

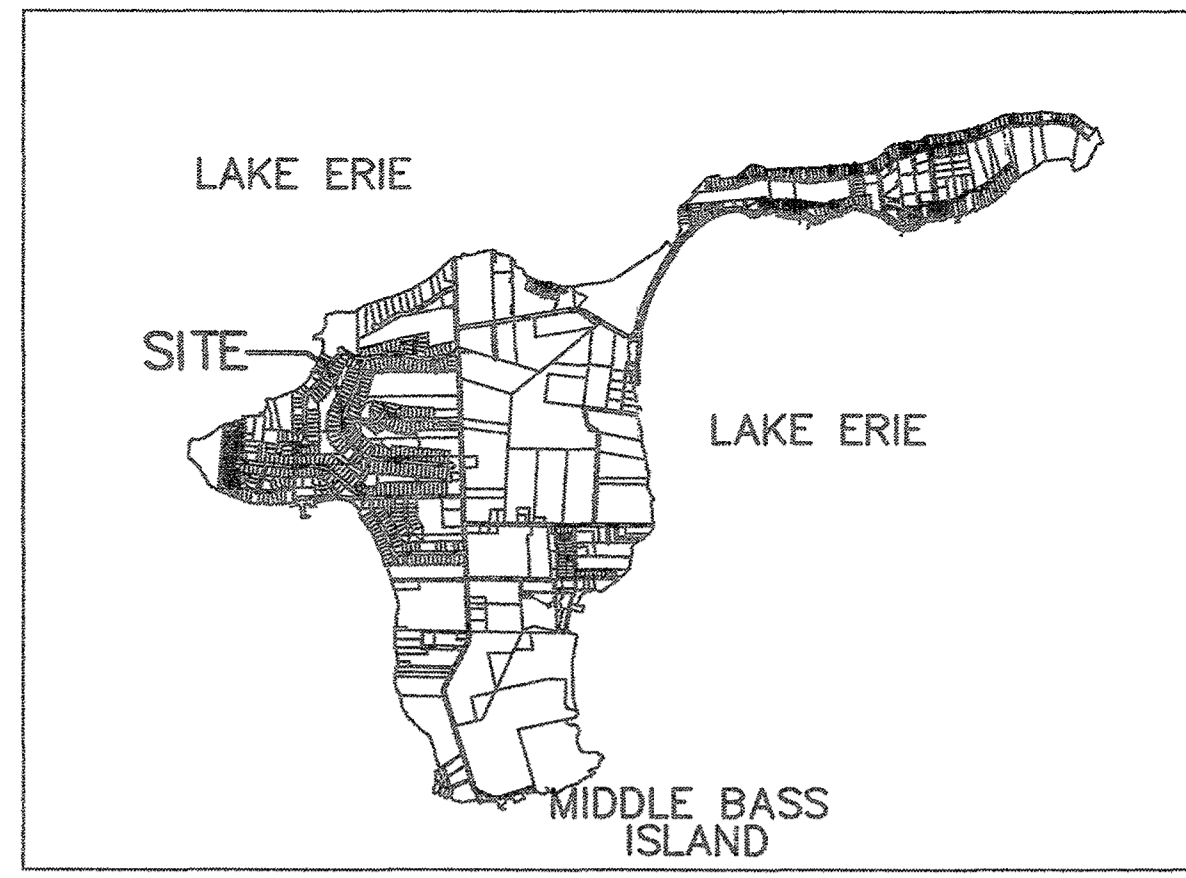
NOTES:

1. THIS DEVELOPMENT WAS APPROVED BY THE STATE DEPARTMENT OF HEALTH.
2. A CENTRALIZED WATER SYSTEM IS PROVIDED.
3. A CENTRALIZED SANITARY SEWER SYSTEM IS PROVIDED.
4. A CENTRALIZED STORM SEWER SYSTEM IS PROVIDED WITH DISCHARGE TO LAKE ERIE.
5. 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.
6. THIS PARCEL IS LOCATED IN ZONE "A" WITH A BASE FLOOD ELEVATION OF 577' PER THE "NATIONAL FLOOD INSURANCE PROGRAM" FLOOD INSURANCE RATE MAP (FIRM) NO. 39123C0012C, EFFECTIVE DATE MAY 18, 2015.
7. 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.
8. 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.
9. CURRENT ZONING CLASSIFICATION: R-3.

**SOILS INFORMATION REPORT TABLE 1
SOIL CAPABILITIES, LIMITATIONS**

SOILS TYPES	SEPTIC SYSTEMS	BUILDINGS	ROADS, DRIVES	LAWNS, LANDSCAPING
MILTON SILT LOAM (M1B)	VERY LIMITED: • RESTRICTED PERMEABILITY • DEPTH TO BEDROCK	BLDG. W/O BSMT. SOMEWHAT LIMITED: • SHRINK/SWELL • DEPTH TO BEDROCK BLDG. WITH BSMT. VERY LIMITED: • SHRINK/SWELL • DEPTH TO BEDROCK	VERY LIMITED: • LOW STRENGTH • SHRINK/SWELL • FROST ACTION • DEPTH TO BEDROCK	SOMEWHAT LIMITED: • DEPTH TO BEDROCK
TOLEDO CLAY (To)	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 • DEPTH TO SAT. ZONE • TOO CLAYEY

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Date 4-9-2021 Time 12:09 pm
Fee \$78.20
Nathan J Daniels
Nathan J Daniels
Recorder, Ottawa County Ohio



**VICINITY MAP
NOT TO SCALE**

LEGEND

- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET IN CONCRETE
- ⊙ DENOTES 5/8" IRON PIN FOUND (WITH OR WITHOUT CAP) AS NOTED
- DENOTES 5/8" IRON PIN FOUND (WITH OR WITHOUT CAP) AS NOTED AND THEN SET IN CONCRETE
- SOIL DEMARCATION LINE

**RE-PLAT OF
SUBLOTS 24 & 25
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

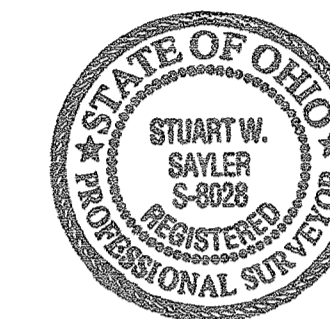
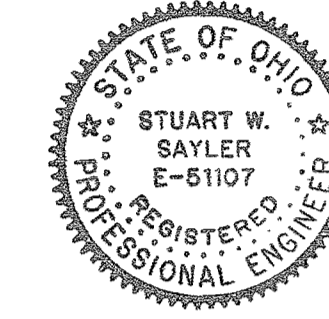
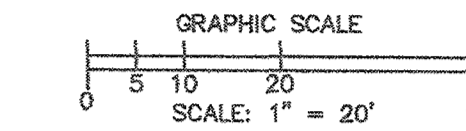
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY MADE BY ME IN AUGUST 2020 AND CONTAINS 0.3721 ACRES IN ALL OF SUBLOTS 24 & 25 IN THE BURGUNDY BAY SUBDIVISION NO. 1, AS SHOWN BY THE RECORDED PLAT IN VOLUME 13 OF PLATS, PAGE 50 OF OTTAWA COUNTY RECORDS, PART OF SUBLOT NO. 1 OUT OF MAIN LOT 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 N75°55'00"E. ALL OF WHICH WE CERTIFY TO BE CORRECT.

SCALE: 1"=20'
AUGUST, 2020

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

BY *Stuart W. Saylor* PRESIDENT, DATE: 02/24/21

STUART W. SAYLER
REG. SURVEYOR #5-8028
REG. ENGINEER #51107



OWNERS:
MARK BARKO AND POLLY JOHNSON
11240 NORTH CUSTER RD.
MONRE, MI 48162
PHONE: 614-746-4779
MARKBARKO911@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

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 SUBLOTS 24 & 25 BURGUNDY BAY SUBDIVISION NO. 1", IN WITNESS WHEREOF, MARK BARKO AND POLLY JOHNSON HAVE SIGNED THEIR NAMES THIS 26 DAY OF Feb 2021.

Mark Barko
MARK BARKO

Polly Johnson
POLLY JOHNSON

PROPERTY DESCRIPTION:

SITUATED IN THE VILLAGE OF PUT-IN-BAY, COUNTY OF OTTAWA AND STATE OF OHIO, AND KNOWN AS BEING ALL OF SUBLOTS NOS. 24 AND 25 IN THE BURGUNDY BAY SUBDIVISION NO. 1, OF PART OF SUBLOT 1 OUT OF MAIN LOT 3, ON THE ISLAND OF MIDDLE BASS, AS SHOWN BY THE RECORDED PLAT IN VOLUME 13 OF PLATS, PAGE 50 OF OTTAWA COUNTY RECORDS AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY LINE OF BURGUNDY BOULEVARD, 50 FEET WIDE, AT THE MOST SOUTHERLY CORNER OF SUBLOT NO. 23 IN SAID BURGUNDY BAY SUBDIVISION NO. 1, AT WHICH POINT A 5/8" IRON PIN WAS FOUND 0.18 FEET NORTH AND 0.07 FEET WEST AND THEN SET IN CONCRETE;

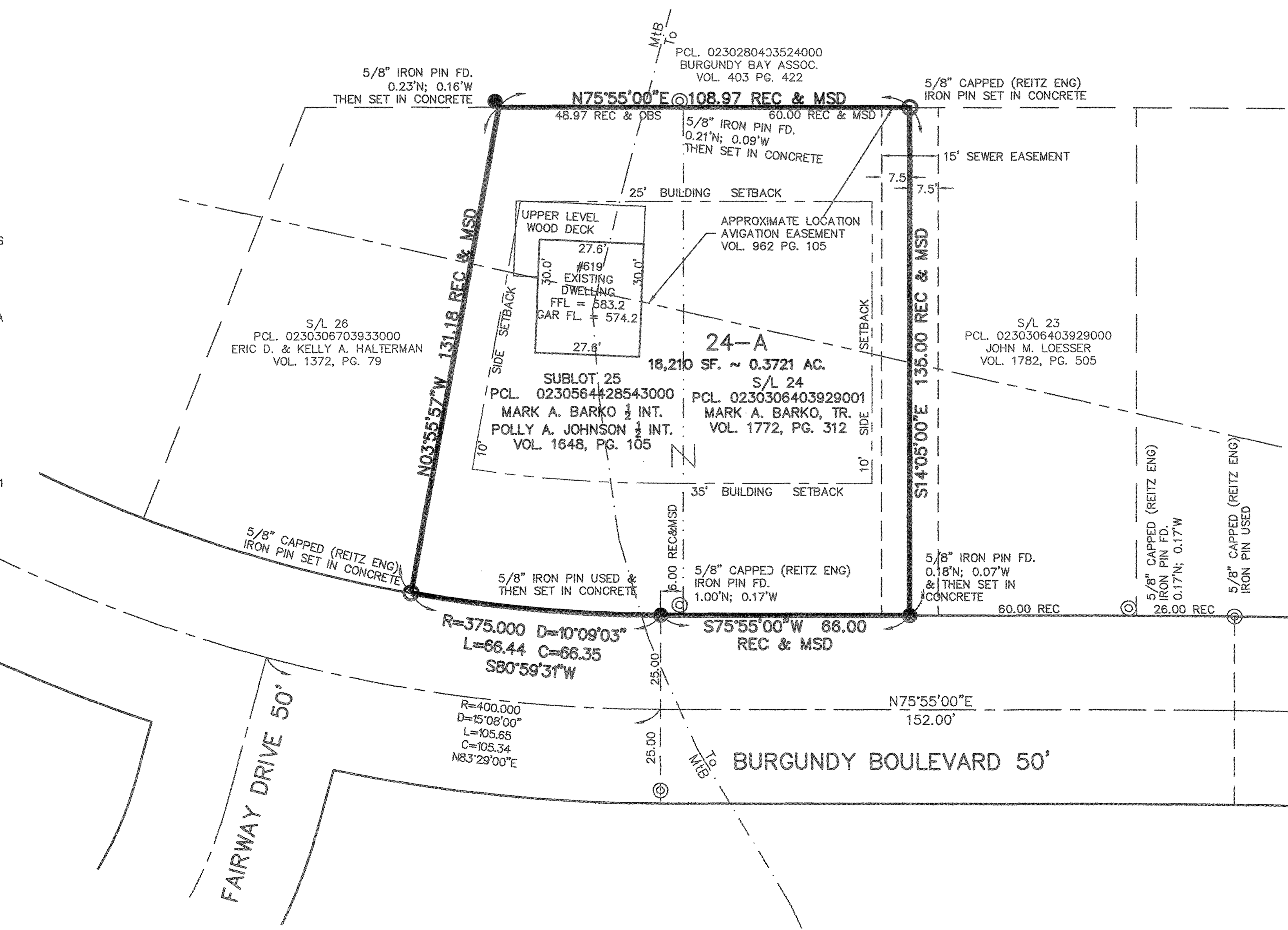
THENCE S. 75° 55' 00" W., ALONG THE NORTHERLY LINE OF BURGUNDY BOULEVARD, A DISTANCE OF 66.00 FEET TO A 5/8" IRON PIN FOUND AND THEN SET IN CONCRETE AT A POINT OF CURVATURE;

THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY CURVED LINE OF BURGUNDY BOULEVARD, A DISTANCE OF 86.44 FEET ON THE ARC OF A CIRCLE DEFLECTING TO THE RIGHT, WHOSE CENTRAL ANGLE IS 10° 09' 03", WHOSE RADIUS IS 375.00 FEET AND WHOSE CHORD BEARS S.80° 59' 31" W., A DISTANCE OF 66.35 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN SET IN CONCRETE AT THE SOUTHEASTERLY CORNER OF SUBLOT NO. 26 IN SAID BURGUNDY BAY SUBDIVISION NO. 1;

THENCE N. 03° 55' 57" W., ALONG THE EASTERLY LINE OF SAID SUBLOT NO. 26, A DISTANCE OF 131.18 FEET TO THE NORTHEASTERLY CORNER THEREOF, AT A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO THE BURGUNDY BAY ASSOCIATION, BY DEED RECORDED IN VOLUME 403, PAGE 422 OF OTTAWA COUNTY RECORDS OF DEEDS, AT WHICH POINT A 5/8" IRON PIN WAS FOUND 0.23 FEET NORTH AND 0.16 FEET WEST AND THEN SET IN CONCRETE;

THENCE N. 75° 55' 00" E., ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO BURGUNDY BAY ASSOCIATION, A DISTANCE OF 108.97 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN SET IN CONCRETE AT THE NORTHWESTERLY CORNER OF SAID SUBLOT NO. 23;

THENCE S. 14° 05' 00" E., ALONG THE WESTERLY LINE OF SAID SUBLOT NO. 23, A DISTANCE OF 135.00 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.3721 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.



MONROE COUNTY OF OTTAWA STATE OF OHIO
NOTARY PUBLIC - Michigan
My Commission Expires Aug 31, 2022
Acting in the County of MONROE

REGIONAL PLANNING CERTIFICATE:
THE WITHIN PLAT IS HEREBY APPROVED THIS 10th DAY OF March 20 21.

COUNTY ENGINEER'S CERTIFICATE:
THE WITHIN PLAT IS HEREBY APPROVED THIS 17th DAY OF March 20 21.

COUNTY SANITARY ENGINEER'S CERTIFICATE:
THE WITHIN PLAT IS HEREBY APPROVED THIS 22nd DAY OF March 20 21.

COUNTY BOARD OF HEALTH CERTIFICATE:
THE WITHIN PLAT IS HEREBY APPROVED THIS 19th DAY OF March 20 21.

REGIONAL PLANNING CERTIFICATE:
THE WITHIN PLAT IS HEREBY APPROVED THIS ____ DAY OF ____ 20 ____.

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 ____ DAY OF ____ 20 ____.

COUNTY RECORDER'S CERTIFICATE:
THE WITHIN PLAT RECEIVED FOR RECORD THIS ____ DAY OF ____ 20 ____ AT ____.

RECORDED IN VOLUME ____ PAGE ____ OTTAWA COUNTY RECORDS THIS ____ DAY OF ____ 20 ____.

OFFICE OF OTTAWA COUNTY AUDITOR, PORT CLINTON, OHIO.
RECEIVED FOR TRANSFER THIS 9th DAY OF April 20 21. ALL TAXES AND ASSESSMENTS HAVE BEEN PAID.
by g. m'cord dep AUDITOR