

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

30' MAINTENANCE EASEMENT
INSTR# 20070213961

BLOCK "O"
LEGACY POINTE SUBDIVISION NO. 5
VOL. 92, PAGES 27-30

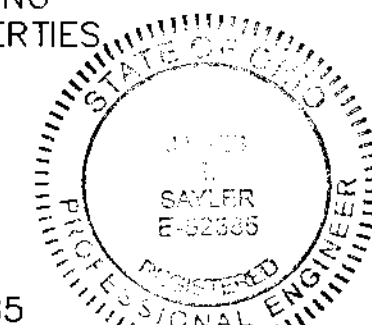
30' MAINTENANCE EASEMENT
INSTR# 20070213961

PROPOSED EASEMENT RELEASE

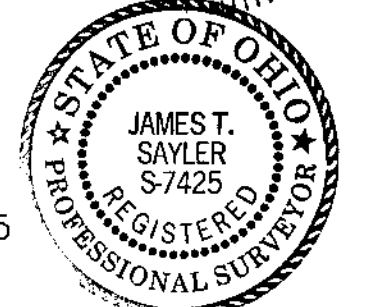
CERTIFICATION

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

[Signature] 3/20/19
 JAMES T. SAYLER, P.E.
 PROFESSIONAL ENGINEER NO. E-52385



[Signature] 3/20/19
 JAMES T. SAYLER
 PROFESSIONAL SURVEYOR NO. S-7425

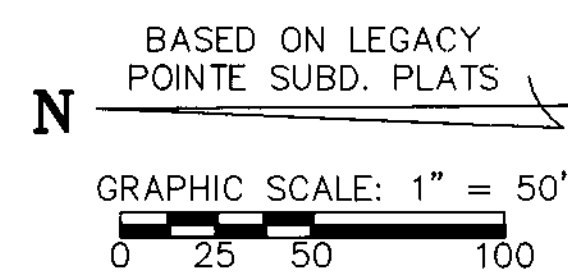


NOTE

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

ACREAGE BREAKDOWN

PHASE 1	175,552 SQ. FT.	4.0301 ACRES
PHASE 2 (2 PARCELS)	18,041 SQ. FT.	0.4142 ACRES
PHASE 3 (1 PARCEL)	7,699 SQ. FT.	0.1767 ACRES
PHASE 4 (2 PARCELS)	12,780 SQ. FT.	0.2934 ACRES
PHASE 5 (4 PARCELS)	42,274 SQ. FT.	0.9705 ACRES
PHASE 6 (2 PARCELS)	17,633 SQ. FT.	0.4048 ACRES
PHASE 7 (1 PARCEL)	8,089 SQ. FT.	0.1857 ACRES
PHASE 8 (3 PARCELS)	32,898 SQ. FT.	0.7553 ACRES
PHASE 9 (3 PARCELS)	28,291 SQ. FT.	0.6495 ACRES
PHASE 10 (3 PARCELS)	20,347 SQ. FT.	0.4671 ACRES
PHASE 11 (5 PARCELS)	46,905 SQ. FT.	1.0768 ACRES
PHASE 12 (1 PARCEL)	7,190 SQ. FT.	0.1651 ACRES
PHASE 13 (4 PARCEL)	35,450 SQ. FT.	0.8138 ACRES
PHASE 14 (3 PARCEL)	19,583 SQ. FT.	0.4496 ACRES
PHASE 15 (2 PARCEL)	21,215 SQ. FT.	0.4870 ACRES
PHASE 16 (1 PARCEL)	6,393 SQ. FT.	0.1468 ACRES
PHASE 17 (5 PARCEL)	34,038 SQ. FT.	0.7814 ACRES
PHASE 18 (1 PARCEL)	13,364 SQ. FT.	0.3068 ACRES
EXPANSION PARCEL REM.	64,068 SQ. FT.	1.4708 ACRES
TOTAL SITE	611,811 SQ. FT.	14.0453 ACRES



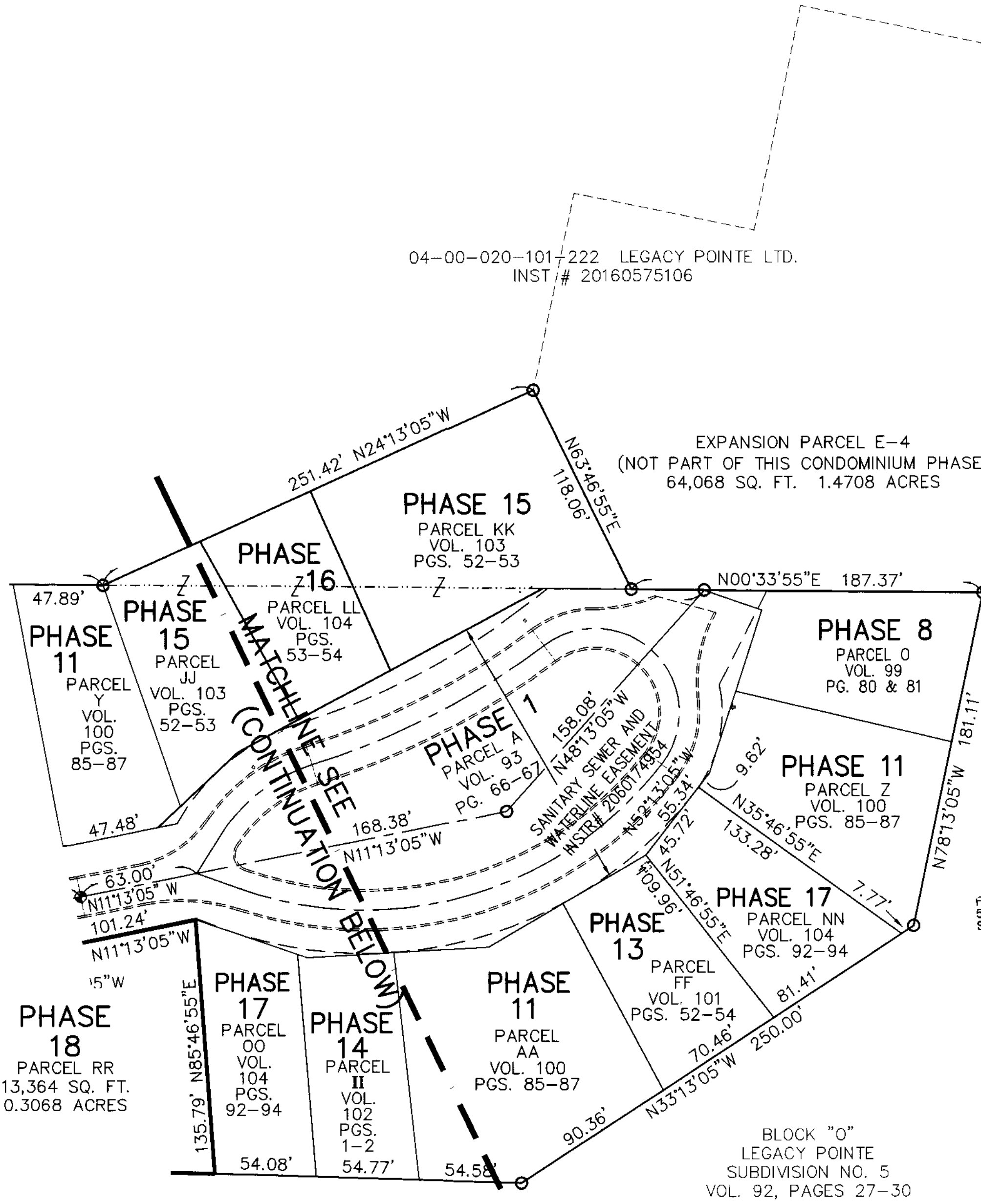
LEGEND:

- ⊙ 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

Doc ID: 02086780003 Type: OFF
 Kind: PLAT
 Recorded: 03/21/2019 at 10:49:36 AM
 Fee Amt: \$178.80 Page 1 of 3
 Lorain County, Ohio
 Judith M. Nedwick County Recorder
 File# 2019-0708124

FIDELITY NATIONAL TITLE
 5340 MEADOW LANE CT
 SHEFFIELD VILLAGE, OH 44035

TRANSFERRED
 IN COMPLIANCE WITH SEC. 319.202
 OHIO REV. CODE
 MAR 21 2019
 J. CRAIG SNOODGRASS, CPA, CGFM
 LORAIN COUNTY AUDITOR

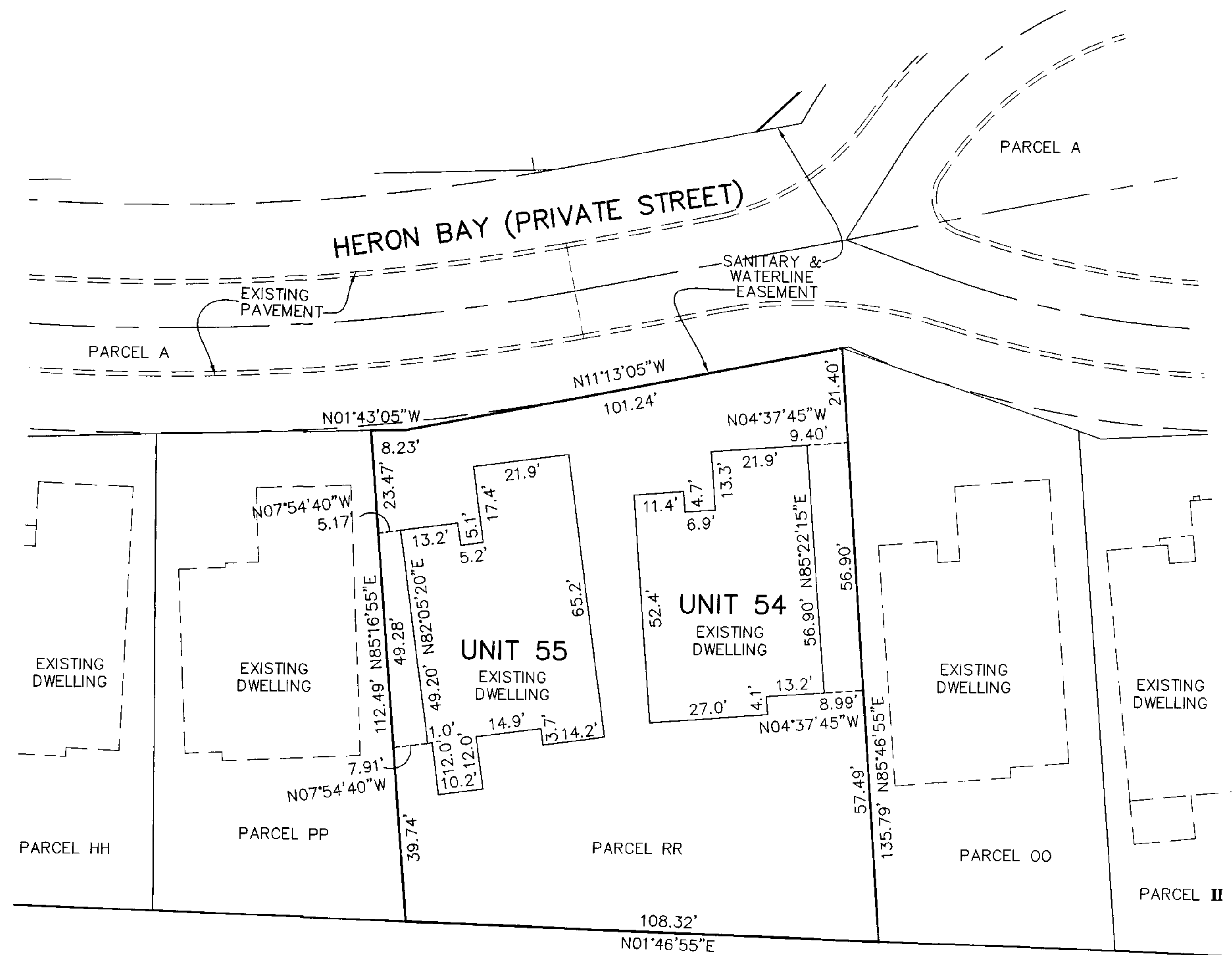


REVISIONS	DATE	DESCRIPTION

**LEGACY POINTE
 CONDOMINIUM NO. 6 PH 18**
 BEING PART OF BLOCK "P" 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 AND PART OF ORIGINAL AVON TWP. SECTION 20 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

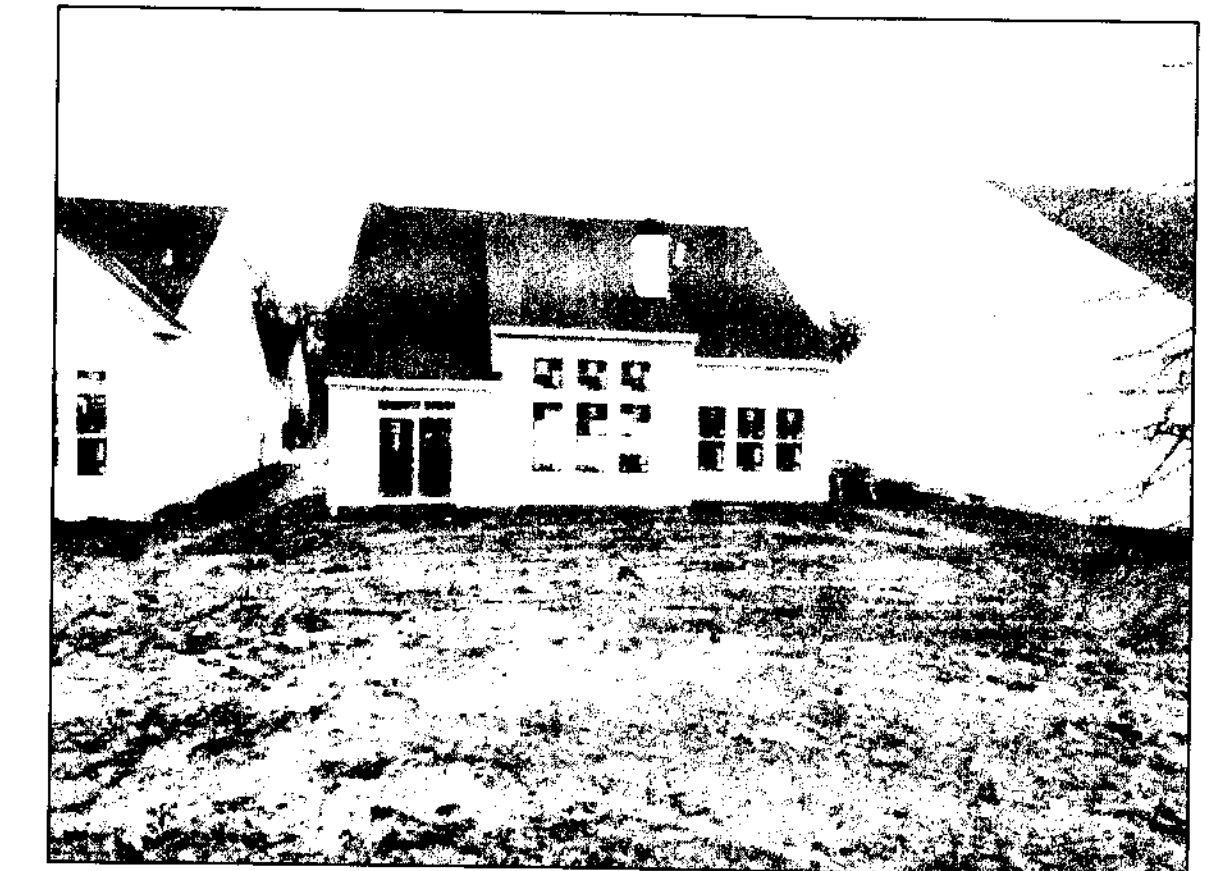
1
 DECEMBER 2019



BLOCK "O"
LEGACY POINTE
SUBDIVISION NO. 5
VOL. 92, PAGES 27-30



UNIT #54 FRONT VIEW



UNIT #54 REAR VIEW



UNIT #55 FRONT VIEW

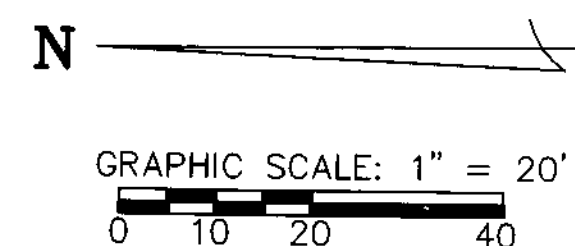


UNIT #55 REAR VIEW

NOTES:

LIMITED COMMON AREAS INCLUDE THE LAND WITHIN 3 FEET FROM THE FOUNDATION AND PATIOS/DECKS/PORCHES/SUNROOMS OF EACH UNIT.

ALL ANGLES BETWEEN WALLS ARE 90° UNLESS OTHERWISE SPECIFIED



REVISIONS		

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2
2
DECEMBER
201

Plat Sheet

Instrument # 2019-0708124 Film # _____

Name of Plat: Legacy Pointe Condominium Vol 6 Ph 18

Owner: Legacy Pointe Ltd

Description: Situated in state of Ohio, county of Lorain,
City of Avon Lake Part of original Avon Township
Section 20. 0.3068 acres Units 54 & 55

Floor Plans: N/A

Related/Margin: Plat Vol 92 pg 27

Comments: _____

Vol. 106

Pg. 54, 55

Amount: \$176.80

Initials: HK

Receiving Stamp

FIDELITY NATIONAL TITLE
5340 MEADOW LANE CT
SHEFFIELD VILLAGE, OH 44035