOOD INSURANCE RATE MAP (FIRM) NO. 39123C0005C, EFFECTIVE DATE MAY 18, 2015.
- MAINTENANCE OF COMMON AREAS SHALL BE THE RESPONSIBILITY AND OBLIGATION OF THE LAKE ERIE UTILITIES COMPANY AND THE BURGUNDY BAY ASSOCIATION, UNLESS DEVELOPED BY THE PLATTOR.
- SOILS INFORMATION REPORT BELOW WAS OBTAINED FROM THE "SOIL SURVEY OF OTTAWA COUNTY, OHIO" PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, EFFECTIVE DATE: SEPTEMBER, 2016.
- CURRENT ZONING CLASSIFICATION: R-3.
- THE 25' REAR SETBACK ON LOT 4-A, NOT SHOWN, FALLS WITHIN THE AVIGATION EASEMENT DEPICTED.

LEGEND

- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET IN CONCRETE
- DENOTES 5/8" IRON PIN FOUND (WITH OR WITHOUT CAP) AND THEN SET IN CONCRETE AS NOTED
- ⊙ DENOTES 5/8" IRON PIN FOUND SET IN CONCRETE (WITH OR WITHOUT CAP) AS NOTED
- ⊕ DENOTES 5/8" IRON PIN FD. AS NOTED
- DENOTES 3/4" DRILL HOLE IN STONE IN MON. BOX USED
- ⊗ DENOTES 3/4" PK NAIL FOUND AS NOTED
- △ DENOTES RR SPIKE FOUND AS NOTED
- DENOTES IRON PIPE FD. (SIZE AS NOTED)
- BOUNDARY BETWEEN SOIL TYPES
- ☁ WOODED AREA
- 🌊 FLOODED AREA



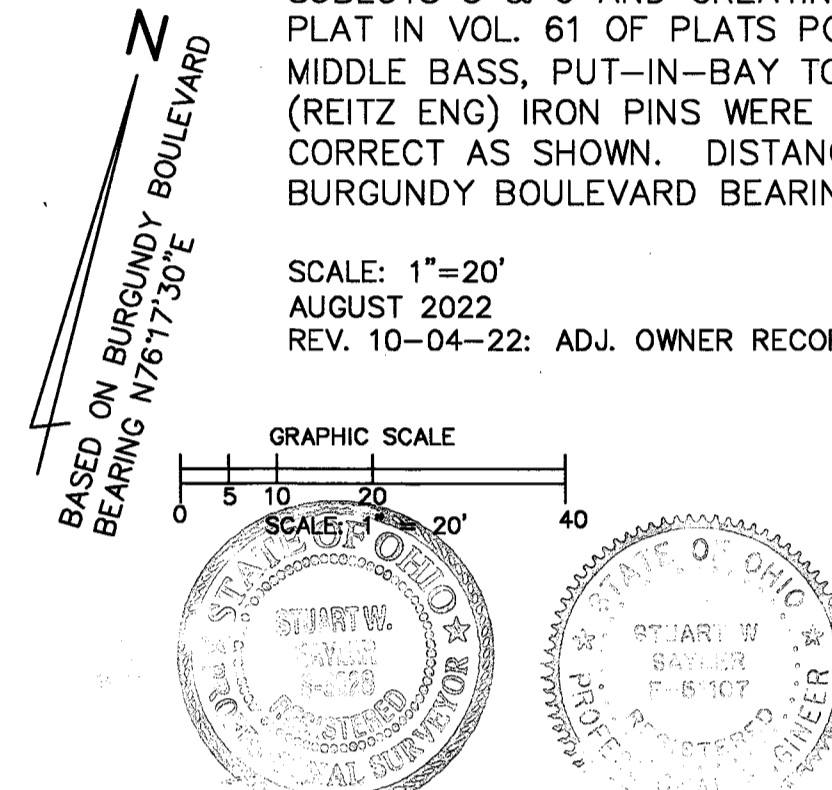
**RE-PLAT
OF
SUBLOT 5-A
IN THE
RE-PLAT OF SUBLOTS 5 & 6 BURGUNDY BAY
SUBDIVISION NO. 1
AND
SUBLOT 4 BURGUNDY BAY SUBDIVISION NO. 1
PART OF
SUBLOT NO. 1 OUT OF MAIN LOT NO. 3
MIDDLE BASS ISLAND
PUT-IN-BAY TOWNSHIP, OTTAWA COUNTY, OHIO**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY MADE BY ME IN MAY 2022 AND CONTAINS 0.5349 ACRES IN ALL OF SUBLOT 4 IN THE "BURGUNDY BAY SUBDIVISION NO. 1", AS SHOWN BY THE RECORDED PLAT IN VOLUME 13 OF PLATS, PAGE 50 OF OTTAWA COUNTY RECORDS, AND ALL OF LOT 5-A IN THE "REPLAT OF SUBLOTS 5 & 6 AND CREATING SUBLOT 5-A BURGUNDY BAY SUBDIVISION NO. 1" AS SHOWN BY THE RECORDED PLAT IN VOL. 61 OF PLATS PG 30, ALL PART OF SUBLOT NO. 1 OUT OF MAIN LOT NO. 3, ON THE ISLAND OF MIDDLE BASS, PUT-IN-BAY TOWNSHIP, OTTAWA COUNTY, OHIO. IRON MONUMENTS WERE FOUND OR 5/8" CAPPED (REITZ ENG) IRON PINS WERE SET AT ALL POINTS INDICATED HEREON, AND THE LOCATION OF SAID MONUMENTS ARE CORRECT AS SHOWN. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE BASED ON BURGUNDY BOULEVARD BEARING N76°17'30"E ALL OF WHICH WE CERTIFY TO BE CORRECT.

SCALE: 1"=20'
AUGUST 2022
REV. 10-04-22: ADJ. OWNER RECORDING INFO.

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DR., CLEVELAND OHIO 44135

BY: Stuart W. Saylor PRESIDENT, DATE: 10/20/22
STUART W. SAYLER
REG. SURVEYOR #5-8028 REG. ENGINEER #51107



OWNER:
SCOTT W. AND ROSE F. SEIGHMAN
4371 APPLE CREEK DR.
SHEFFIELD LAKE, OH 44054
PHONE:
EMAIL: SCOTTSEIGHMAN@GMAIL.COM

SURVEYOR AND ENGINEER:
THE HENRY G. REITZ ENGINEERING CO.
4214 ROCKY RIVER DR.
CLEVELAND, OH 44135
PHONE: 216-251-3033
EMAIL: REITZ@REITZENG.COM

SOILS INFORMATION REPORT TABLE 1
SOIL CAPABILITIES, LIMITATIONS

TOLEDO CLAY (To)	SEPTIC SYSTEMS	BUILDINGS	ROADS, DRIVES	LAWNS, LANDSCAPING
	VERY LIMITED: • RESTRICTED PERMEABILITY • DEPTH TO SAT. ZONE • PONDING	BLDG. W/O BSMT. VERY LIMITED: • PONDING • SHRINK/SWELL • DEPTH TO SAT. ZONE BLDG. WITH BSMT. VERY LIMITED: • PONDING • SHRINK/SWELL • DEPTH TO SAT. ZONE	VERY LIMITED: • PONDING • DEPTH TO SAT. ZONE • LOW STRENGTH • SHRINK/SWELL • FROST ACTION	VERY LIMITED: • PONDING • TOO CLAYEY

DEDICATION OF PLAT:

WE, THE UNDERSIGNED, OWNERS OF THE WITHIN DESCRIBED LAND, DO HEREBY ADOPT THIS PLAT OF ONE (1) LOT AS SHOWN HEREON AS THE "REPLAT OF SUBLOT 5-A IN THE RE-PLAT OF SUBLOTS 5 & 6 BURGUNDY BAY SUBDIVISION NO. 1 AND SUBLOT 4 BURGUNDY BAY SUBDIVISION NO. 1", IN WITNESS WHEREOF, SCOTT W. SEIGHMAN AND ROSE F. SEIGHMAN HAVE SIGNED THEIR NAMES THIS 20th DAY OF October, 2022.

BY: Scott W. Seighman AND Rose F. Seighman
SCOTT W. SEIGHMAN ROSE F. SEIGHMAN

COUNTY OF Ohio) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SCOTT W. SEIGHMAN AND ROSE F. SEIGHMAN WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT City of Avon THIS 20th DAY OF October, 2022.

Tami Lynn Fowler NOTARY PUBLIC

PROPERTY DESCRIPTION:

SITUATED IN THE TOWNSHIP OF PUT-IN-BAY, COUNTY OF OTTAWA AND STATE OF OHIO, AND KNOWN AS BEING ALL OF SUBLOT NO. 4 IN THE BURGUNDY BAY SUBDIVISION NO. 1, OF PART OF ORIGINAL PUT-IN-BAY TOWNSHIP SUBLOT NO. 1 OUT OF MAIN LOT 3, AS SHOWN BY THE RECORDED PLAT IN VOLUME 13 OF PLATS, PAGE 50 OF OTTAWA COUNTY RECORDS, AND ALL OF SUBLOT NO. 5-A IN THE RE-PLAT OF SUBLOTS 5 & 6 AND CREATING SUBLOT 5-A BURGUNDY BAY SUBDIVISION NO. 1, OF PART OF ORIGINAL PUT-IN-BAY TOWNSHIP SUBLOT NO. 1 OUT OF GREAT LOT 3, AS SHOWN BY THE RECORDED PLAT IN VOLUME 61 OF PLATS, PAGE 30 OF OTTAWA COUNTY RECORDS, TOGETHER FORMING A PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHWESTERLY LINE OF BURGUNDY BOULEVARD, 50 FEET WIDE, AT ITS INTERSECTION WITH THE MOST EASTERLY CORNER OF SUBLOT 7A IN THE RE-PLAT OF SUBLOTS 7, 8 AND 9 BURGUNDY BAY SUBDIVISION NO. 1, AS SHOWN BY THE RECORDED PLAT IN VOLUME 74 OF PLATS, PAGE 8 OF OTTAWA COUNTY RECORDS, AT WHICH POINT A 5/8" CAPPED (REITZ ENG) IRON PIN WAS FOUND SET IN CONCRETE 0.43 FEET SOUTH;

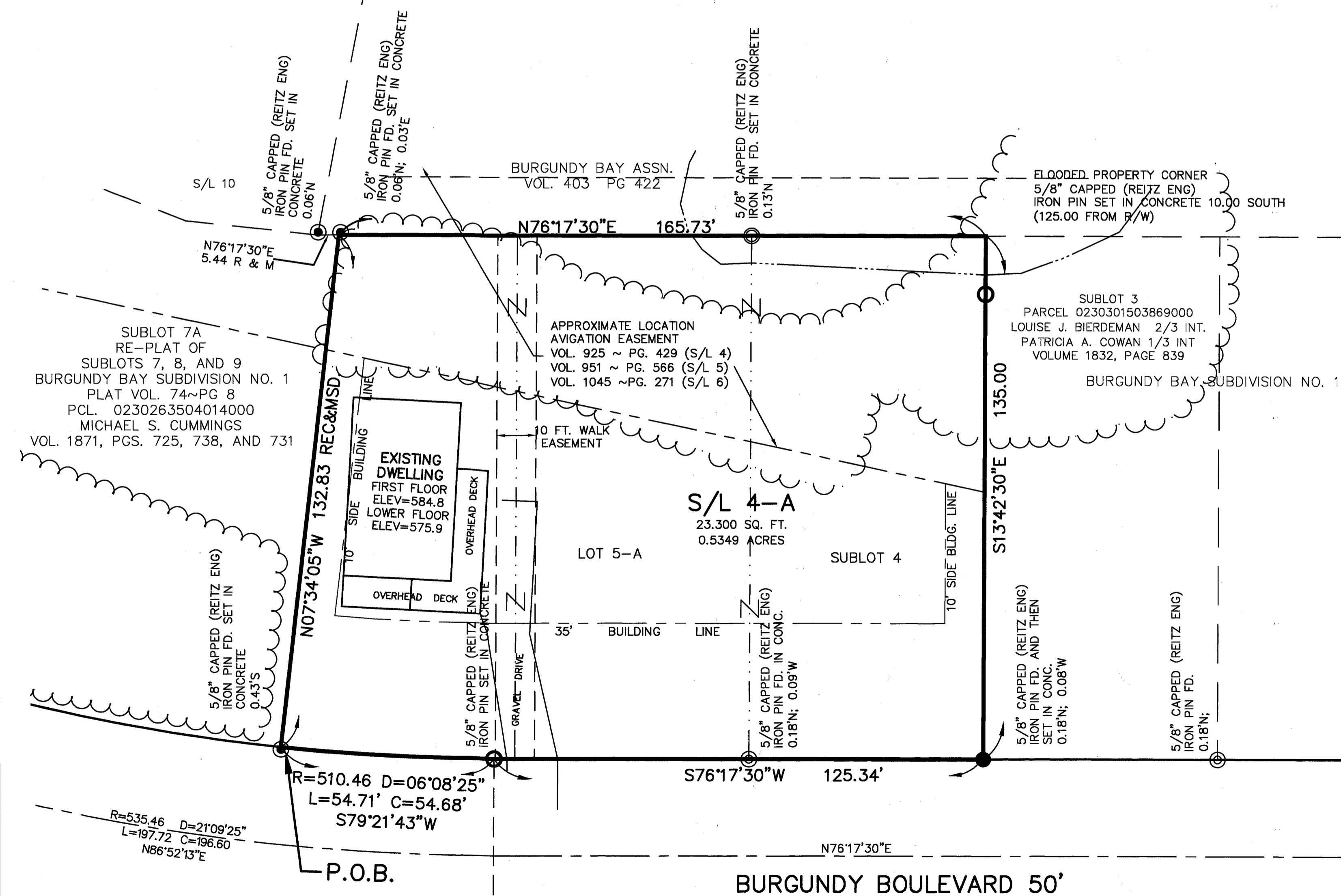
THENCE N. 07° 34' 05" W., ALONG THE EASTERLY LINE OF SAID SUBLOT NO. 7A, A DISTANCE OF 132.83 FEET TO THE SOUTHEASTERLY LINE OF A PARCEL OF LAND CONVEYED TO THE BURGUNDY BAY ASSOCIATION, AS SHOWN BY DEED RECORDED IN VOLUME 403, PAGE 422 OF OTTAWA COUNTY RECORDS OF DEEDS, AT WHICH POINT A 5/8" CAPPED (REITZ ENG) IRON PIN WAS FOUND SET IN CONCRETE 0.06 FEET NORTH AND 0.03 FEET EAST;

THENCE N. 76° 17' 30" E., ALONG THE SOUTHEASTERLY LINE OF LAND SO CONVEYED TO BURGUNDY BAY ASSOCIATION, A DISTANCE OF 165.73 FEET TO THE MOST WESTERLY CORNER OF SUBLOT NO. 3 IN SAID BURGUNDY BAY SUBDIVISION NO. 3;

THENCE S. 13° 42' 30" E., ALONG THE SOUTHWESTERLY LINE OF SAID SUBLOT NO. 3, PASSING THROUGH A 5/8" CAPPED (REITZ ENG) IRON PIN SET IN CONCRETE AT 10.00 FEET, A DISTANCE OF 135.00 FEET TO THE NORTHWESTERLY LINE OF BURGUNDY BOULEVARD, AT WHICH POINT A 5/8" CAPPED (REITZ ENG) IRON PIN WAS FOUND 0.18 FEET NORTH AND 0.08 FEET WEST AND THEN SET IN CONCRETE;

THENCE S. 76° 17' 30" W., ALONG THE NORTHWESTERLY LINE OF BURGUNDY BOULEVARD, A DISTANCE OF 125.34 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN SET IN CONCRETE AT A POINT OF CURVATURE;

THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY CURVED LINE OF BURGUNDY BOULEVARD, A DISTANCE OF 54.71 FEET ON THE ARC OF A CIRCLE DEFLECTING TO THE RIGHT, WHOSE CENTRAL ANGLE IS 06° 08' 25"; WHOSE RADIUS IS 510.46 FEET AND WHOSE CHORD BEARS S. 79° 21' 43" W., A DISTANCE OF 54.68 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.5349 ACRES, 23,300 SQUARE FEET OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.



COUNTY ENGINEER'S CERTIFICATE

THE WITHIN PLAT IS HEREBY APPROVED THIS 27th DAY OF October, 2022.
Paul R. [Signature]
COUNTY ENGINEER

COUNTY SANITARY ENGINEER'S CERTIFICATE

THE WITHIN PLAT IS HEREBY APPROVED THIS 1st DAY OF November, 2022.
James K. [Signature]
COUNTY SANITARY ENGINEER

COUNTY BOARD OF HEALTH CERTIFICATE

THE WITHIN PLAT IS HEREBY APPROVED THIS 2nd DAY OF November, 2022.
Scott W. [Signature]
HEALTH COMMISSIONER

REGIONAL PLANNING CERTIFICATE

THE WITHIN PLAT IS HEREBY APPROVED THIS 26th DAY OF October, 2022.
Mark [Signature]
DIRECTOR

COUNTY BOARD OF COMMISSIONERS CERTIFICATE

WE, THE UNDERSIGNED, DULY ELECTED COMMISSIONERS OF OTTAWA COUNTY, OHIO, DO HEREBY APPROVE AND ACCEPT THE WITHIN PLAT ON THIS 1st DAY OF November, 2022.
Mark [Signature]
[Signature]

COUNTY RECORDER'S CERTIFICATE

THE WITHIN PLAT RECEIVED FOR RECORD THIS 4th DAY OF November, 2022 AT 8:22 AM.

RECORDED IN VOLUME 74, PAGE 61 OTTAWA COUNTY RECORDS THIS 4th DAY OF November, 2022.
Nathan C. [Signature]
RECORDER

OFFICE OF OTTAWA COUNTY AUDITOR, PORT CLINTON, OHIO.

RECEIVED FOR TRANSFER THIS 4th DAY OF November, 2022. ALL TAXES AND ASSESSMENTS HAVE BEEN PAID.
[Signature]
AUDITOR

