

1" IRON PIN IN MON. BOX USED. O.L. 19 O.L. 20 O.L. 30 O.L. 29

LEAR ROAD (WIDTH VARIES)

WALKER ROAD (WIDTH VARIES)

BLOCK "A"
138,122 SQ. FT.
3.1709 ACRES

REMAINDER #1 (R-1)
23,264 SQ. FT.
0.5341 ACRES

REMAINDER #2 (R-2)
252,281 SQ. FT.
5.7916 ACRES

REMAINDER #2 (R-2)

(PRIVATE STREET)

SALANDRA COURT (PRIVATE STREET)

TUSCAN LANE

BLOCK "A"
138,123 SQ. FT.
3.1709 ACRES

P.P.N. 04-00-030-141-180
GREAT LAKES SENIOR LIVING COMMUNITIES, LLC.
INST. #20190709428

P.P.N. 04-00-030-141-280
LEARWOOD SQUARE COMPANY, LLC
INST. #20200777893

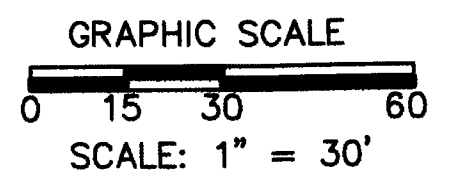
CERTIFICATION

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

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

JAMES T. SAYLER
PROFESSIONAL SURVEYOR NO. S-7425

NOTE:
LIMITED COMMON ELEMENTS INCLUDE THE LAND WITHIN 6 FEET FROM THE FOUNDATION SHOWN AND OVER ANY PATIOS, DECKS AND/OR PORCHES ADJACENT TO THE FOUNDATION OF EACH UNIT:



N
BASED ON LEAR ROAD BEARING N00°01'30"E

ACREAGE BREAKDOWN
PHASE ONE (1 PARCEL) 138,123 SQ. FT. 3.1709 ACRES
REMAINDER (2 PARCELS) 275,545 SQ. FT. 6.3257 ACRES
TOTAL SITE 413,668 SQ. FT. 9.4966 ACRES

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
APR 15 2021

J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
SUITE 5
LORAIN, OH 44053

Vol 104
Pg 93, 94

Doc ID: 02282220003 Type: OFF
Kind: PLAT
Recorded: 04/15/2021 at 12:59:30 PM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Mike Doran County Recorder
File #2021-0812775

REVISIONS	DATE	DESCRIPTION
	4/5/2021	REVISED "PARCEL A" TO "BLOCK A"

TUSCAN VILLAGE CONDOMINIUM PHASE 1
OF PART OF ORIGINAL AVON TWP. SECTION 30,
NOW IN THE CITY OF AVON LAKE
COUNTY OF LORAIN, OHIO

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

1
2
MARCH 2021

WESTWINDS SUBDIVISION NO. 23
VOL. 84, PG. 12-14

493
494
495
496
497
498

5/8" CAPPED (MCSTEEN) I. PIN FD. 0.27' N. 0.25' W.

DITCH ACCESS EASEMENT TO TUSCAN VILLAGE UNIT OWNERS' ASSOCIATION, INC. INSTR. #20210808617

5/8" CAPPED (REITZ) I. PIN FD. 0.05' N. 0.26' E.

5/8" CAPPED (REITZ) I. PIN FD. GOOD N.&S. 0.12' E.

5/8" CAPPED (REITZ) I. PIN FD. 0.05' N. 0.19' E.

5/8" CAPPED (REITZ) I. PIN FD. 0.31' N. 0.15' E.

5/8" BENT I. PIN FD. 0.08' N. 0.57' E.

387.51' DEED & MSD. N00°02'00"W

60' MIN. BUILDING SETBACK

1065.78' DEED & MSD.

1065.38' DEED & MSD. N89°58'30"W 810.80'

365.69' N89°58'30"W

N89°58'30"W 242.69'

N78°46'30"E 94.72'

270.18' N89°58'30"W

N89°58'30"W 82.50'

406.18' N89°57'00"E

547.60'

N00°01'30"E 180.98'

N89°58'30"W 106.37'

388.91' D.&M. N00°01'30"E 207.93'

202.15' N00°01'30"E

1008.00' D.&M. N00°01'30"E

40.00' D.&M. 0.00' W.

112.00'

7' ELECTRIC LINE EASEMENT TO C.E.L. INSTR. #20200762952

5' ELECTRIC LINE EASEMENT TO C.E.L. INSTR. #20200762951

50' ACCESS EASEMENT INSTR. #20200745681 (TRANSFERRED WITH TITLE TO CONDO. ASSOC.)

23' WATER EASEMENT TO UNITED MODEL HOMES INSTR. #20200745682

20' WATER EASEMENT TO CITY OF AVON LAKE VOL. 31, PG. 836

20' RETENTION POND EASEMENT INSTR. #20200745687 (TRANSFERRED WITH TITLE TO CONDO. ASSOC.)

STORM SEWER & RETENTION BASIN RELOCATION PER EXHIBIT "D", INSTR. #2020-0745681

BLANKET DRAINAGE EASEMENT TO CITY OVER CONDO ASSOCIATION COMMON LAND TO PERFORM CORRECTIVE ACTION IF ASSOCIATION NEGLECTS ITS MAINTENANCE RESPONSIBILITIES (PER CONDOMINIUM DECLARATION SECTION 12)

EXISTING RETENTION POND

BLANKET DRAINAGE EASEMENT TO CITY OVER CONDO ASSOCIATION COMMON LAND TO PERFORM CORRECTIVE ACTION IF ASSOCIATION NEGLECTS ITS MAINTENANCE RESPONSIBILITIES (PER CONDOMINIUM DECLARATION SECTION 12)

EXISTING RETENTION POND

50' SANITARY & WATER EASEMENT TO CITY OF AVON LAKE INSTR. #20210808616

5' SANITARY & WATER EASEMENT TO CITY OF AVON LAKE INSTR. #20210808616

45' SANITARY & WATER EASEMENT TO CITY OF AVON LAKE INSTR. #20210808616

IRON PIN IN MON. BOX USED

CREEKSIDE DRIVE 60'

LEAR WEST ESTATES - PHASE 1

1" IRON PIN IN MON. BOX USED. O.L. 19 O.L. 20 O.L. 30 O.L. 29

15' GAS LINE EASEMENT TO COLUMBIA GAS O.R. VOL. 769, PG. 618

BLOCK "A"

REMAINDER #2 (R-2)

PARCEL "A"

TUSCAN LANE

(PRIVATE STREET)

REMAINDER #1 (R-1)

(PRIVATE STREET)

SALANDRA COURT

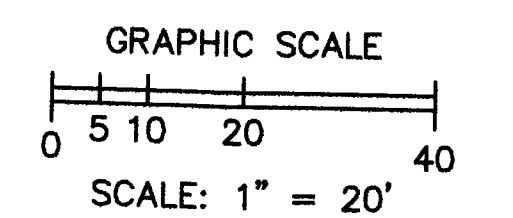
BLOCK "A"
138,122 SQ. FT.
3.1709 ACRES

REMAINDER #2 (R-2)

NOTES:

LIMITED COMMON ELEMENTS INCLUDE THE LAND WITH 6 FEET FROM THE FOUNDATION SHOWN AND OVER ANY PATIOS, DECKS AND/OR PORCHES ADJACENT TO THE FOUNDATION OF EACH UNIT.

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



N
BASED ON LEAR ROAD BEARING N00°01'30"E



UNIT C-1 & C-2 FRONT



UNIT C-1 & C-2 REAR

7' ELECTRIC LINE EASEMENT TO C.E.I. INSTR. #20200762952

5' ELECTRIC LINE EASEMENT TO C.E.I. INSTR. #20200762951

3' SANITARY & WATER EASEMENT TO CITY OF AVON LAKE INSTR. #20210808616

50' SANITARY & WATER EASEMENT TO CITY OF AVON LAKE INSTR. #20210808616

50' SANITARY & WATER EASEMENT TO CITY OF AVON LAKE INSTR. #20210808616

REVISIONS	DATE	DESCRIPTION
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CLEVELAND, OH, 44135
PHONE: (216) 251-3033

2
2
MARCH 2021

Plat Sheet

Instrument # 2021-0812775

Film # _____

Name of Plat: TUSCAN Village Condominium Phase I

Owner: United Model Homes LLC

Description: SITUATED IN STATE OF OHIO, COUNTY OF
LORAIN, CITY OF AVON LAKE BEING A PART OF ORIGINAL
AVON TOWNSHIP SECTION 30 IN TUSCAN VILLAGE CONDOMINIUM
PHASE I CREATING UNITS 1 AND 2 AND BLOCK A
9.4966 ACRE EASEMENTS ALSO

Floor Plans: ✓

Related/Margin: _____

Comments: DECLARATION FOLLOWS
2021-812776

Vol. 109

Pg. 93, 94

Receiving Stamp

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
SUITE 5
LORAIN, OH 44053

Amount: 172,80

Initials: ST