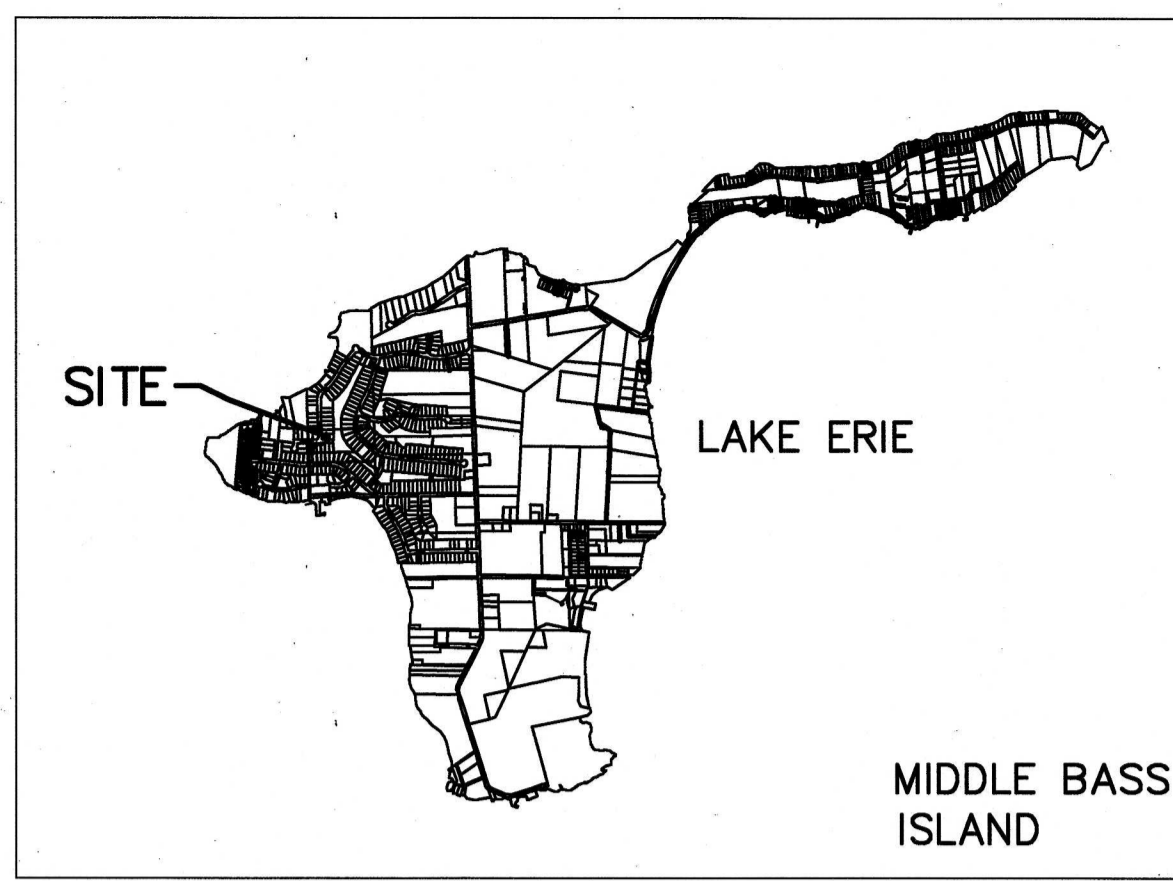


**NOTES:**

- 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 "X", AREAS OF MINIMAL FLOOD HAZARD AND ZONE "X", AREAS OF 0.2% ANNUAL FLOOD CHANCE WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, PER THE "NATIONAL FLOOD INSURANCE PROGRAM" FLOOD INSURANCE RATE MAP (FIRM) NO. 39123C0012C, 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, NOT SHOWN, FALLS WITHIN THE 50' GOLF COURSE EASEMENT DEPICTED. THE 25 FOOT BUILDING LINE ALONG LAKE ROAD IS FROM THE BURGUNDY BAY SUBDIVISION NO. 1 PLAT.

**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
- TREE LINE



**RE-PLAT OF  
SUBLOTS 62 AND 63  
BURGUNDY BAY SUBDIVISION NO. 1**

PART OF  
SUBLOT NO. 3 OUT OF MAIN LOT NO. 4  
MIDDLE BASS ISLAND  
PUT-IN-BAY TOWNSHIP, OTTAWA COUNTY, OHIO

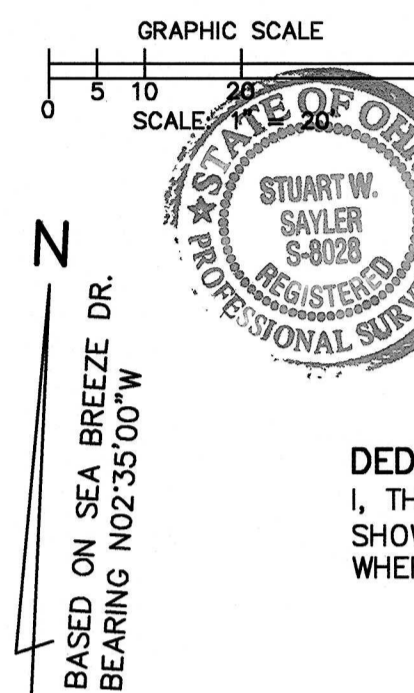
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY MADE BY ME IN JULY 2022 AND CONTAINS 0.5393 ACRES IN ALL OF SUBLOTS 62 AND 63 IN THE BURGUNDY BAY SUBDIVISION NO. 1, AS SHOWN BY THE RECORDED PLAT IN VOLUME 13 OF PLATS, PAGE 50 OF OTTAWA COUNTY RECORDS, PART OF SUBLOT NO. 3 OUT OF MAIN LOT NO. 4, 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 SEA BREEZE DRIVE BEARING N02°35'00"W. ALL OF WHICH WE CERTIFY TO BE CORRECT.

SCALE: 1"=20'  
SEPTEMBER 2022  
REV. 10-25-22: PER REG. PLN. COMM. LETTER OF 10-19-22

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

BY: Stuart W. Saylor PRESIDENT, DATE: 10/27/22

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



**OWNER:**  
ALICE WIKEL  
1211 COLUMBUS AVE.  
SANDUSKY, OH 44870  
PHONE: 419-656-3186  
ALICEWIKEL@AOL.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:**

I, THE UNDERSIGNED, OWNER OF THE WITHIN DESCRIBED LAND, DO HEREBY ADOPT THIS PLAT OF ONE (1) LOT AS SHOWN HEREON AS THE "REPLAT OF SUBLOTS 62 AND 63 BURGUNDY BAY SUBDIVISION NO. 1", IN WITNESS WHEREOF, ALICE WIKEL HAS SIGNED HER NAME THIS 3rd DAY OF May, 2023

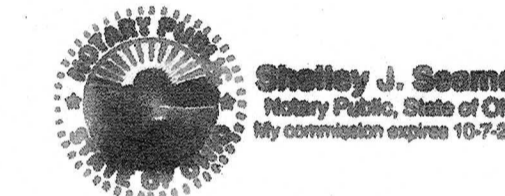
Alice Wikel  
ALICE WIKEL

COUNTY OF OTTAWA )  
STATE OF OHIO ) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ALICE WIKEL, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Ottawa County, Ohio THIS 3rd DAY OF May, 2023

Shelley J. Seamon 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 SUBLOTS NOS. 62 AND 63 IN THE BURGUNDY BAY SUBDIVISION NO. 1, OF PART OF SUBLOT NO. 3 OUT OF MAIN LOT 4, AS SHOWN BY THE RECORDED PLAT IN VOLUME 13 OF PLATS PAGE 50 OF OTTAWA COUNTY RECORDS, ON THE ISLAND OF MIDDLE BASS, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY LINE OF SEA BREEZE DRIVE, 50 FEET WIDE, AT THE SOUTHWESTERLY CORNER OF SUBLOT NO. 64 IN SAID BURGUNDY BAY SUBDIVISION NO. 1, AT WHICH POINT A 5/8" IRON PIN WAS FOUND AND SET IN CONCRETE 0.16 FEET EAST AND 0.10 FEET NORTH;

THENCE N. 87° 25' 00" E., ALONG THE SOUTHERLY LINE OF SAID SUBLOT NO. 64, A DISTANCE OF 175.00 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN SET IN CONCRETE ON THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO BURGUNDY BAY ASSOCIATION, BY DEED RECORDED IN VOLUME 1614, PAGE 871 OF OTTAWA COUNTY OFFICIAL RECORDS AND KNOWN AS BURGUNDY BAY SUBDIVISION NO. 1 RECREATION AREA;

THENCE S. 02° 35' 00" E., ALONG THE WESTERLY LINE OF LAND KNOWN AS BURGUNDY BAY SUBDIVISION NO. 1 RECREATION AREA, A DISTANCE OF 135.00 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN SET IN CONCRETE AT AN INTERIOR CORNER THEREOF, WHICH LINE IS ALSO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF DRIFTWOOD DRIVE, 50 FEET WIDE;

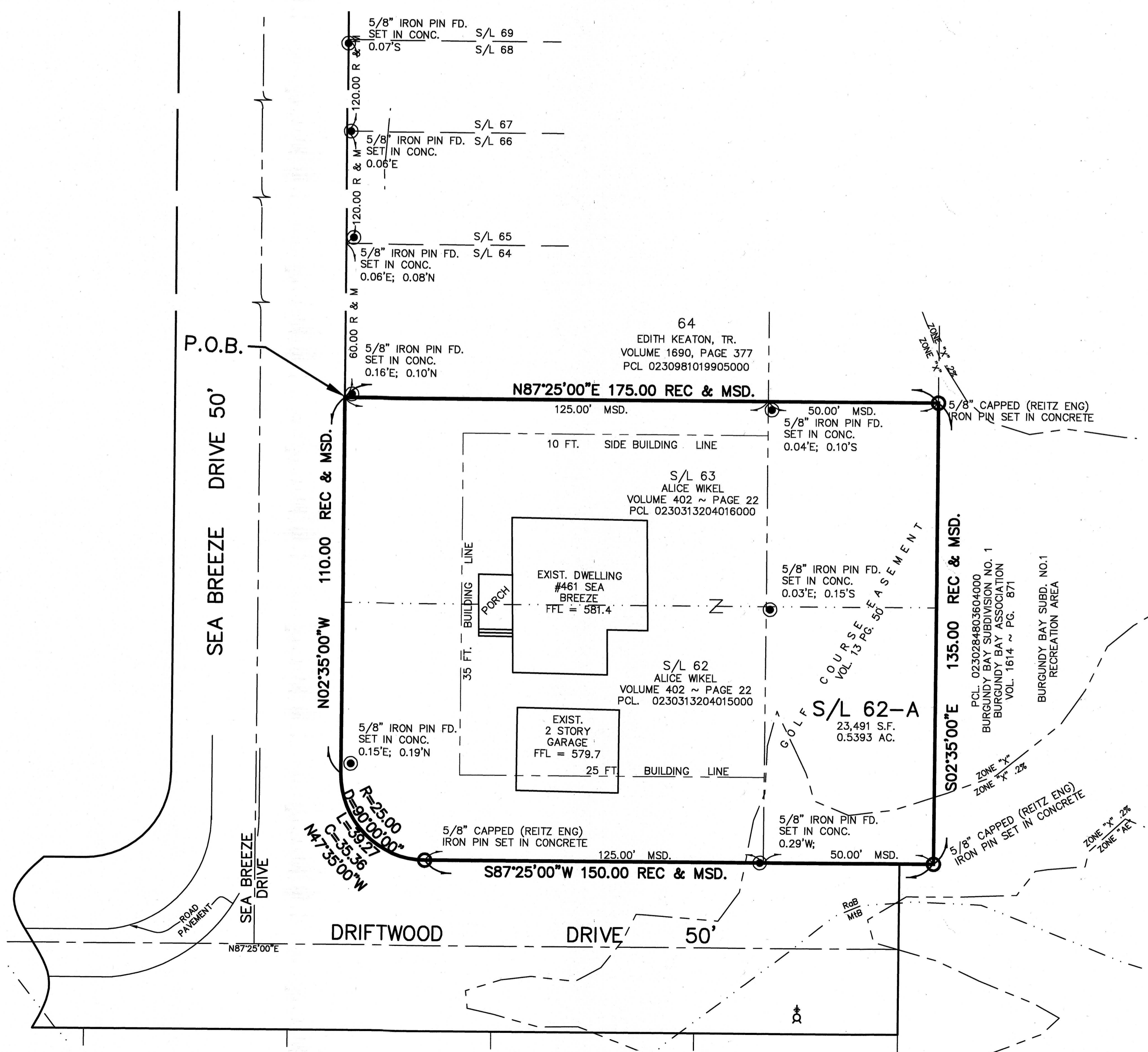
THENCE S. 87° 25' 00" W., ALONG SAID EASTERLY PROLONGATION AND ALONG THE NORTHERLY LINE OF DRIFTWOOD DRIVE, PASSING THROUGH A 5/8" IRON PIN FOUND SET IN CONCRETE AT 50.29 FEET, A DISTANCE OF 150.00 FEET TO A 5/8" CAPPED (REITZ ENG) IRON PIN SET IN CONCRETE AT A POINT OF CURVATURE OF A CURVED TURNOUT;

THENCE NORTHWESTERLY, ALONG SAID CURVED TURNOUT, A DISTANCE OF 39.27 FEET ON THE ARC OF A CIRCLE DEFLECTING TO THE RIGHT, WHOSE CENTRAL ANGLE IS 90° 00' 00", WHOSE RADIUS IS 25.00 FEET AND WHOSE CHORD BEARS N. 47° 35' 00" W., A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY ON THE EASTERLY LINE OF SEA BREEZE DRIVE;

THENCE N. 02° 35' 00" W., ALONG THE EASTERLY LINE OF SEA BREEZE DRIVE, A DISTANCE OF 110.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.5393 ACRES (23,491 SQUARE FEET) OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

SOILS INFORMATION REPORT TABLE I  
SOIL CAPABILITIES, LIMITATIONS

SOIL	SEPTIC	BUILDINGS	ROADS, DRIVES	LAWNS	PRIMARY LIMITATIONS
RAWSON (RaB)	SEVERE: PERCS SLOWLY, WETNESS	WITH BASEMENTS: MODERATE: SHRINK-SWELL  WITHOUT BASEMENTS: SLIGHT:	MODERATE: FROST ACTION	SLIGHT:	CLAYEY, WETNESS, SLOW PERC, SHRINK-SWELL, FROST ACTION-HEAVING



- COUNTY ENGINEER'S CERTIFICATE**  
THE WITHIN PLAT IS HEREBY APPROVED THIS 8th DAY OF May, 2023  
Paul D. [Signature] COUNTY ENGINEER
- COUNTY SANITARY ENGINEER'S CERTIFICATE**  
THE WITHIN PLAT IS HEREBY APPROVED THIS 9th DAY OF May, 2023  
Janice K. [Signature] COUNTY SANITARY ENGINEER
- COUNTY BOARD OF HEALTH CERTIFICATE**  
THE WITHIN PLAT IS HEREBY APPROVED THIS 9th DAY OF May, 2023  
Stuart W. [Signature] HEALTH COMMISSIONER
- REGIONAL PLANNING CERTIFICATE**  
THE WITHIN PLAT IS HEREBY APPROVED THIS 3rd DAY OF May, 2023  
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 4th DAY OF May, 2023  
Mark [Signature] Paul [Signature]
- 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\_\_\_\_  
RECORDER \_\_\_\_\_  
OFFICE OF OTTAWA COUNTY AUDITOR, PORT CLINTON, OHIO.  
RECEIVED FOR TRANSFER THIS 11 DAY OF May, 2023. ALL TAXES AND ASSESSMENTS HAVE BEEN PAID.  
J. Widmar / H. Frank Dep. AUDITOR

20230002932 05/11/2023 01:11 PM  
Filed for Record in OTTAWA County, Ohio  
Nathan J. Daniels Rec Fees: \$78.20  
OR Vol 74 Pgs 90 - 90