Doc ID: 020000321000 Type: OFF
Kind: PLAT
Recorded: 05/18/2017 at 10:10:27 AM
Fee Amt: $176.80 Page 1 of 1
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2017-0629854

FIDELITY NATIONAL TITLE
COMPANY, LLC
5340 MEADOW LANE
SHEFFIELD VILLAGE, OH 44054

Plat VOL. 103
PGS. 44-45

ACREAGE BREAKDOWN

PHASE ONE (1 PARCEL)	151,730 SQ. FT.	3.4832 ACRES
PHASE TWO (2 PARCELS)	15,272 SQ. FT.	0.3506 ACRES
PHASE THREE (2 PARCELS)	13,653 SQ. FT.	0.3134 ACRES
PHASE FOUR (1 PARCEL)	8,642 SQ. FT.	0.1984 ACRES
PHASE FIVE (1 PARCEL)	16,859 SQ. FT.	0.3870 ACRES
PHASE SIX (1 PARCEL)	7,030 SQ. FT.	0.1614 ACRES
PHASE SEVEN (2 PARCELS)	14,090 SQ. FT.	0.3235 ACRES
PHASE EIGHT (1 PARCEL)	8,000 SQ. FT.	0.1837 ACRES
PHASE NINE (3 PARCELS)	62,135 SQ. FT.	1.4264 ACRES
PHASE TEN (1 PARCEL)	8,996 SQ. FT.	0.2065 ACRES
PHASE ELEVEN (1 PARCEL)	9,746 SQ. FT.	0.2237 ACRES
PHASE TWELVE (3 PARCELS)	38,519 SQ. FT.	0.8843 ACRES
REMAINDER (3 PARCELS)	159,720 SQ. FT.	3.6667 ACRES
TOTAL SITE	514,392 SQ. FT.	11.8088 ACRES

SITE MAP

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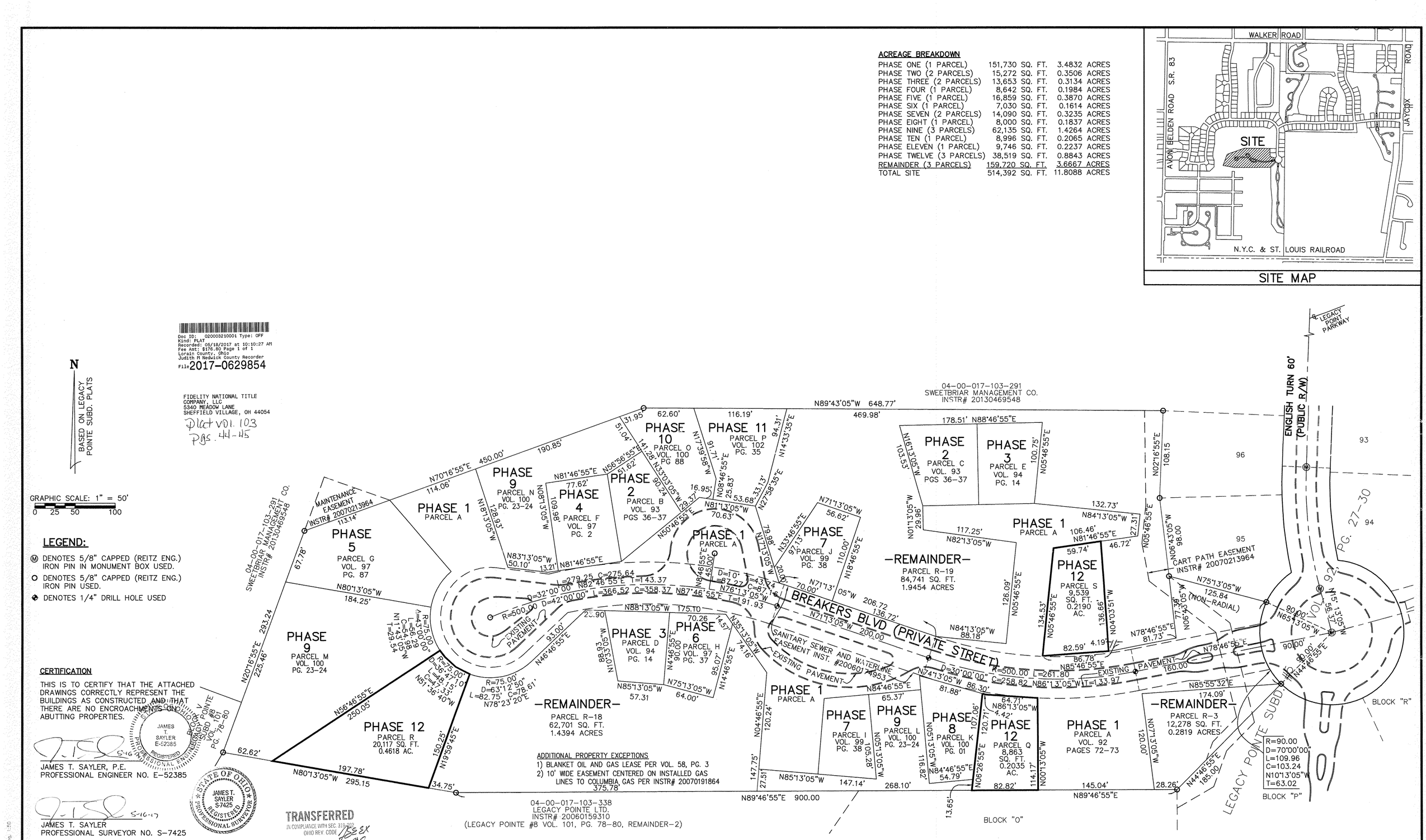
BASED ON LEGACY POINTE SUBD. PLATS

GRAPHIC SCALE: 1" = 50'
0 25 50 100

LEGEND:

- Ⓜ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN IN MONUMENT BOX USED.
- ○ DENOTES 5/8" CAPPED (REITZ ENG.) IRON PIN USED.
- ✥ DENOTES 1/4" DRILL HOLE USED



CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED AND THAT THERE ARE NO ENCROACHMENTS ONTO ABUTTING PROPERTIES.

JAMES T. SAYLER, P.E.
PROFESSIONAL ENGINEER NO. E-52385

JAMES T. SAYLER
PROFESSIONAL SURVEYOR NO. S-7425

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202 OHIO REV. CODE
MAY 18 2017
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

SHEET INDEX	SHEET
SITE/SURVEY	1
SITE/BUILDINGS-LOCATIONS	
BUILDING PICTURES	2

NOTE:
LIMITED COMMON ELEMENTS INCLUDE THE LAND WITHIN 3 FEET FROM THE FOUNDATION AND PATIOS/DECKS/ PORCHES/SUNROOMS OF EACH UNIT. AND LAND 12 FEET OFF OF MAIN REAR WALL FOR CONSTRUCTION OF A DECK OR PATIO

REVISIONS

LEGACY POINTE CONDOMINIUM NO. 5 PH 12

BEING PART OF BLOCK "Q" IN THE LEGACY POINTE SUBDIVISION NO. 5 AS RECORDED IN VOL. 92 OF PLATS, PGS. 27-30 OF LORAIN COUNTY RECORDS, OF PART OF ORIGINAL AVON TWP. SECTION 17 CITY OF AVON LAKE, COUNTY OF LORAIN, OHIO

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
PHONE: (216) 251-3033

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APRIL 2017

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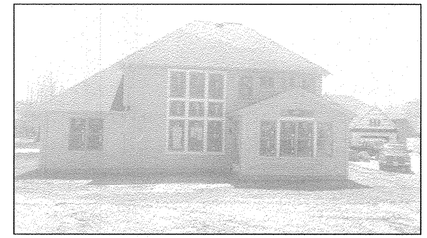
UNIT 21 FRONT

UNIT 21 REAR

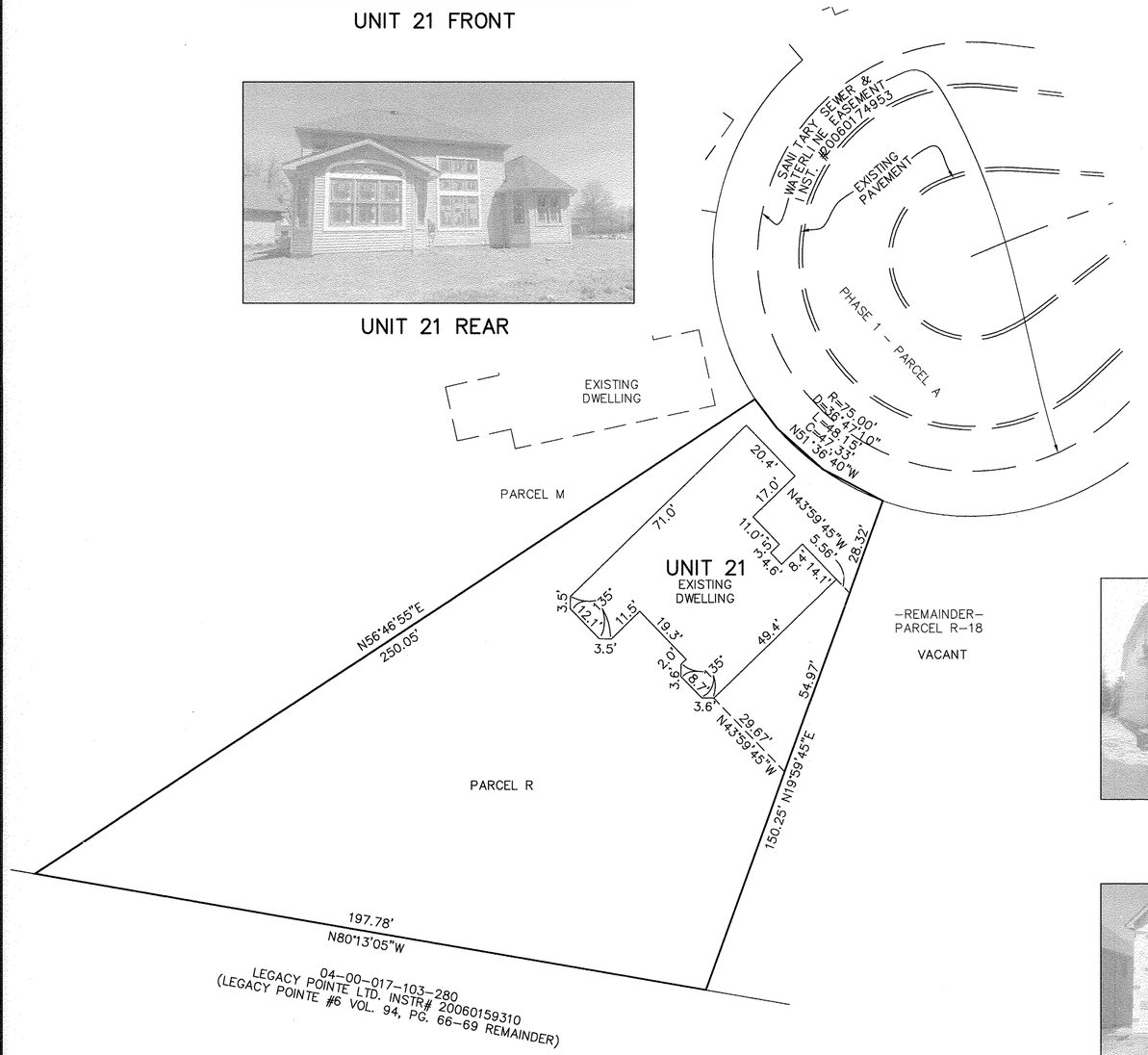


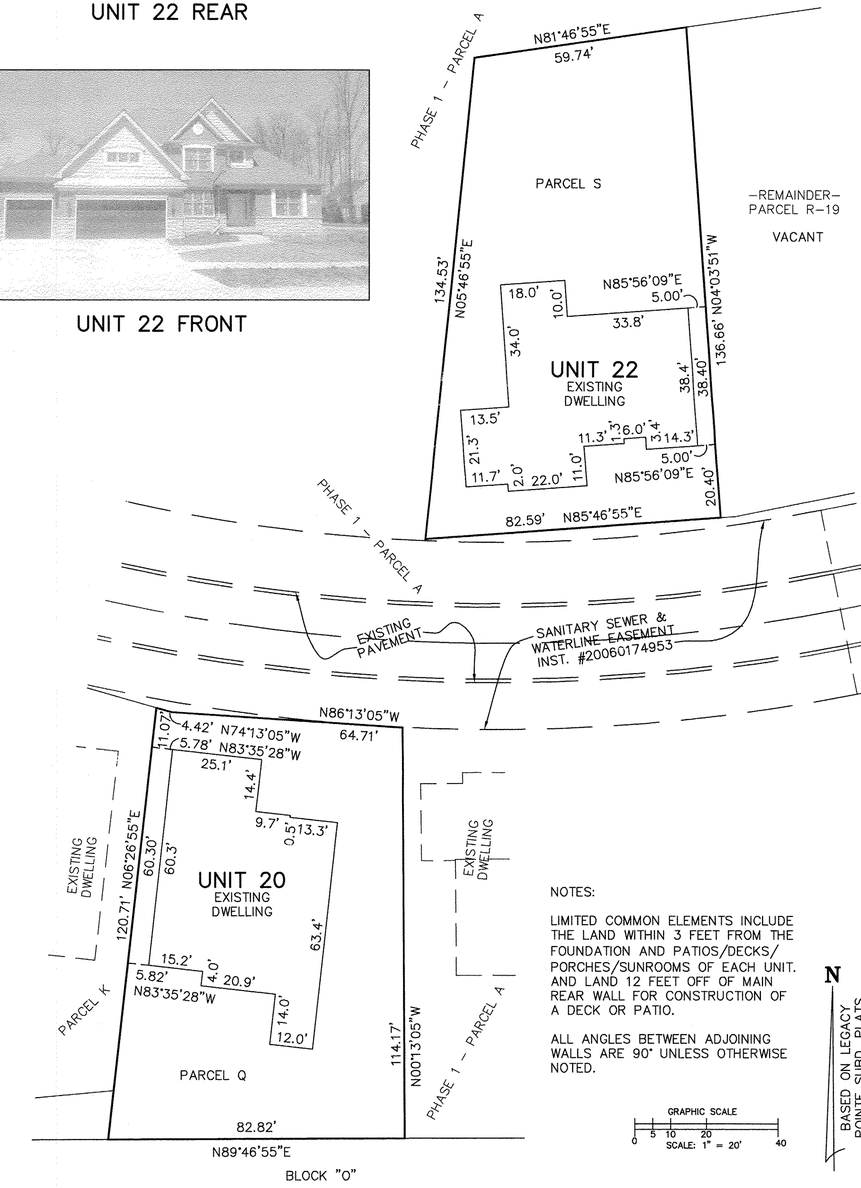
UNIT 22 REAR

UNIT 22 FRONT

UNIT 20 FRONT

UNIT 20 REAR





NOTES:

LIMITED COMMON ELEMENTS INCLUDE THE LAND WITHIN 3 FEET FROM THE FOUNDATION AND PATIOS/DECKS/ PORCHES/SUNROOMS OF EACH UNIT. AND LAND 12 FEET OFF OF MAIN REAR WALL FOR CONSTRUCTION OF A DECK OR PATIO.

ALL ANGLES BETWEEN ADJOINING WALLS ARE 90° UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
0 5 10 20 40
SCALE: 1" = 20'

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BASED ON LEGACY POINTE SUBD. PLATS

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APRIL 2017

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