Hartung & Associates ENGINEERS & SURVEYORS

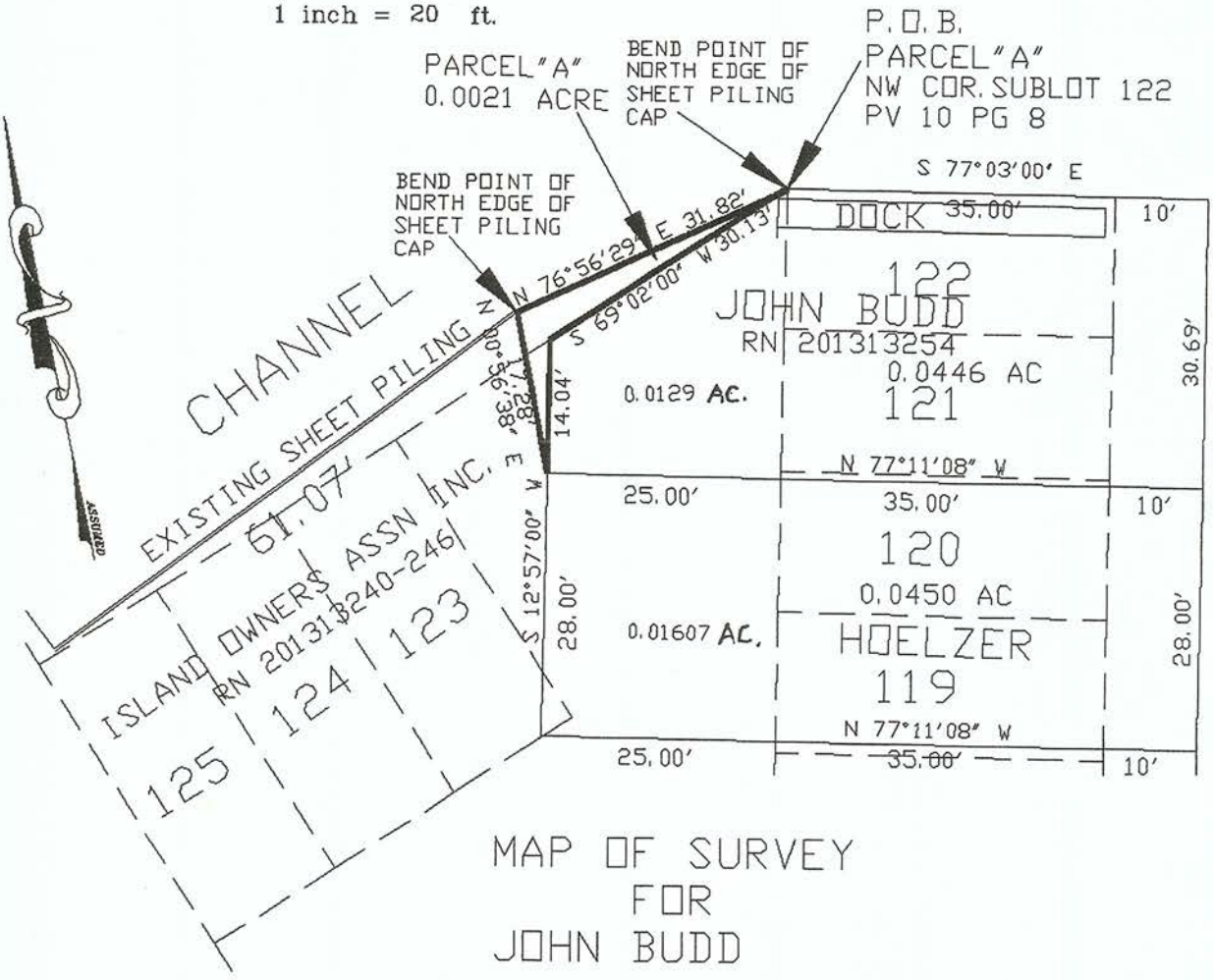
Daniel E. Hartung Jr., PE, PS

346 North Main St • P.O. Box 426 • Huron, OH 44839-0426
(419) 433-4321 • fax (419) 433-7879
hartungsurveyors@bex.net

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



MAP OF SURVEY
FOR
JOHN BUDD

PART SECOND ADDITION TO COVE PARK SUBDIVISION
PLAT VOLUME 10 PG 8 FIRST WARD
CITY OF SANDUSKY ERIE COUNTY, OHIO
FEBRUARY 2021 SCALE 1"=20'

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor: Erie County Engineer's

Date: 3-01-2021

I HEREBY CERTIFY THE WITHIN TO BE A TRUE REPRESENTATION OF A SURVEY MADE BY ME.

Daniel E Hartung Jr 2/25/2021

DANIEL E. HARTUNG, JR, PE, PS

STATE OF OHIO
DANIEL E. HARTUNG, JR.
S-5667
REGISTERED
PROFESSIONAL SURVEYOR

LEGEND:

- ▣ Iron Pin in Monument Box
- ○ Monument Found (Size Noted)
- ● 5/8" Iron Rod Set With Cap
- (C) Calculated Distance
- (R) Record Distance

SCALE: 1" = 30'

SCALE IN FEET

0 15 30 60

617 WASHINGTON STREET
JOHN S. FENTON & JUANITA M. FENTON
RN 200802650
56-00356.000

214 PERRY STREET
SANDUSKY ONE, LLC
RN 201707593
56-00073.000

618 MARKET STREET
FENG YAN
RN 201806945
56-00218.000

619 WASHINGTON STREET
LAURA J. MEARS
O.R. 332, PG. 112
56-00030.000

PARCEL 2

622 MARKET STREET
GREGORY J. SCHOEWE &
NANCY C. SCHOEWE
O.R 381, PG. 889
56-00427.000

623 WASHINGTON STREET
RN 201808990
56-01177.000

McGOOKEY PROPERTIES, LLC

McGOOKEY PROPERTIES, LLC
LOT SPLIT
RN 201808990
0.0896 ACRES
(3901.63 S.F.)

624 MARKET STREET
CHARLES LEE KAMAN &
MARGIE L. KAMAN
D.V. 502, PG. 1055
56-00882.000

627 WASHINGTON STREET
RN 201808990
56-00647.000

"GARAGE"

630 MARKET STREET
MARTHA A. ROESCH
RN 200214600
56-01193.000

McGOOKEY PROPERTIES, LLC
0.5987 ACRES
(26,080.68 S.F.)
RN 201705779
223 MEIGS ST.
56-00693.000

629 WASHINGTON STREET
McGOOKEY PROPERTIES, LLC
RN 201401261
PARCEL 1
56-01241.000

"BREW HOUSE"

631 WASHINGTON STREET
McGOOKEY PROPERTIES, LLC
RN 201110590
56-00912.000

"BAIT SHOP"

225 MEIGS STREET
McGOOKEY PROPERTIES, LLC
RN 201401262
56-01198.000

209 MEIGS STREET
BRENDA JACKSON REALTY, LLC
RN 201811051
56-00550.000

McGOOKEY PROPERTIES, LLC
RN 201401261
PARCEL 2
56-01240.000

MAG NAIL FND. @ WARREN STREET

3/4" IRON PIPE FND. (0.20'S, 0.63'W)

5/8" IRON PIPE FND. (0.06'S, 0.37'W)

5/8" IRON ROD FND.

1" IRON PIPE FND. (0.08'S, 0.32'W)

5/8" IRON ROD SET

P.O.B LOT SPLIT

P.O.B LOT COMBINATION

POINT OF REFERENCE

FENCE

MONROE STREET

WASHINGTON STREET
(99' RIGHT-OF-WAY)

MARKET STREET
(82.5' RIGHT-OF-WAY)

EAST WATER STREET

MEIGS STREET
(66' RIGHT-OF-WAY)

S 68°02'47" W 932.23'(M)

S 21°51'00" E 1893.80'(C)

491.20'(C)

S 21°51'00" E 1035.50'(C)

719.30'(C) S 21°51'00" E

544.30'(C)

N 21°51'00" W 66.77'(C) 66.00'(R)

N 21°51'00" W 105.00'

57.47'

47.53'

S 68°05'26" W 33.50'

N 68°02'47" E 67.89'

S 68°02'47" W 67.89'

152.76'(C) 151.21'(R)

95.29'

S 21°51'00" E 57.47'

S 68°02'47" W 33.44'(C) 33.00'(R)

95.29'

112.30'(C)

17.00'

S 21°51'00" E

S 68°02'47" W 66.88'(C) 66.00'(R)

40.47'(C) 40.00'(R)

114.17'(C) 112.80'(R)

S 21°51'00" E 154.64'(C) 152.80'(R)

N 68°05'26" E 201.71'(C) 198.00'(R)

S 68°09'00" W 33.00'

Bearings herein are based on the centerline of Meigs Street bearing S 21°51'00" E as contained in the plat of East Battery dated 4/01/1936.

I hereby certify that this plat was prepared from an actual field survey of the premises conducted by me pursuant to chapter 4733-37 of the Ohio Administrative Code.

JOHN HANCOCK, P.S.
OHIO R.L.S. 6918

DATE: FEBRUARY 9, 2021

STATE OF OHIO
JOHN HANCOCK
S-6918
REGISTERED PROFESSIONAL SURVEYOR

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Erie County Engineer's Office

Date: 2-11-2021

REVISED:

LOT SPLIT & COMBINATION SURVEY

FOR McGOOKEY PROPERTIES, LLC

PART OF LOTS 1, 3 & 5 ON WASHINGTON STREET AND LOT 7 MEIGS STREET

WARD 1, CITY OF SANDUSKY, ERIE COUNTY, OHIO

SPLIT FROM McGOOKEY PROPERTIES, LLC
RN 201808990 0.0896 AC

McGOOKEY PROPERTIES, LLC
RN 201705779 0.5987 AC

COMBINED PARCEL 0.6883 AC

NOTE:
Lots have been prorated based upon centerline monuments found and shown on this survey.

JOB NO.:	164608
DRN BY:	JAG
FILE NO.:	1646-COMB
DATE:	2/1/2021
SCALE:	1"= 30'
SHEET NO.:	1

X:\164608\2021 Survey\1646-COMB.dwg

CATTIEN LLC
RN 201604159

HT INVESTMENTS
RN 200505250

SANDUSKY ARTISANS COOP.
RN 201806097

N 66°05'56" E

40.00'(D & M)

PK NAIL SET

PK NAIL SET OVER
IRON PIPE FOUND
ALLEY

SANDCITY LLC
RN 201608297

OPEN AREA

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

LEGEND

- IRON PIPE FOUND
- DRILL HOLE CUT
- 1/2"IRON PIN & CAP SET

ODOT PRS

N 23°39'34" W

117 EAST WASHINGTON ROW
LOT AREA 0.1383 ACRE

S 23°39'34" E

150.60'(MEAS.)
151.60'(DEED)

151.60'(DEED)
150.60'(MEAS.)

LOT 4
LOT 5

SANDCITY LLC
RN 201608297

MAPLE CITY BUILDERS LLC
RN 201607888

MAP OF SURVEY
FOR
SANDUSKY ASSETS

PART LOT 4 & 5 WASHINGTON ROW
FIRST WARD CITY OF SANDUKY,OH
MARCH 2021 SCALE 1"=20'

COLUMBUS AVE 99FT

N 23°39'34" W

R/W

49.5'

C/L

N 66°05'56" E 120.00'(DEED & MEAS.)

40.00'
S 66°05'56" W
DEED & MEAS.

R/W

WASHINGTON ROW (56FT)

CORNER OF BUILDING

DRILL HOLE CUT
IN CONC. SIDEWALK
P.O.B.

DRILL HOLE CUT
IN CONC. SIDEWALK

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.

Engineer/Surveyor, Erie County Engineer's

Date: 3-09-2021

I HEREBY CERTIFY THE WITHIN
TO BE A TRUE REPRESENTATION
OF A SURVEY MADE BY ME.

Daniel E Hartung Jr 3/9/2021

DANIEL E. HARTUNG,JR,PE,PS

STATE OF OHIO
DANIEL E. HARTUNG, JR.
S-5667
REGISTERED
PROFESSIONAL SURVEYOR

HARTUNG & ASSOCIATES
ENGINEERS & SURVEYORS

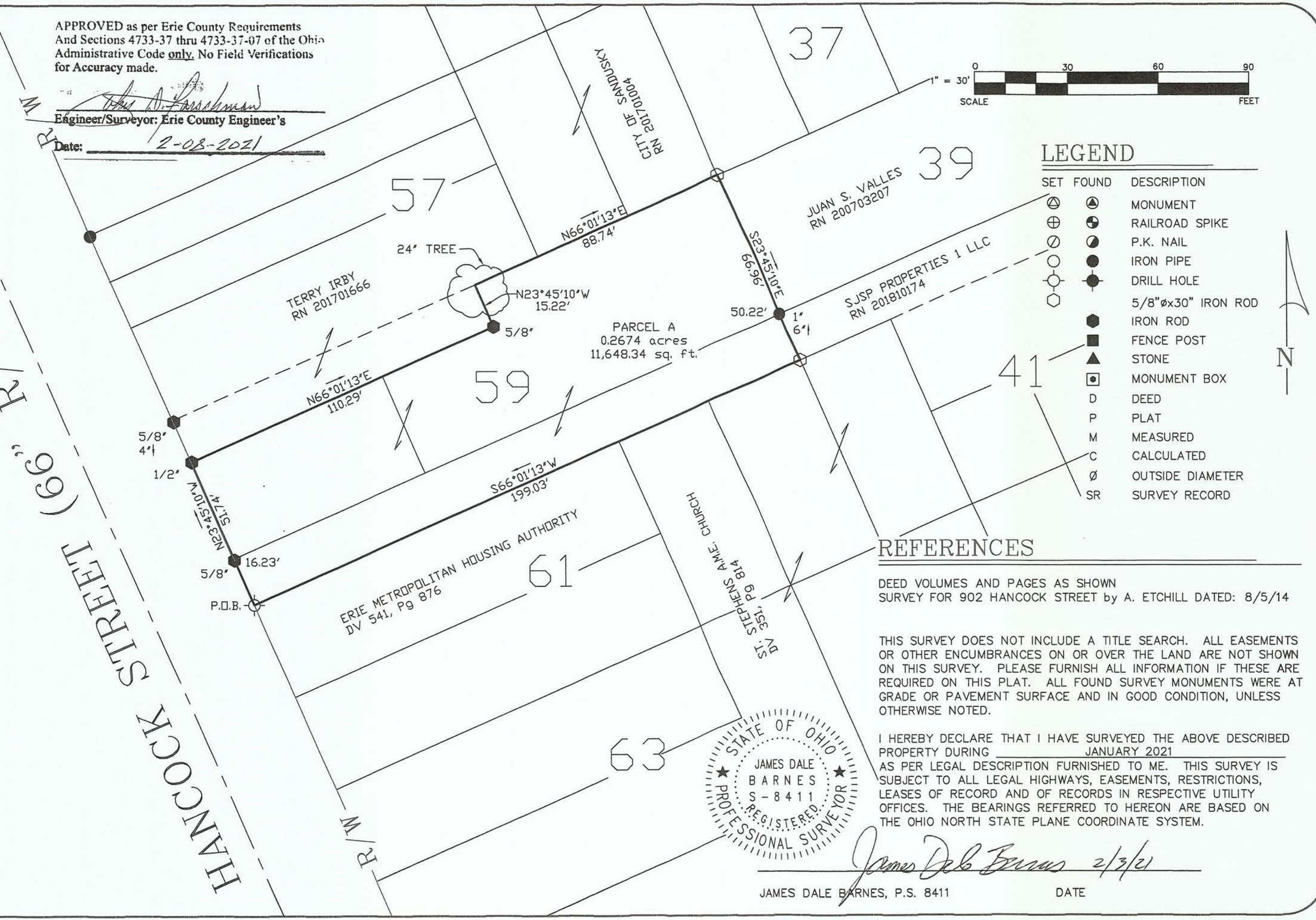
P.O. BOX 426, 346 NORTH MAIN ST.,HURON,OH 44839-0426
(419) 433-4321 FAX(419) 433-7879

DANIEL E. HARTUNG JR.,PE,PS

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.

Engineer/Surveyor: Erie County Engineer's

Date: 2-08-2021



LEGEND

SET	FOUND	DESCRIPTION
⊙	▲	MONUMENT
⊕	◒	RAILROAD SPIKE
⊘	◪	P.K. NAIL
○	●	IRON PIPE
⊙	✚	DRILL HOLE
⬡		5/8"øx30" IRON ROD
	⬢	IRON ROD
	■	FENCE POST
	▲	STONE
	⊡	MONUMENT BOX
	D	DEED
	P	PLAT
	M	MEASURED
	C	CALCULATED
	ø	OUTSIDE DIAMETER
	SR	SURVEY RECORD

REFERENCES

DEED VOLUMES AND PAGES AS SHOWN
SURVEY FOR 902 HANCOCK STREET by A. ETCHILL DATED: 8/5/14

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REQUIRED ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAVEMENT SURFACE AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING JANUARY 2021 AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.

STATE OF OHIO
JAMES DALE BARNES
S-8411
REGISTERED
PROFESSIONAL SURVEYOR

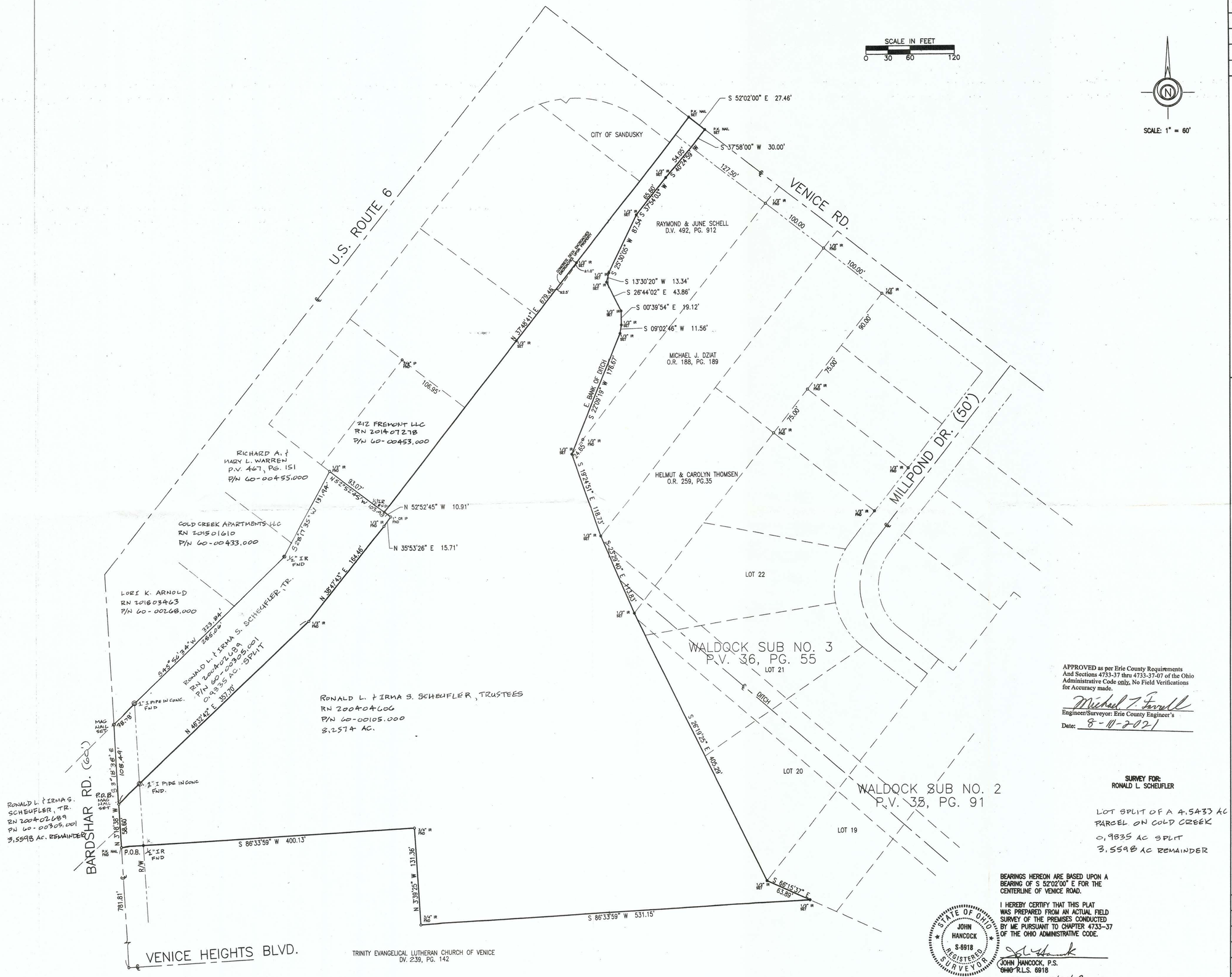
James Dale Barnes 2/3/21

JAMES DALE BARNES, P.S. 8411 DATE

BARNES SURVEYING
10312 MASON ROAD, CASTALIA, OHIO 44824-9218
OFFICE: (419) 684-7742 CELL: (419) 871-1780

SURVEY FOR: RODNEY HICKS

SITUATED IN PART OF LOT 59, IN THE SOUTHWARK ADDITION TO WARD 2, IN THE CITY OF SANDUSKY, ERIE COUNTY, OHIO



APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's
Date: 8-10-2021

SURVEY FOR:
RONALD L. SCHEUFLER

LOT SPLIT OF A 4.5433 AC PARCEL ON COLD CREEK
0.9835 AC SPLIT
3.5598 AC REMAINDER

BEARINGS HEREON ARE BASED UPON A BEARING OF S 52°02'00" E FOR THE CENTERLINE OF VENICE ROAD.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES CONDUCTED BY ME PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

STATE OF OHIO
JOHN HANCOCK
S-6918
REGISTERED SURVEYOR

JOHN HANCOCK, P.S.
OHIO R.L.S. 6918
REVISED 6/12/09
REVISED 8/04/21

REVISED:
4/24/08 – MARK UP WEST & EAST SIDE OF CREEK
6/12/09 – 1/2" IR SET EAST SIDE OF CREEK
8/04/21 SPLIT OF 0.9835 AC ON COLD CREEK

John Hancock & Associates
INCORPORATED
ENGINEERS – SURVEYORS
326 E. MARKET STREET SANDUSKY, OHIO 44870
(419) 625-7838

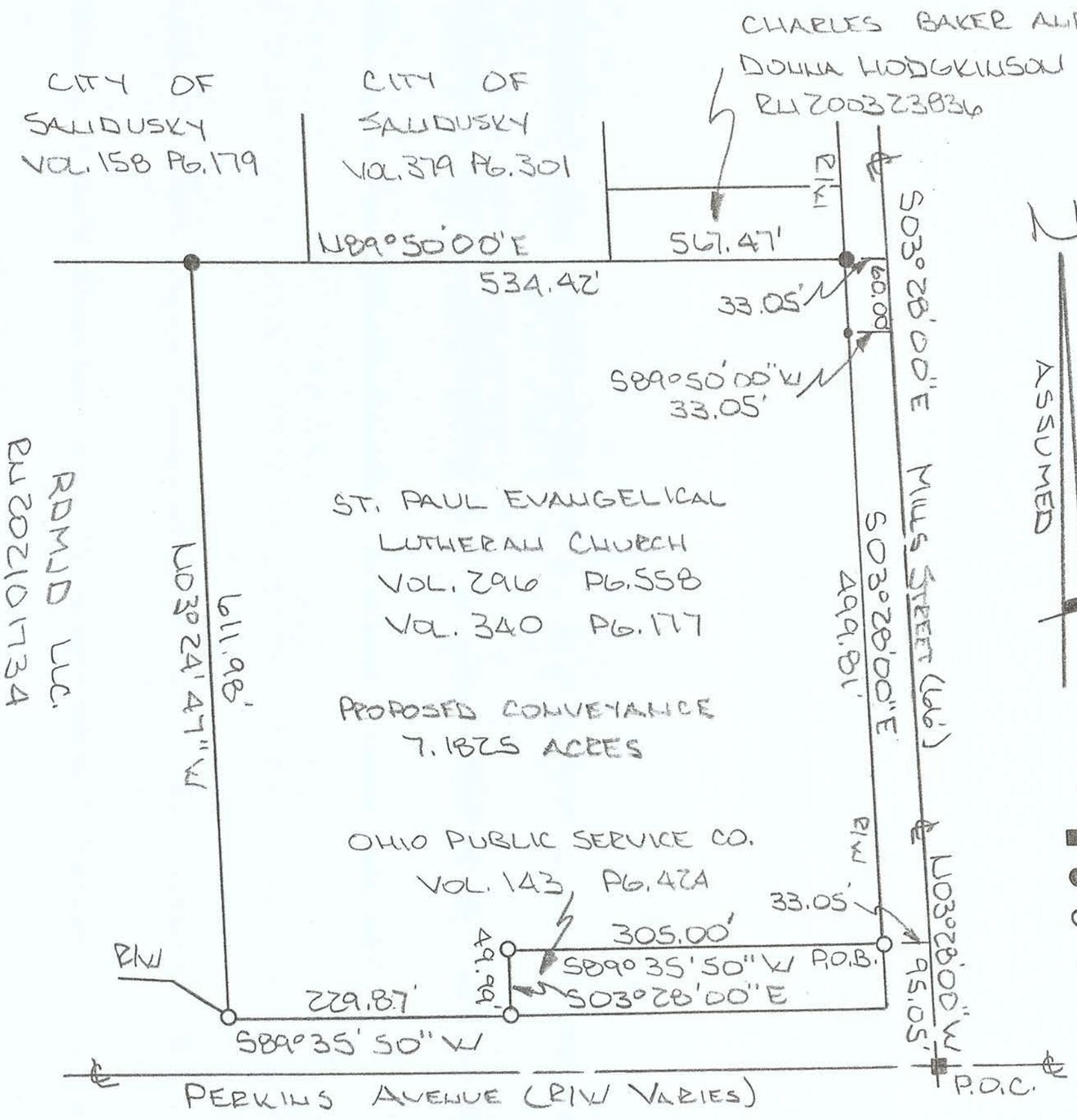
PLAT OF SURVEY
CITY OF SANDUSKY
PART OF LOTS 45 1/2, 46 & 47 IN HEYWOOD'S SUBDIVISION
ERIE COUNTY, MARGARETTA TOWNSHIP, OHIO

JOB NO.:	91496
DRN BY:	JAF,SDC,JAG
FILE NO.:	914-2000
DATE:	8/15/00
SCALE:	1"= 60'
SHEET NO.:	1 OF 1

PLAT OF A SURVEY

BEING PART OF THE MILLS 175 ACRE TRACT
3RD. WARD CITY OF SANDUSKY
ERIE COUNTY, OHIO
APRIL 2021

0 100 200 300
SCALE ~1"=100'



LEGEND

- ■ MON. BOX FD.
- ● 5/8" I.P. FD.
- ○ 5/8" I.P. SET
- • SURVEY POINT

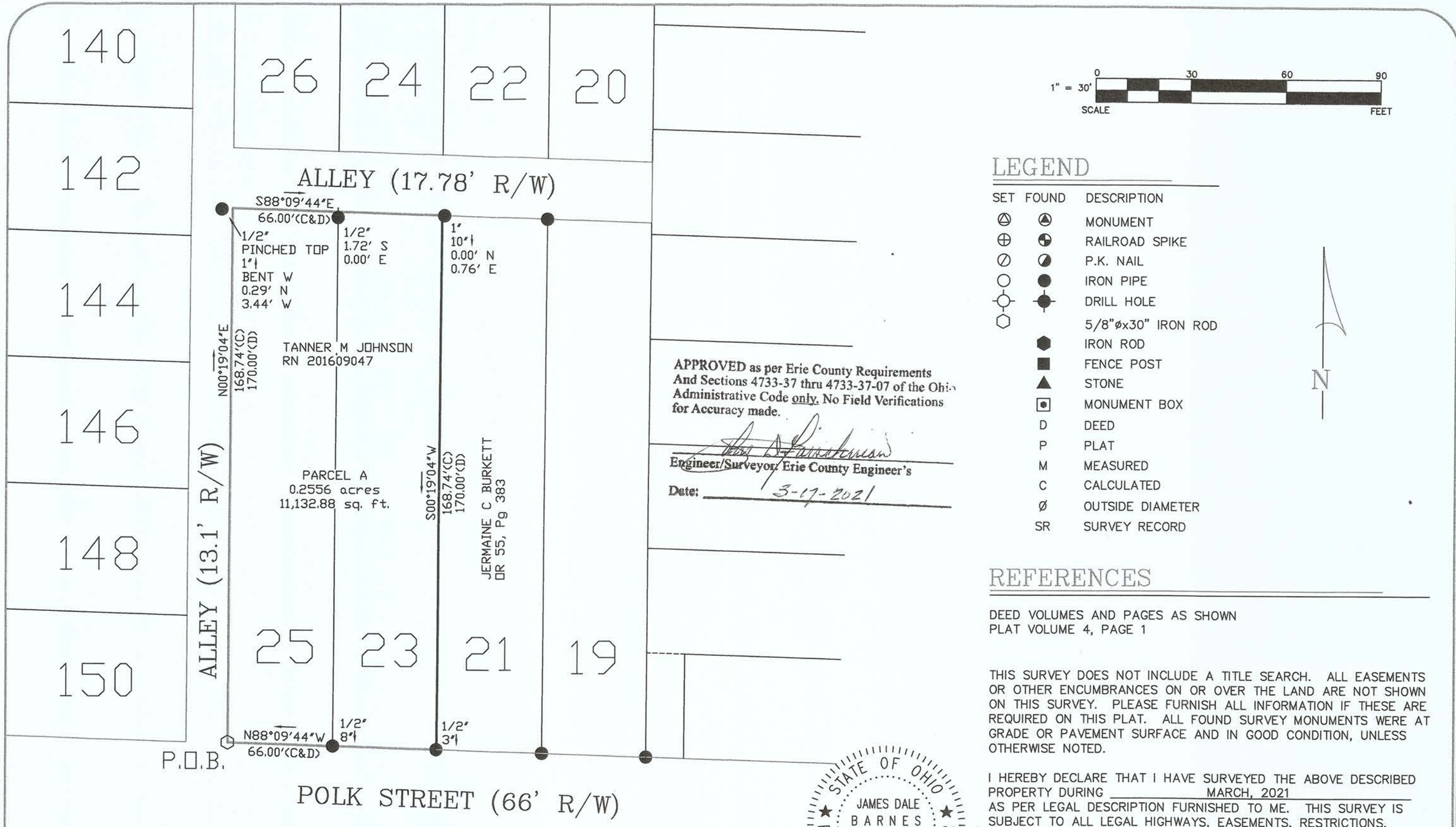
DAVID A. WILLIAMS
7166
REGISTERED PROFESSIONAL SURVEYOR
STATE OF OHIO

David A. Williams
DAVID A. WILLIAMS
REG. SURVEYOR #7166

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor: Erie County Engineer's

Date: 4-12-2021



1" = 30'

SCALE: 0, 30, 60, 90 FEET

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor, Erie County Engineer's

Date: 3-17-2021

LEGEND

SET	FOUND	DESCRIPTION
⊙	▲	MONUMENT
⊕	◒	RAILROAD SPIKE
⊘	◪	P.K. NAIL
○	●	IRON PIPE
⊹	✦	DRILL HOLE
⬡		5/8"øx30" IRON ROD
	⬢	IRON ROD
	■	FENCE POST
	▲	STONE
	⊡	MONUMENT BOX
	D	DEED
	P	PLAT
	M	MEASURED
	C	CALCULATED
	ø	OUTSIDE DIAMETER
	SR	SURVEY RECORD

N

REFERENCES

DEED VOLUMES AND PAGES AS SHOWN
PLAT VOLUME 4, PAGE 1

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REQUIRED ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAVEMENT SURFACE AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING MARCH, 2021 AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.

STATE OF OHIO
JAMES DALE BARNES
S-8411
REGISTERED PROFESSIONAL SURVEYOR

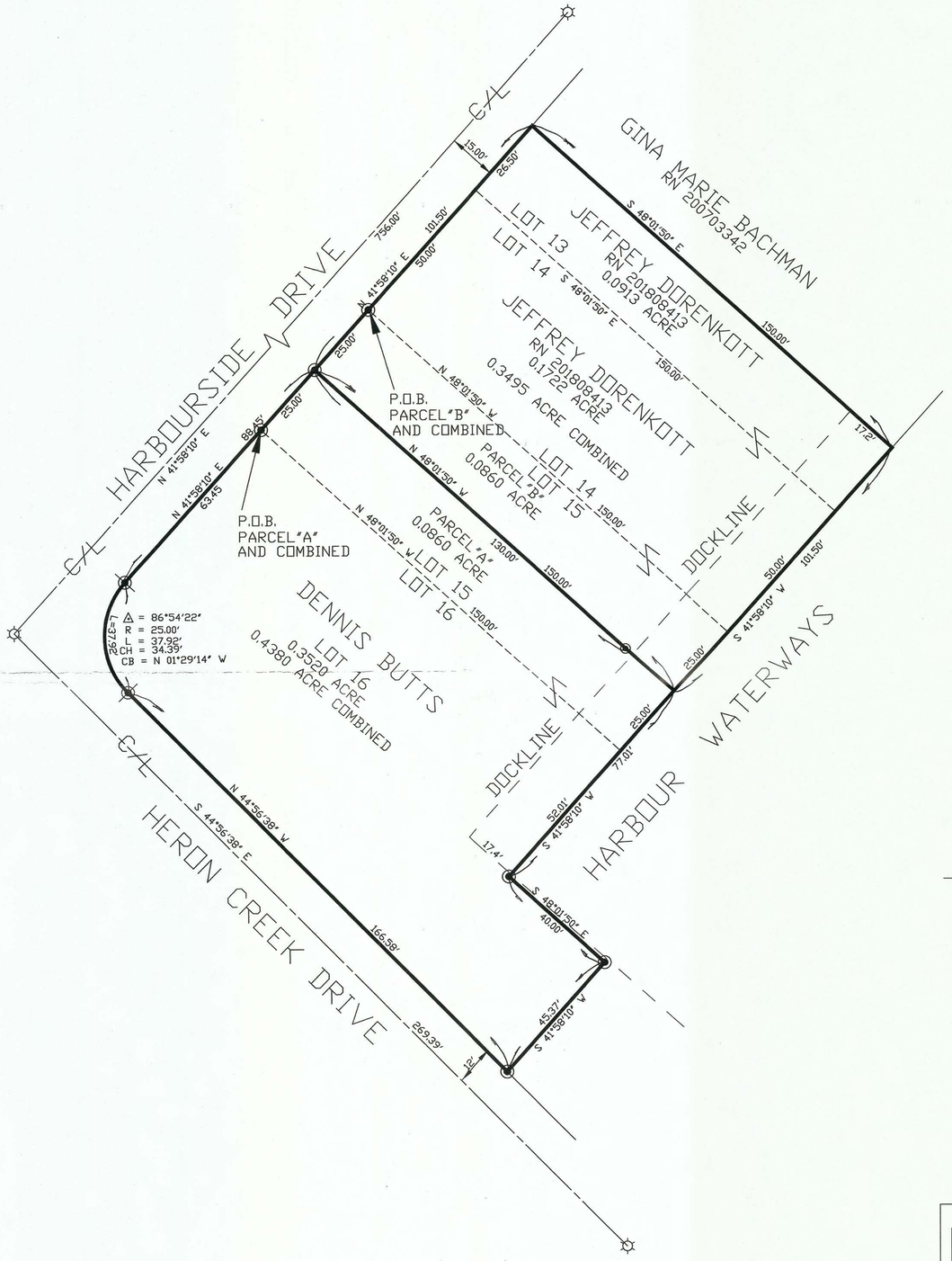
James Dale Barnes 3/16/21

JAMES DALE BARNES, P.S. 8411 DATE

BARNES SURVEYING
10312 MASON ROAD, CASTALIA, OHIO 44824-9218
OFFICE: (419) 684-7742 CELL: (419) 871-1780

SURVEY FOR: TANNER JOHNSON

SITUATED IN LOTS 23 & 25 OF YOUNGS SUBDIVISION OF OUTLOT 20, NOW IN THE THIRD WARD OF THE CITY OF SANDUSKY, ERIE COUNTY, OHIO



LEGEND

☼ PK NAIL FOUND

◉ 1/2"IRON PIN & CAP SET

EX.DOCKLINE — — — — — — — —

PLAT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAP OF SURVEY
FOR
DENNIS BUTTS
AND
JEFFREY DORENKOTT

PART HARBOUR LAGOONS SUBDIVISION
PHASE 1 PV 32 PG 72
CITY OF SANDUSKY ERIE CO.,OH
JANUARY 2021 SCALE 1"=20'

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor/Erie County Engineer's

Date: 2-04-2021

I HEREBY CERTIFY THE WITHIN TO BE A TRUE REPRESENTATION OF A SURVEY MADE BY ME.

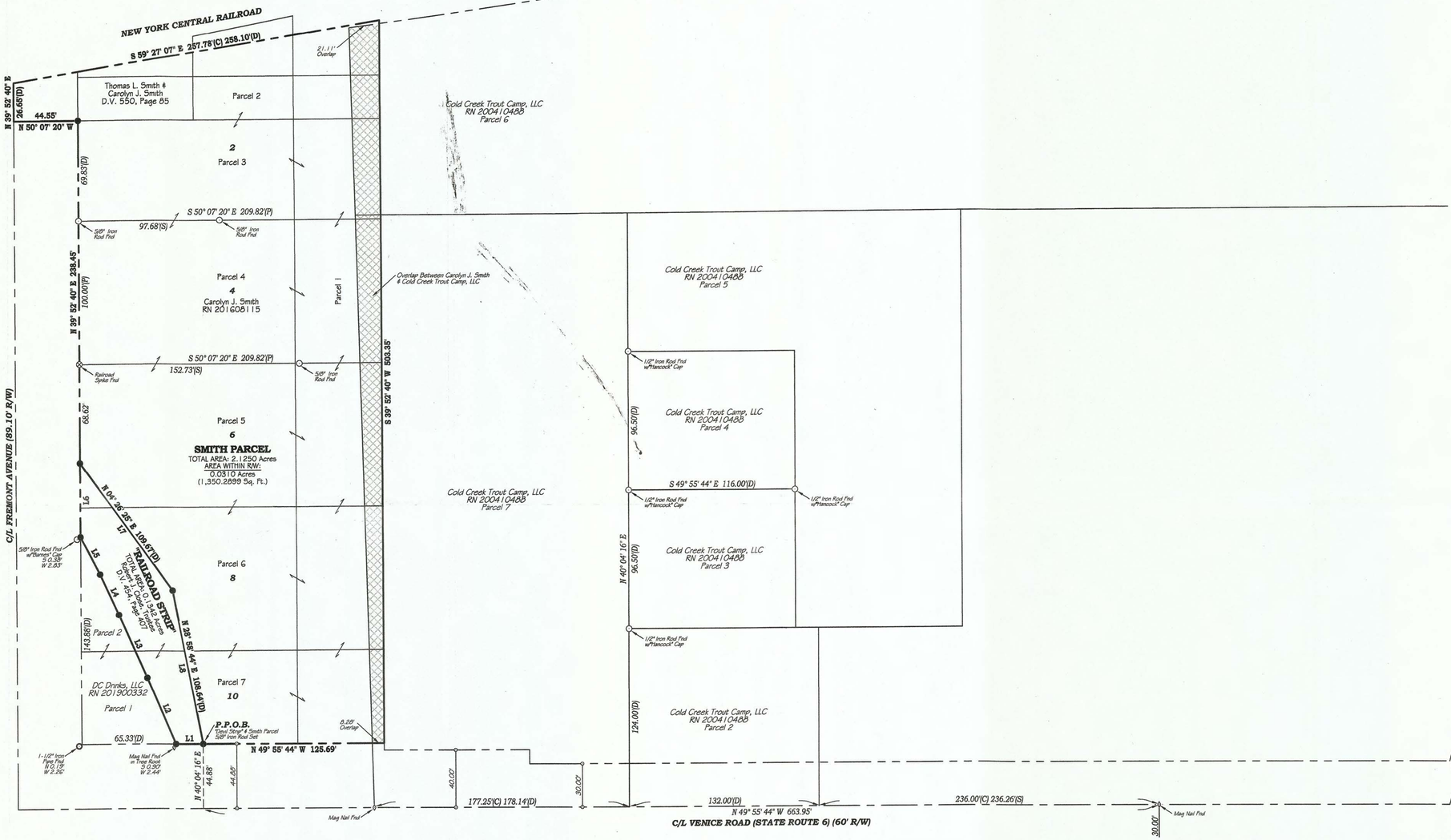
Daniel E Hartung Jr 2/3/2021
DANIEL E. HARTUNG,JR,PE,PS

STATE OF OHIO
DANIEL E. HARTUNG, JR.
S-5667
REGISTERED
PROFESSIONAL SURVEYOR

HARTUNG & ASSOCIATES
ENGINEERS & SURVEYORS

P.O. BOX 426, 346 NORTH MAIN ST.,HURON,OH 44839-0426
(419) 433-4321 FAX(419) 433-7879

DANIEL E. HARTUNG JR.,PE,PS



"DEVIL STRIP" LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49° 55' 44" W	18.80'(D)
L2	N 16° 48' 46" E	49.90'(D)
L3	N 16° 01' 46" E	48.00'(D)
L4	N 15° 14' 46" E	31.10'(D)
L5	N 12° 36' 32" E	29.27'(C) 31.10'(D)
L6	N 39° 52' 40" E	51.87'(D)
L7	S 04° 26' 25" W	109.67'(D)
L8	S 28° 58' 44" W	108.64'(D)

40 0 40 80

SCALE 1" = 40'

BEARINGS ARE BASED ON GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD83 (2011) DATUM, GEOID 12A, BY ODOT VRS

LEGEND

SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
●	⊙	IRON PIPE
✪	⊕	RAILROAD SPIKE
⧫	◊	MAG NAIL

(D) DEED (M) MEASURED
(P) PLATTED (C) CALCULATED
(R) RECORD (S) SURVEY

ALL 5/8" IRON PINS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8456 & 8512"

REFERENCE

Erie County Plat Records
Village of Venice
Plat Volume 2, Page 13
Erie County Survey Records
Survey by Benhardt W. Buser, Jr.
Dated: March, 1999
Survey by John Hancock & Associates
Dated: July, 1999
Erie County Deed Records
Volume and Pages as Indicated

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor/Erie County Engineer's

Date: 2-01-2021

STATE OF OHIO
ALEXANDER B. EYCHILL
8512
REGISTERED
SURVEYOR
2/01/21

Survey Plat for

Carolyn J. Smith & The "Railroad Strip"

Being a parcel of land located in part of Lots 2, 6, 8 & 10 and all of Lot 4 in the Village of Venice as recorded in Plat Volume 2, Page 13, Annexation of Margaretta Township (now City of Sandusky), Erie County, Firelands Connecticut Western Reserve, State of Ohio

CONTRACTORS DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

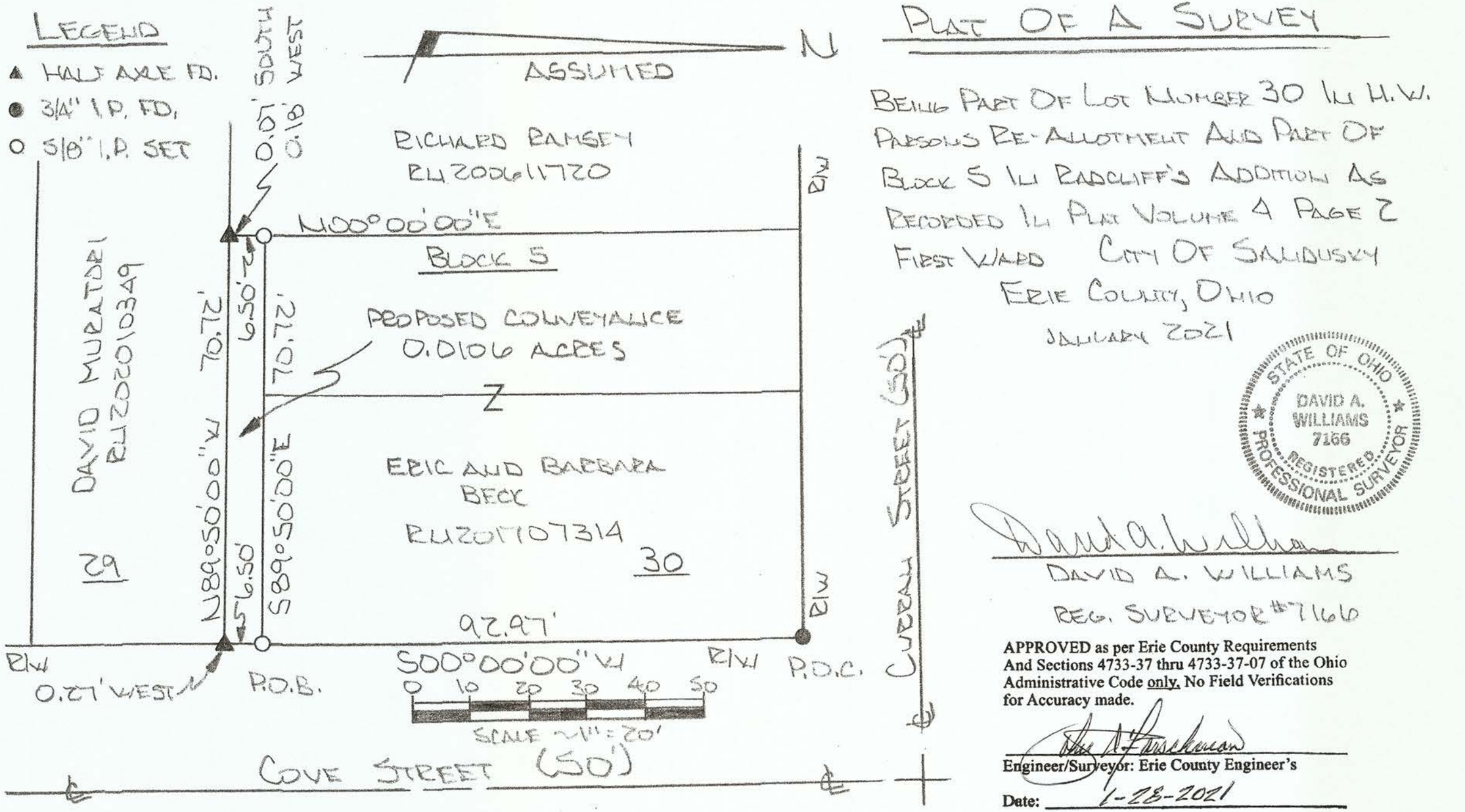
SCALE:	DATE: JANUARY, 2021	CK'D. BY: ABE	PROJECT NO.
1"=40'	DR. BY: DMM	REV'D BY:	18-297

File Name: P:\CDEng\18-297-Smith Survey-Fremont Ave.-Sandusky\2020 East Fremont Ave. Survey\18-297 E. Fremont Ave.dwg

PLAT OF A SURVEY

BEING PART OF LOT NUMBER 30 IN H.W. PARSONS RE-ALLOTMENT AND PART OF BLOCK 5 IN RADCLIFF'S ADDITION AS RECORDED IN PLAT VOLUME 4 PAGE 2
FIRST WARD CITY OF SANDUSKY
ERIE COUNTY, OHIO
JANUARY 2021

LEGEND
- ▲ HALF AXLE FD.
- ● 3/4" I.P. FD.
- ○ 5/8" I.P. SET



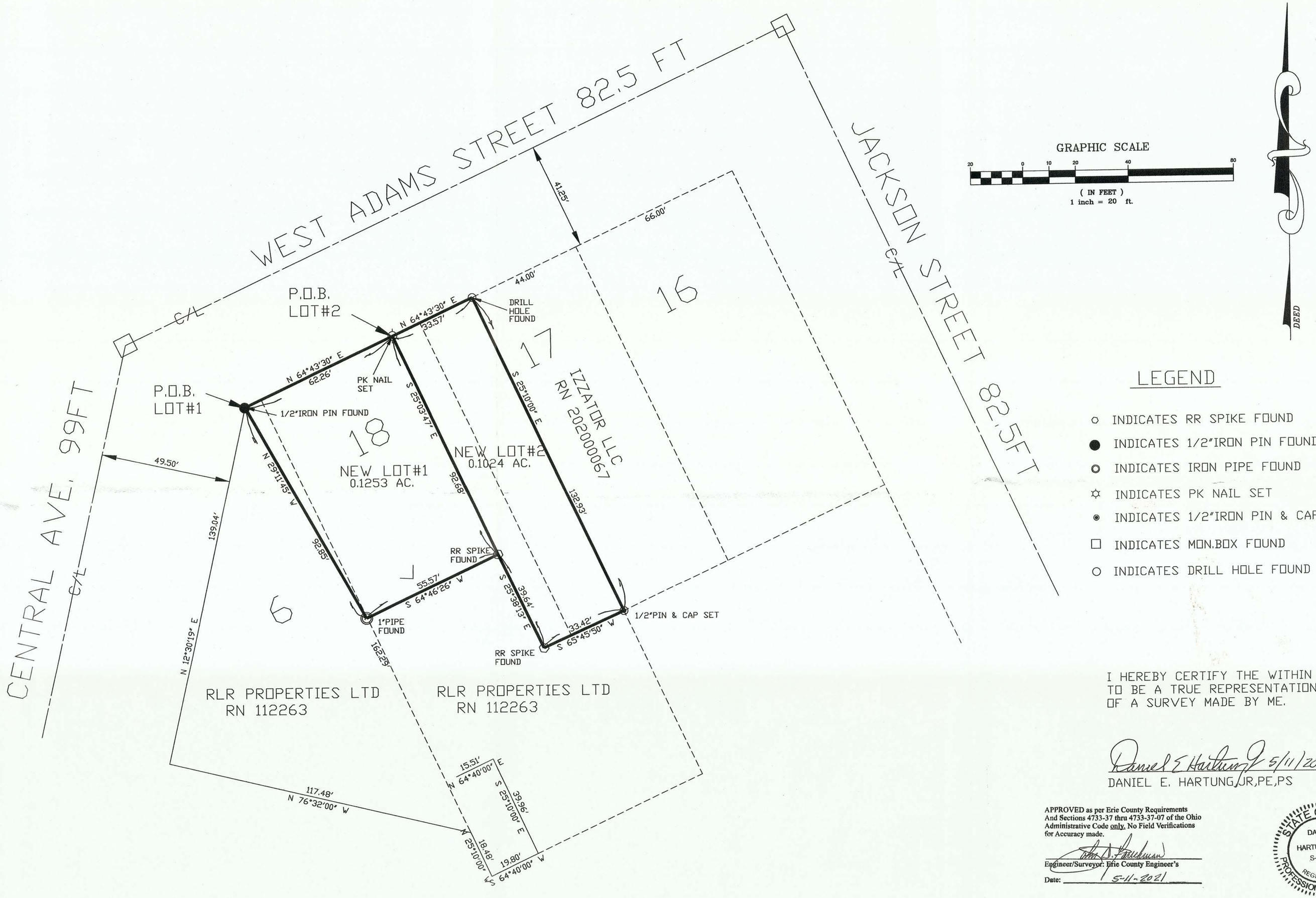
STATE OF OHIO
DAVID A. WILLIAMS
7166
REGISTERED PROFESSIONAL SURVEYOR

DAVID A. WILLIAMS
REG. SURVEYOR #7166

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor: Erie County Engineer's

Date: 1-28-2021



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DEED

LEGEND

- ○ INDICATES RR SPIKE FOUND
- ● INDICATES 1/2"IRON PIN FOUND
- ◎ INDICATES IRON PIPE FOUND
- ✡ INDICATES PK NAIL SET
- ◉ INDICATES 1/2"IRON PIN & CAP SET
- □ INDICATES MON.BOX FOUND
- ○ INDICATES DRILL HOLE FOUND

I HEREBY CERTIFY THE WITHIN TO BE A TRUE REPRESENTATION OF A SURVEY MADE BY ME.

Daniel E. Hartung Jr 5/11/2021

DANIEL E. HARTUNG,JR,PE,PS

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor: Erie County Engineer's

Date: 5-11-2021

STATE OF OHIO
DANIEL E. HARTUNG, JR.
S-5667
REGISTERED
PROFESSIONAL SURVEYOR

MAP OF SURVEY FOR IZZATOR LLC

PART LOTS 6,17,18 BLOCK 60
WEST ADAMS ST CITY OF SANDUSKY
ERIE COUNTY STATE OF OHIO
MAY 2021 SCALE 1"=20'

HARTUNG & ASSOCIATES
ENGINEERS & SURVEYORS

P.O. BOX 426, 346 NORTH MAIN ST.,HURON,OH 44839-0426
(419) 433-4321 FAX(419) 433-7879

DANIEL E. HARTUNG JR.,PE,PS

30 0 30 60

SCALE 1"= 30'

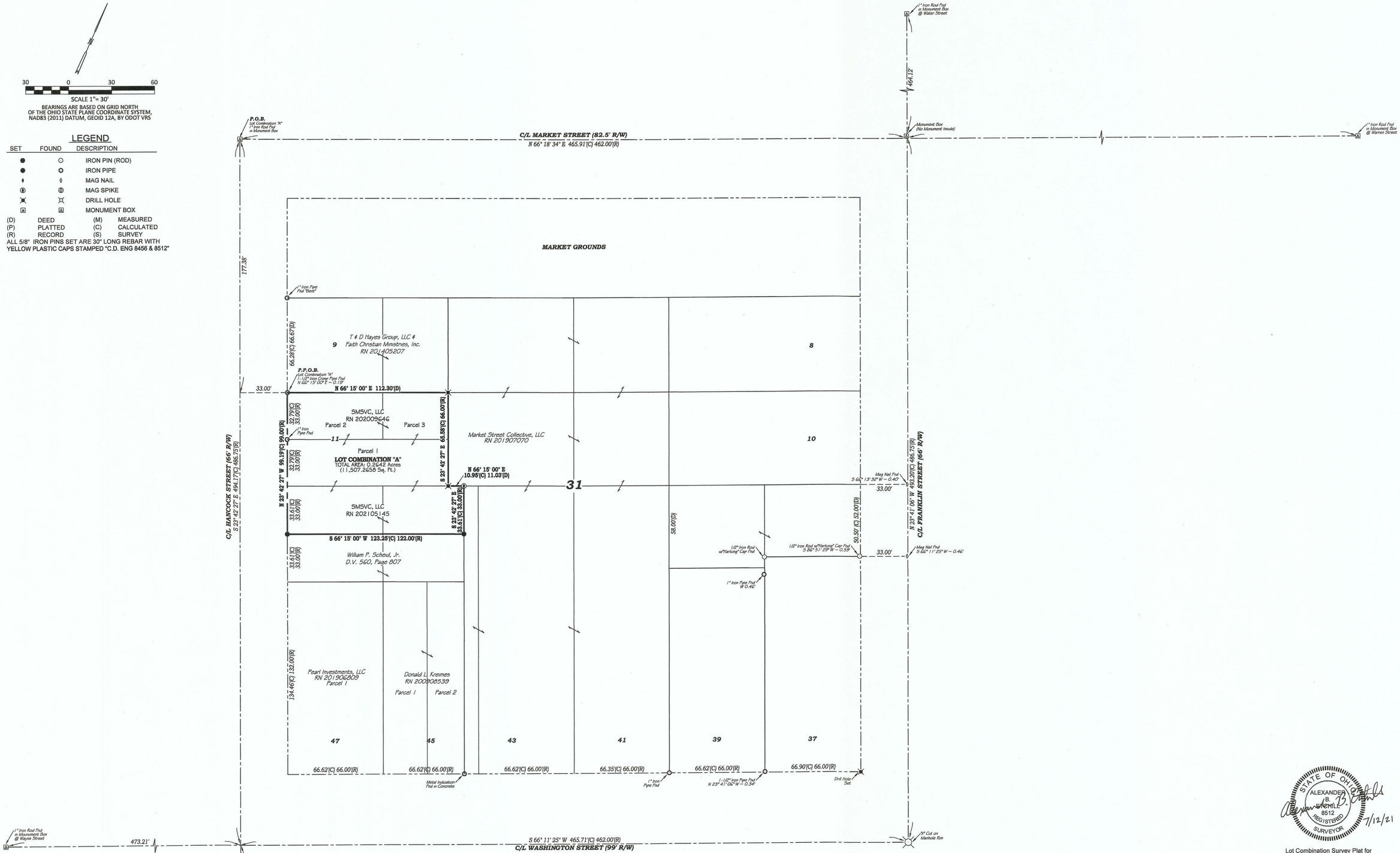
BEARINGS ARE BASED ON GRID NORTH
OF THE OHIO STATE PLANE COORDINATE SYSTEM,
NAD83 (2011) DATUM, GEOID 12A, BY ODOT VRS

LEGEND

SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
●	⊙	IRON PIPE
♦	◊	MAG NAIL
⊕	⊙	MAG SPIKE
⊠	⊠	DRILL HOLE
▣	▣	MONUMENT BOX

(D) DEED (M) MEASURED
(P) PLATTED (C) CALCULATED
(R) RECORD (S) SURVEY

ALL 5/8" IRON PINS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8456 & 8512"



APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's

Date: 7-13-2021

STATE OF OHIO
ALEXANDER B. SCHEID
8512
REGISTERED
SURVEYOR
7/12/21

Lot Combination Survey Plat for
SMSVC, LLC

Being a parcel of land located in part of Lot 11 on Hancock Street and part of Lots 45 & 47 on Washington Street in Block 31, Ward 1, City of Sandusky, Erie County, Firelands Connecticut Western Reserve, State of Ohio

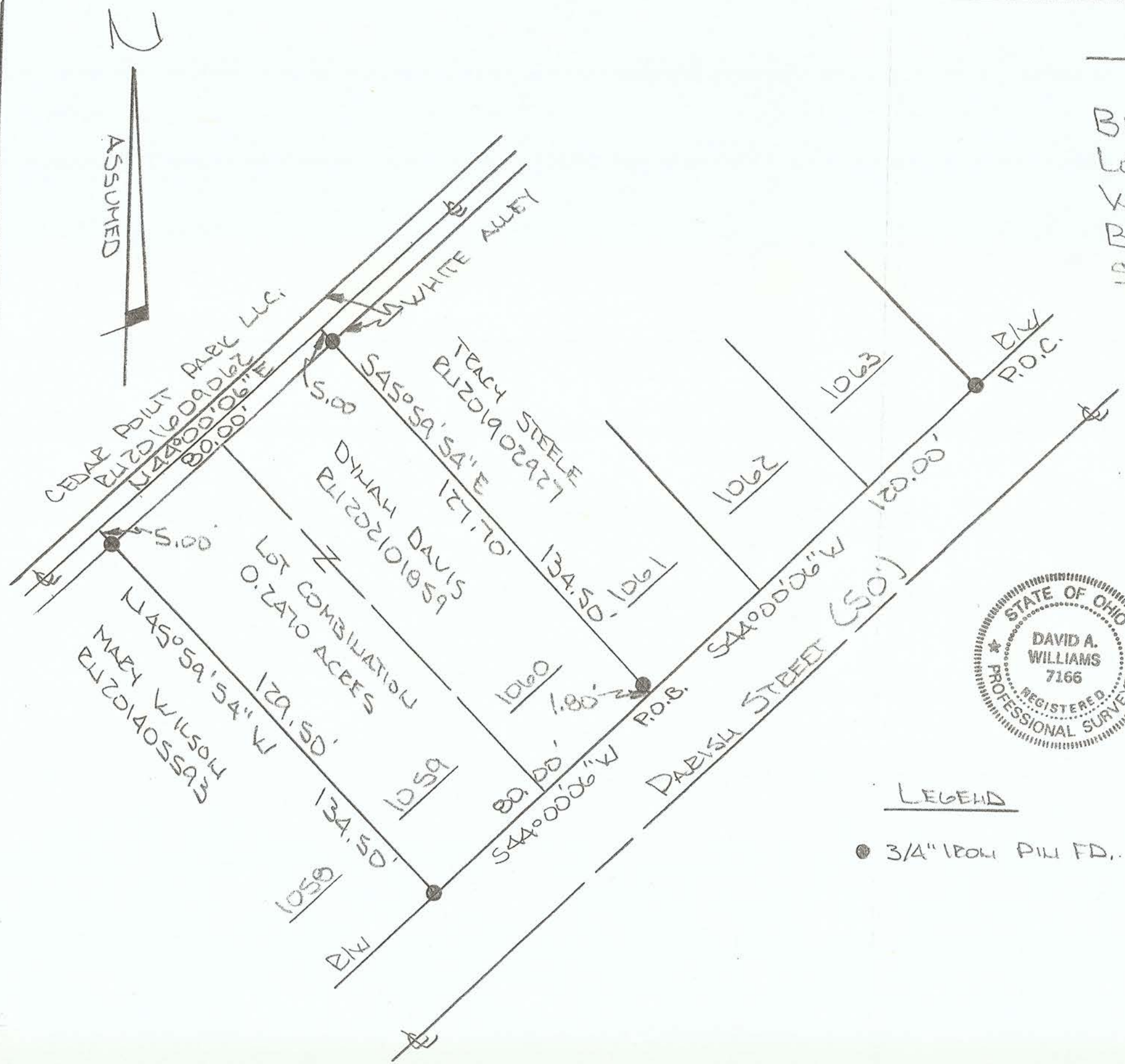
CONTRACTORS DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE:	DATE: JULY, 2021	CK'D. BY: ABE	PROJECT NO.
1" = 30'	DR. BY: DMM	REV'D BY:	21-298

File Name: Z:\CDEng\2121-298-Everwild Lot Combination - 212 Hancock St. - Sandusky\21-298 survey.dwg

PLAT OF A SURVEY

BEING ALL OF LOT NO. 1059 AND LOT NO. 1060 AND PART OF THE WHITE ALLEY IN THE SANDUSKY BUSINESS MEN'S ASSOCIATION NO. 3 SUBDIVISION PLAT VOL. 6 PG. 40
WARD 2 CITY OF SANDUSKY
ERIE COUNTY, OHIO
MAY 2021



LEGEND

● 3/4" IRON PIN FD.

STATE OF OHIO
DAVID A. WILLIAMS
7166
REGISTERED PROFESSIONAL SURVEYOR

David A. Williams
DAVID A. WILLIAMS
REG. SURVEYOR #7166

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

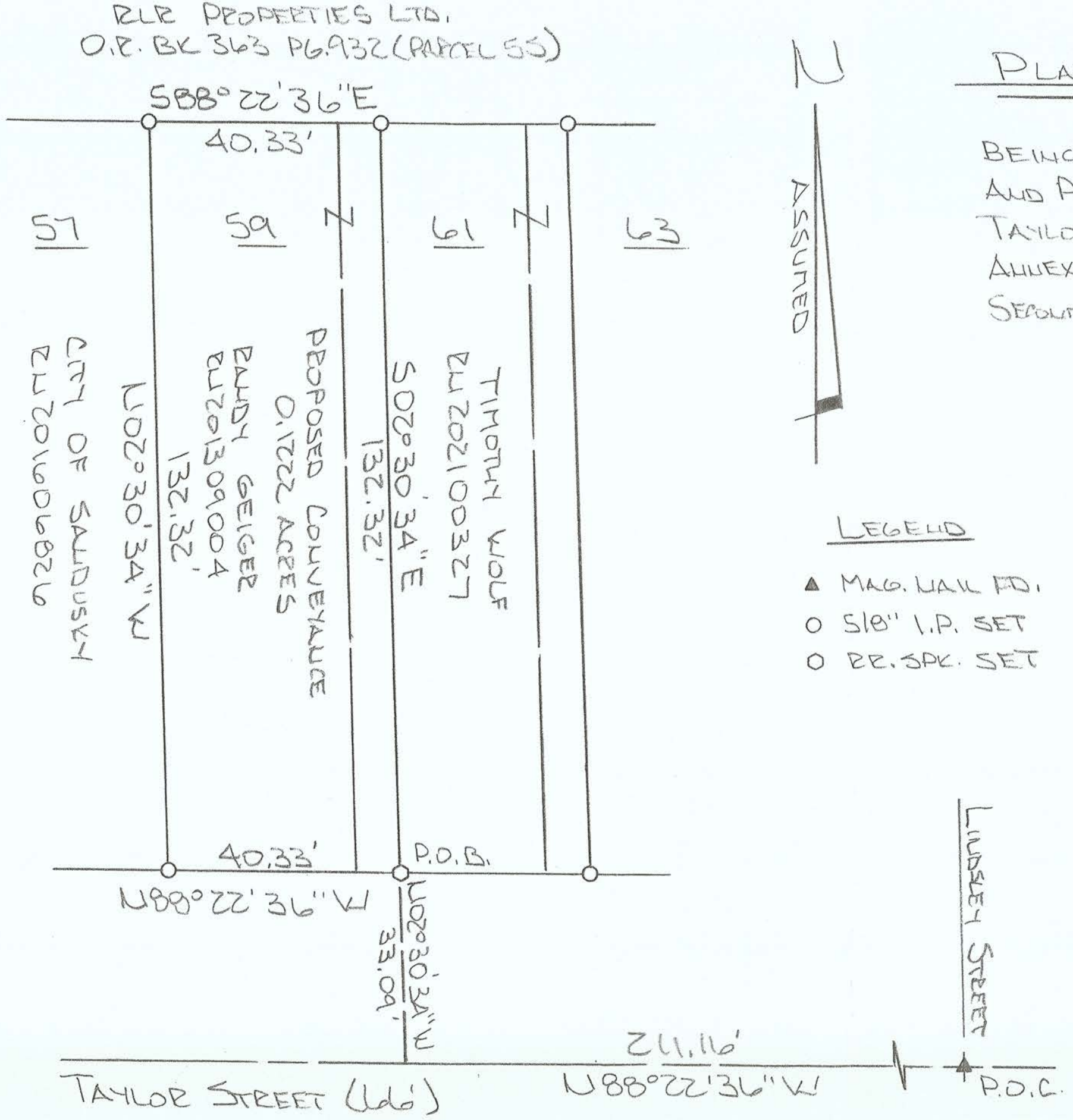
Engineer/Surveyor: Erie County Engineer's

Date: 5-13-2021

PLAT OF A SURVEY

BEING ALL OF LOT NUMBER 59
AND PART OF LOT NUMBER 61 ON
TAYLOR STREET IN ANDREW OSWALD'S
ANNEXATION OF PART OF OUTLOT NO. 92
SEFOLD WARD CITY OF SANDUSKY
ERIE COUNTY, OHIO
MAY 2021

0 10 20 30 40 50
SCALE ~1"=20'



STATE OF OHIO
DAVID A. WILLIAMS
7166
REGISTERED
PROFESSIONAL SURVEYOR

David A. Williams
DAVID A. WILLIAMS
REG. SURVEYOR #7166

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only, No Field Verifications
for Accuracy made.

Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's

Date: 5-24-2021

JACKSON STREET (66' R/W)

MONROE STREET (66' R/W)

P.O.C.

S66°09'49"W
75.63'

PARCEL A
0.0966 acres
4,207.38 sq. ft.
0.0325 acres (Ward's in Lot 12)
1,416.75 sq. ft. (Ward's in Lot 12)
0.0582 acres (Macina & Ward's in Lot 12)
2,533.84 sq. ft. (Macina & Ward's in Lot 12)
0.0059 acres (Macina & Ward's in Lot 16)
256.79 sq. ft. (Macina & Ward's in Lot 16)

1" = 20'
0 20 40 60
SCALE FEET

S23°50'11"E
33.00'

P.O.B.

N66°09'49"E
28.49'

S68°47'22"E
41.04'

6.40'

PARK STREET (66' R/W)

32.80' (C)
33.00' (P)

33.00' (P)

RONALD L WARD
RN 201503498

RONALD L WARD
RN 201503499

TAMMY S MACINA &
RONALD L WARD
RN 200902254

43.68' (C)
40.92' (P)

BAM ESTATES LLC
RN 202100196

MILL'S ADDITION
(P.V. 1, Pg. 45)

12

11

10

9

1

2

3

16

N23°50'11"W
112.99'

S04°39'25"W
104.31'

100.00' (P & D)

COOKE'S SUBDIVISION
(D.V. 6, Pg. 256)

5/8"

13.52' (C)

N68°47'22"W
10.93'

14.25' (D)

T-RAIL

32.80' (C)
33.00' (P)

33.00' (P)

RONALD L WARD
RN 201800497

LEGEND

SET	FOUND	DESCRIPTION
⊙	▲	MONUMENT
⊕	◒	RAILROAD SPIKE
⊘	◪	P.K. NAIL
○	●	IRON PIPE
⊙	✚	DRILL HOLE
⬡		5/8"øx30" IRON ROD
	⬢	IRON ROD
	■	FENCE POST
	▲	STONE
	⊡	MONUMENT BOX
D	DEED	
P	PLAT	
M	MEASURED	
C	CALCULATED	
ø	OUTSIDE DIAMETER	
SR	SURVEY RECORD	

N

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Engineer/Surveyor: Erie County Engineer's

Date: 4-22-2021

REFERENCES

DEED VOLUMES AND PAGES AS SHOWN
PLAT VOLUME 1, PAGE 45
DEED VOLUME 6, PAGE 256

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REQUIRED ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAVEMENT SURFACE AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING APRIL, 2021 AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.

STATE OF OHIO
JAMES DALE BARNES
S-8411
REGISTERED PROFESSIONAL SURVEYOR

JAMES DALE BARNES, P.S. 8411 — DATE 4/21/21

BARNES SURVEYING
10312 MASON ROAD, CASTALIA, OHIO 44824-9218
OFFICE: (419) 684-7742 CELL: (419) 871-1780

SURVEY FOR: TAMMY MACINA

SITUATED IN PART OF LOTS 12 & 16 OF COOKE'S ADDITION TO THE THIRD WARD OF THE CITY OF SANDUSKY, ERIE COUNTY, OHIO

COLUMBUS AVE.

C/L

MON.BOX

PERKINS AVE. 70FT

C/L

938.11'

N 88°20'24" W

R/W

ODOT V.R.S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- □ INDICATES MONUMENT BOX FOUND
- ◉ INDICATES 1/2"IRON PIN & CAP SET
- ⬡ INDICATES 1"IRON PIN FOUND
- ☼ INDICATES PK NAIL SET

CANTELLI GROUP LLC
RN 202007087

P.O.B."A"

35.03'
S 00°37'35" E

S 88°20'24" E 50.04'

S 00°37'35" E 315.68'

PARCEL"A"
CANTELLI GROUP LLC RETAINING
0.3635 ACRES

N 00°37'35" W 317.68'

86.78'

LKL HOLDINGS LLC
RN 202005496

MON.BOX

CONC BLOCK WALL

89°22'25" W 50.00'

49.60'

P.O.B."B"

UNIVERSAL RENTALS LLC
202104792
201203455

S 00°37'35" E 406.36'

PARCEL"B"
CANTELLI GROUP LLC TO OHIO EASTERN EXPRESS
0.4653 ACRES

N 00°37'35" W 404.49'

OHIO EASTERN EXPRESS
RN 201002809

GILCHER COURT

C/L

N 88°29'22" W

50.03'

N 88°29'22" W

OHIO EASTERN EXPRESS
RN 201002809

MAP OF SURVEY
FOR
CANTELLI GROUP LLC

SECTION NO. 3
ERIE COUNTY
JULY 2021

PERKINS TOWNSHIP
STATE OF OHO
SCALE 1"=30'

I HEREBY CERTIFY THE WITHIN
TO BE A TRUE REPRESENTATION
OF A SURVEY MADE BY ME.

Daniel E Hartung Jr 7/5/2021
DANIEL E. HARTUNG,JR,PE,PS

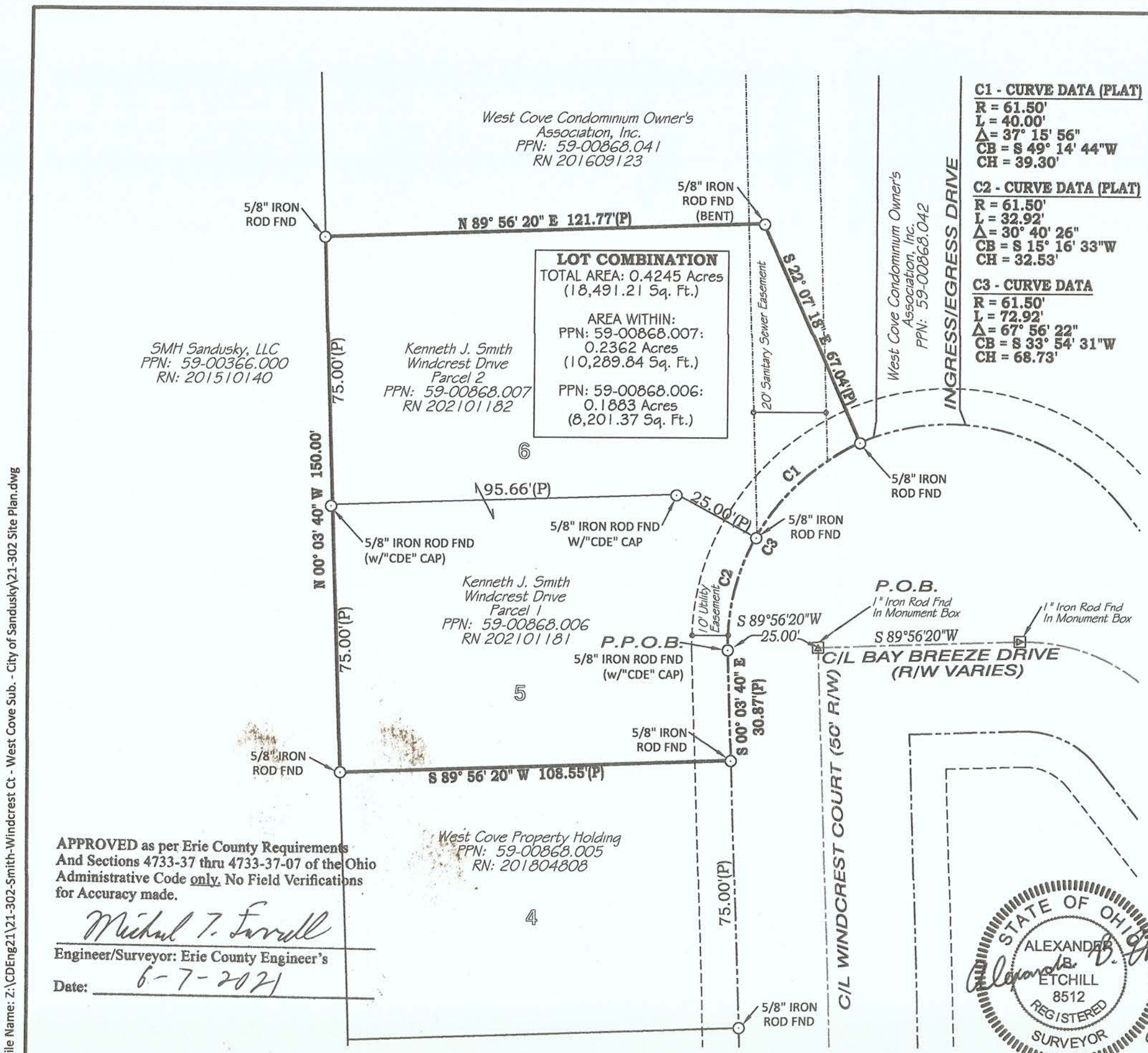
STATE OF OHIO
DANIEL E. HARTUNG, JR.
S-5667
REGISTERED PROFESSIONAL SURVEYOR

APPROVED as per Erie County Requirements
And Sections 4733-37 thru 4733-37-07 of the Ohio
Administrative Code only. No Field Verifications
for Accuracy made.

Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's

Date: 7-6-2021

HARTUNG & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 426, 346 NORTH MAIN ST.,HURON,OH 44839-0426
(419) 433-4321 FAX(419) 433-7879
DANIEL E. HARTUNG JR.,PE,PS



APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell

Engineer/Surveyor: Erie County Engineer's

Date: 6-7-2021

STATE OF OHIO
ALEXANDER B. ETCHILL
8512
REGISTERED SURVEYOR
6/03/21

ZONING INFORMATION

PARCEL IS WITHIN THE CITY OF SANDUSKY:
Based on the West Cove Subdivision & Condominiums, P.V. 43, Pg. 86.

ZONING REGULATIONS:

Minimum Front Yard Setback:	25 feet
Single Side Yard Setback:	3 feet
Minimum Combined Yard Setback:	10 feet
Minimum Rear Yard Setback: of Total Length	40 feet or 30%

LEGEND

SET	FOUND	DESCRIPTION
●	⊙	IRON PIN (ROD)
◉	◎	IRON PIPE
▣	▣	MONUMENT BOX

(D) DEED (M) MEASURED
(P) PLATTED (C) CALCULATED
(S) SURVEY

ALL 5/8" IRON PINS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 8456 & 8512"

Lot Combination Survey Plat for
KENNETH J. SMITH
Being Lots 5 & 6 in West Cove Subdivision & Condominiums,
Plat Volume 43, Page 86,
Ward 4, City of Sandusky, Erie County,
Firelands Connecticut Western Reserve, State of Ohio

BEARINGS ARE BASED ON NORTH 00°03'40" WEST FOR THE CENTERLINE OF BAY BREEZE DRIVE, PER PLAT OF WEST COVE SUBDIVISION & CONDOMINIUMS, PLAT VOLUME 43, PAGE 86.

30 0 30 60
SCALE 1" = 30'

CONTRACTORS DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

DATE: JUNE, 2021	CK'D. BY: ABE	PROJECT NO. 21-302
DR. BY: KNR	REV'D BY:	

File Name: Z:\CDEng21\21-302-Smith-Windcrest Ct - West Cove Sub. - City of Sandusky\21-302 Site Plan.dwg

N

ASSUMED

STATE OF OHIO
DAVID A. WILLIAMS 7166
REGISTERED PROFESSIONAL SURVEYOR

David A. Williams
DAVID A. WILLIAMS
REG. SURVEYOR #7166

SALUDSKY BAY

N39°34'57"E 126.00'

N67°29'42"E 93.00'

N79°02'23"E 190.00'

N42°47'32"E 90.00'

68.00'

279.00'

690.00'

S01°56'00"E

SHM SALUDSKY, LLC.
RN 201501409

GOULTS POINT SUBDIVISION
PLAT VOL. 6 PG. 70

N01°50'10"W 218.00'

108.70'

109.35'

BOARD OF COMMISSIONERS OF
ERIE COUNTY
RN 201801769

REMAINDER PARCEL
3.2226 ACRES

388.67'

S88°06'30"W

343.00'

RN 201802870
(PARCEL 1)

N

RN 201904870
(PARCEL 3)

ERIE COUNTY COMBINED
GENERAL HEALTH
DISTRICT BOARD OF
HEALTH

N01°56'00"E 264.68'

N89°24'38"W 20.04'

879.45'

S01°56'00"W

P.O.B.

SUPERIOR STREET
(U/I)

RN VACATED
JEFFERSON STREET

P.O.C.

MONROE STREET

PLAT OF A SURVEY

BEING PART OF LOT NUMBER 72
IN THE MILLS 479 ACRE TRACT
RECORDED IN PLAT VOL. 1 PAGE 14
4TH WARD CITY OF SALUDSKY
ERIE COUNTY, OHIO
JUNE 2021

0 25 50 75 100
SCALE ~ 1" = 60'

LEGEND

- ■ MON. BOX FD.
- ⊗ DRILL HOLE FD.
- ● M.H. LID FD.
- ▲ FENCE POST FD.
- ● 5/8" I.P. FD.
- ○ 5/8" I.P. SET

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's

Date: 6-17-2021

PLAT OF A SURVEY

BEING PART OF LOT No. 70, LOT No. 71 AND LOT No. 72
IN THE MILLS 479 ACRE TRACT P.V. 1 PG. 14
4TH WARD CITY OF SANDUSKY
ERIE COUNTY, OHIO
JUNE 2021

STATE OF OHIO
DAVID A. WILLIAMS
7166
REGISTERED PROFESSIONAL SURVEYOR

David A. Williams
DAVID A. WILLIAMS
REG. SURVEYOR #7166

N

ASSUMED

BOARD OF COMMISSIONERS OF ERIE COUNTY EN201801769

N88°06'30"E
388.67'

EN201604876 (PARCEL 1)

ERIE COUNTY COMBINED GENERAL HEALTH DISTRICT BOARD OF HEALTH EN201604876 (PARCEL 3)

264.68'
S01°56'00"E

13.02'

EW VACATED JEFFERSON STREET
N88°24'38"W

LOT 72
LOT 71

EW

OGOUTZ POINT SUBDIVISION
PLAT VOL 6 PG. 70
N01°50'10"W
987.00'

PROPOSED CONVEYANCE
1.1398 ACRES LOT 70
4.8785 ACRES LOT 71
2.5931 ACRES LOT 72
8.6114 ACRES TOTAL

S01°56'00"E
723.43'

EXISTING 60' WIDE STREET (VAC.)

ADJOINERS

① GALE DAUCH, TRUSTEE EN201305709 (PARCEL 7)
② GALE DAUCH, TRUSTEE EN201305709 (PARCEL 6)
③ BRR REALTY DEVELOPMENT, LLC. EN201110329
④ BRR REALTY DEVELOPMENT, LLC. EN201110019
⑤ BRR REALTY DEVELOPMENT, LLC. EN201110020
⑥ BRR REALTY DEVELOPMENT, LLC. EN201210274
⑦ BRR REALTY DEVELOPMENT, LLC. EN201210569
⑧ WPH PROPERTY MANAGEMENT, LLC. EN201008277

LEGEND

- ■ MON. BOX FD.
- ✖ DRILL HOLE FD.
- △ MAG. NAIL SET
- ● 1/2" I.P. FD.
- ○ 5/8" I.P. SET
- ⬢ MH. LID FD.

EW

S88°09'26"W 377.35'

EW

33.00'

158.00'
N01°56'00"W

P.O.B.

P.O.C.

① ② ③ ④ ⑤ ⑥ ⑦ ⑧

MONROE STREET

0 100 200 300
SCALE ~ 1" = 100'

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only, No Field Verifications for Accuracy made.

Michael T. Farrell
Engineer/Surveyor: Erie County Engineer's
Date: 6-17-2021

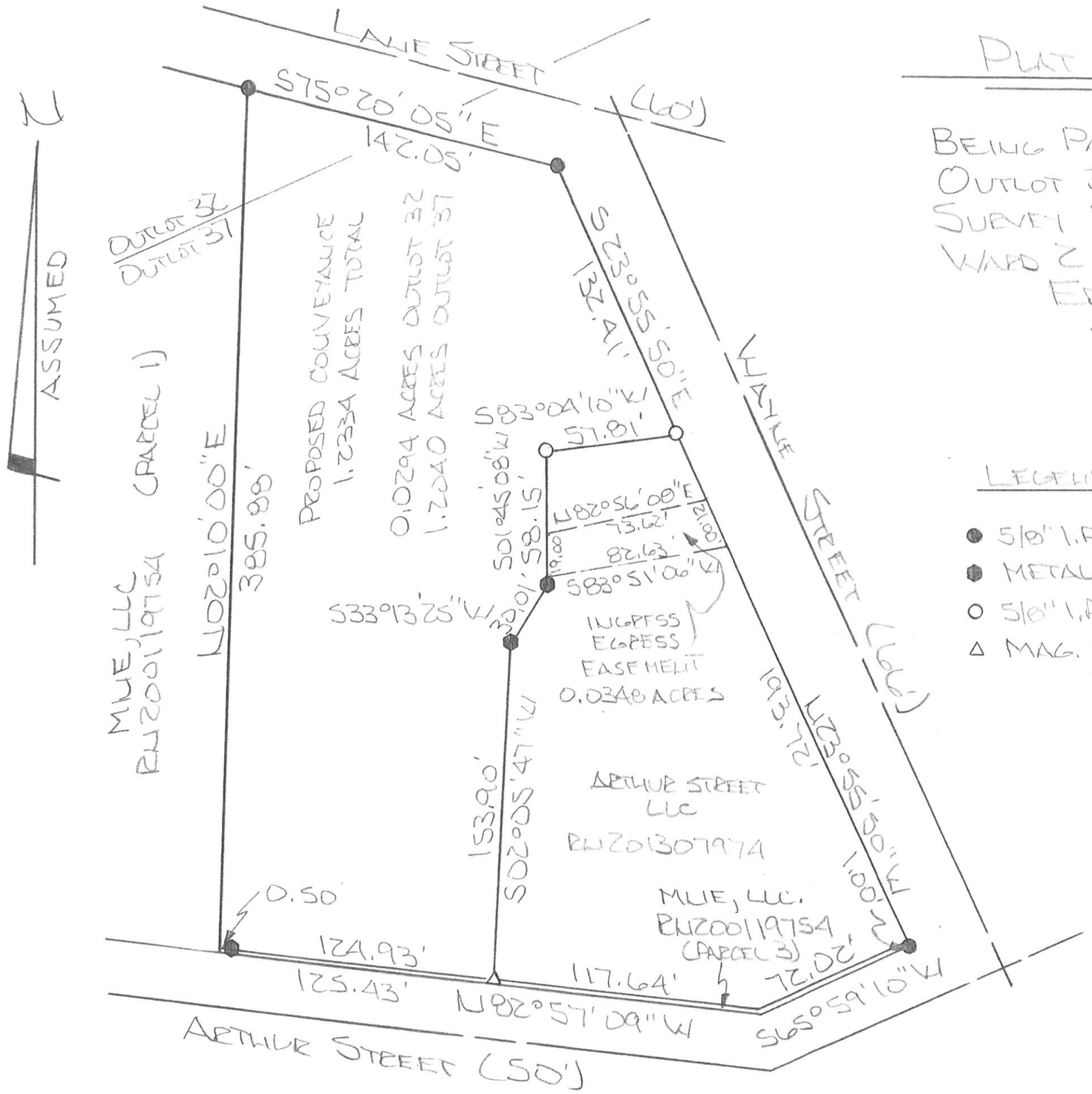
PLAT OF A SURVEY

BEING PART OF OUTLOT 32 AND OUTLOT 37 IN THE SCEALITON SURVEY EAST OF COLUMBUS AVENUE WARD 2 CITY OF SANDUSKY ERIE COUNTY, OHIO

SEPTEMBER 2021

0 25 50 75 100

SCALE: 1" = 50'



LEGEND

- ● 5/8" I.P. FD.
- ⬢ METAL FENCE POST FD.
- ○ 5/8" I.P. SET
- △ MAG. NAIL SET

David A. Williams

DAVID A. WILLIAMS

REG. SURVEYOR #7166

STATE OF OHIO
DAVID A. WILLIAMS
7166
REGISTERED
PROFESSIONAL SURVEYOR

APPROVED as per Erie County Requirements And Sections 4733-37 thru 4733-37-07 of the Ohio Administrative Code only. No Field Verifications for Accuracy made.

Michael T. Farrell

Engineer/Surveyor: Erie County Engineer's

Date: 9-21-2021