

LEGAL DESCRIPTION

Situated in the Township of Danbury, County of Ottawa, State of Ohio

And being a part of Lot 18 & Lot 19 in Section 4, Firelands Survey, a tract of land bounded and described as follows:

Commencing at an i.pin in a monument box found marking the intersection of Bayshore Road a.k.a. CR 135A (r/w varies) and State Route 269 (a.k.a. Yetter Road - r/w varies);

Thence along the centerline of Bayshore Road, a.k.a. CR 135A, N 58°49'00" W a distance of 114.92 feet to a point;

Thence perpendicular with the said centerline, N 31°11'00" E, a distance of 50.00 feet to a 5/8" capped rebar set on the North right-of-way line of CR 135A and being the principal point of beginning;

Thence continuing along the North right-of-way line, N 58°49'00" W a distance of 211.90 feet to a 5/8" capped rebar set at the intersection of said right-of-way line and Lot 18/19 Lot line;

Thence along the Lot line, S 02°24'15" E a distance of 24.01 feet to a 5/8" capped rebar set at the intersection of said right-of-way line and Lot 18/19 Lot line;

Thence along the North right-of-way line, N 58°49'00" W a distance of 521.40 feet to a 5/8" capped rebar set at the intersection of said right-of-way and the South right-of-way line of SR 269 (r/w varies);

Thence along said South right-of-way line of SR 269, N 73°16'30" E a distance of 1277.17 feet to a capped rebar found marking the Northwest corner of a tract of land previously conveyed to Bay Ridge LLC, in Volume 851, Page 220 of the Ottawa County Official Records;

Thence along the West line of said tract, S 03°07'57" E a distance of 660.93 feet to a 5/8" rebar found on the North right-of-way line of Bayshore Road; a.k.a. CR 135 (r/w varies) and marking the Southwest corner of a tract of land previously conveyed in Volume 851, Page 220;

Thence along said North line of Bayshore Road, a.k.a. CR 135, S 77°28'00" W a distance of 456.91 feet to a rebar found;

Thence continuing said North line of Bayshore Road, a.k.a. CR 135, N 12°32'00" W a distance of 10.00 feet to a 5/8" capped rebar found;

Thence along said North right-of-way line, S 77°28'00" W a distance of 11.24 feet to a 5/8" capped rebar found on the PC of a curve to the right;

Thence continuing along said right-of-way line in a Northwesterly direction along said curve to the right, having a central angle of $43^{\circ}43'00''$, a radius of 236.48 feet, and a length of a curve of 180.43 feet, the chord of said curve bearing $N 80^{\circ}40'32'' W$, a distance of 176.09 feet to the principal point of beginning, and containing 12.959 acres of land, more or less, but subject however to any prior easement of record of which 1.991 acres lie within Lot #18 and 10.968 acres lie in Lot #19.

NOTE: Bearing are based on a centerline survey plan for SR 269 - Ottawa County, Danbury Township (Plat OTT-269-0.19) dated 6-14-1991 and are for purpose of description only.

NOTE: All 5/8" rebars called as set are 30" long with an orange plastic cap stamped "VHHA", #6563.

Property Address: 5115 Bayshore Road, Port Clinton, OH 43452

Parcel No.: 014-19141-26071-001 and 014-11510-15405-000

Prior Deed Reference: Deed from James M. Eisenhard and Lois R. Eisenhard, husband and wife, to Willow Bend Resort, LLC, an Ohio limited liability company, filed October 31, 2014, as OR Book 1524, Page 465 of Ottawa County Records.

Ronald P. O'Neil, PE, PS.
DESIGNED REVISIONS 11-6-20 MWJ
Ottawa County Engineer