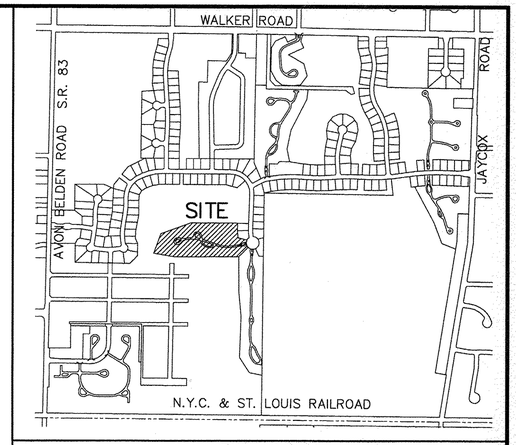
Doc ID: 020824260004 Type: OFF
Kind: PLAT
Recorded: 02/13/2019 at 01:38:31 PM
Fee Amt: $263.20 Page 1 of 4
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2019-0704400

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

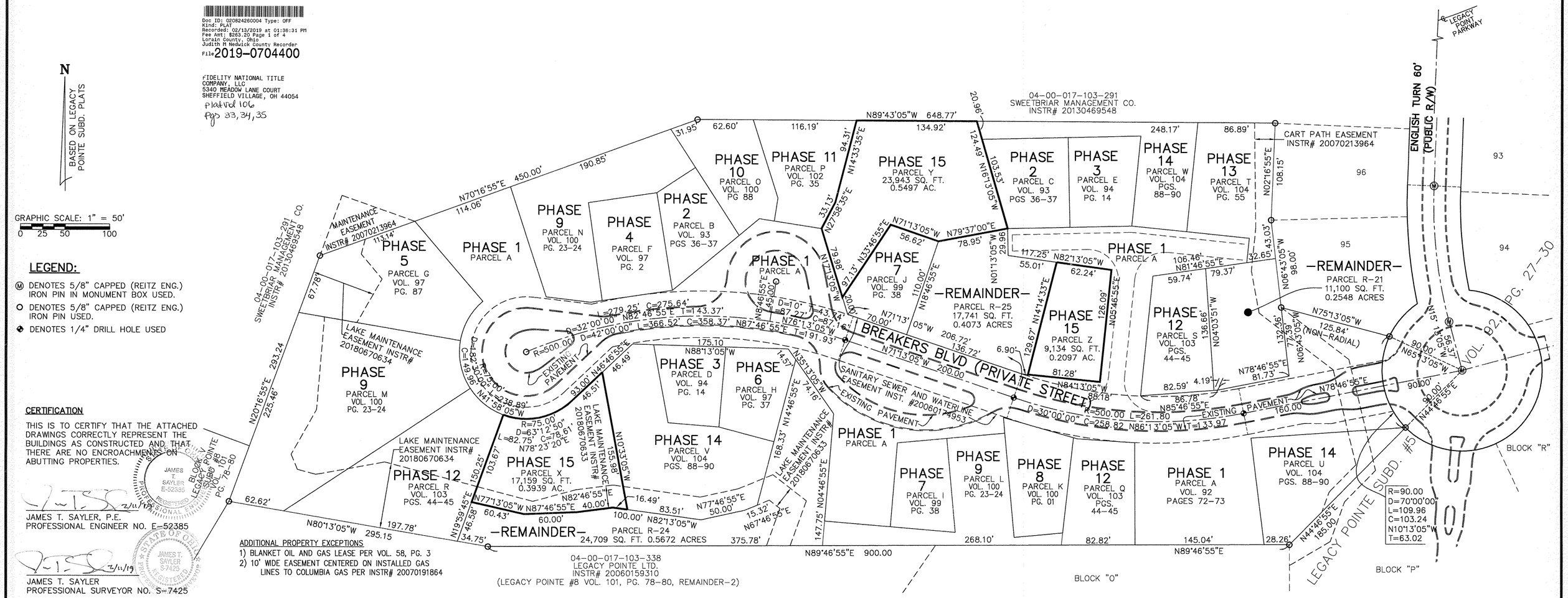
Plat Vol 106
Pgs 33, 34, 35

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
PHASE THIRTEEN (1 PARCEL)	12,190	SQ. FT.	0.2798 ACRES
PHASE FOURTEEN (3 PARCELS)	43,744	SQ. FT.	1.0042 ACRES
PHASE FIFTEEN (3 PARCELS)	50,238	SQ. FT.	1.1533 ACRES
REMAINDER (3 PARCELS)	53,548	SQ. FT.	1.2293 ACRES
TOTAL SITE	514,392	SQ. FT.	11.8088 ACRES



SITE MAP



CERTIFICATION

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

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

JAMES T. SAYLER
PROFESSIONAL SURVEYOR NO. S-7425

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

ADDITIONAL PROPERTY EXCEPTIONS

1) BLANKET OIL AND GAS LEASE PER VOL. 58, PG. 3
2) 10' WIDE EASEMENT CENTERED ON INSTALLED GAS LINES TO COLUMBIA GAS PER INSTR# 20070191864

SHEET INDEX	SHEET
SITE/SURVEY	1
SITE/BUILDINGS-LOCATIONS	
BUILDING PICTURES	2-3

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE
FEB 13 2019
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

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

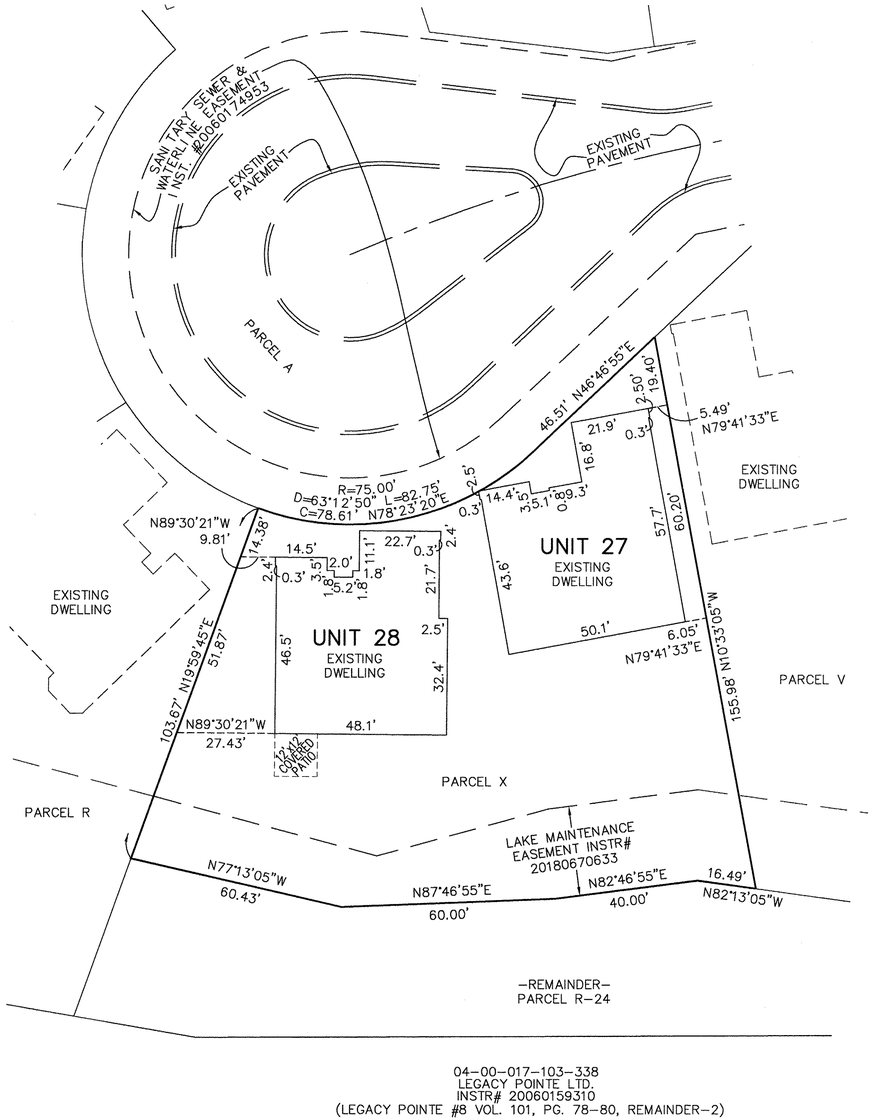
REVISIONS

LEGACY POINTE CONDOMINIUM NO. 5 PH 15

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

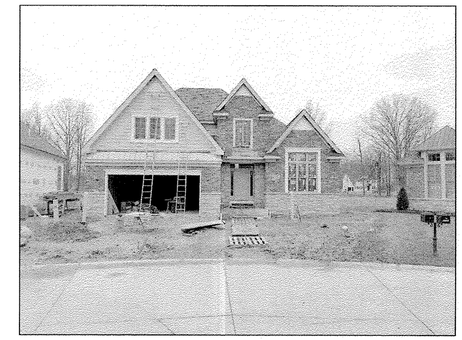
THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE
CLEVELAND, OHIO 44135
PHONE: (216) 251-3033

JANUARY 2019



04-00-017-103-338
LEGACY POINTE LTD.
INSTR# 20060159310
(LEGACY POINTE #8 VOL. 101, PG. 78-80, REMAINDER-2)

UNIT 27 FRONT



UNIT 28 FRONT

UNIT 27 REAR

UNIT 28 REAR

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

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

N
BASED ON LEGACY POINTE SUBD. PLATS

REVISIONS

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JANUARY 2019

04-00-017-103-291
SWEETBRIAR MANAGEMENT CO.
INSTR# 20130469548

N89°43'05"W
134.92'

PARCEL W

PARCEL P

EXISTING DWELLING

PARCEL Y

94.31' N14°33'35"E

124.49' N16°13'05"W

EXISTING DWELLING

N62°44'09"W

UNIT 29
EXISTING DWELLING

PARCEL C

PARCEL E

N71°13'05"W
56.62'

N79°37'00"E
78.95'

EXISTING SHARED DRIVEWAY PAVEMENT

PARCEL A

N82°13'05"W
62.24'

EXISTING DWELLING

-REMAINDER-
PARCEL R-25

PARCEL Z

129.67' N14°14'33"E

126.09' N05°46'55"E

N75°45'27"W
5.30'

UNIT 30
EXISTING DWELLING

N75°45'27"W
5.00'

81.28'
N84°13'05"W

PARCEL J

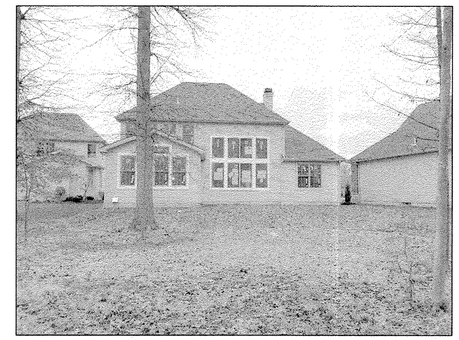
PARCEL A

SANITARY SEWER & WATERLINE EASEMENT INST. #20060174953

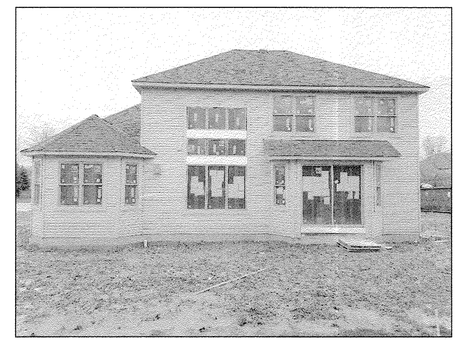
EXISTING PAVEMENT

PARCEL A

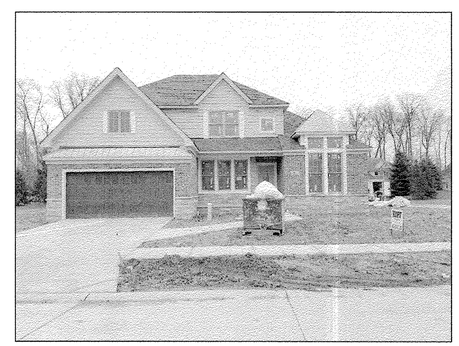
UNIT 29 FRONT



UNIT 29 REAR



UNIT 30 REAR



UNIT 30 FRONT

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