

LEAR ROAD (WIDTH VARIES)

CREEKSIDE DRIVE 60'

WALKER ROAD (WIDTH VARIES)

EXAMCO TITLE SERVICES
6155 PARK SQUARE DRIVE
SUITE 5
LORAIN, OH 44053
Plat Vol 110
Pg 10, 11

Doc ID: 02292880003 Type: OFF
Kind: PLAT
Recorded: 06/10/2021 at 11:30:11 AM
Fee Amt: \$76.80 Page 1 of 3
Lorain County, Ohio
Mike Doran County Recorder
File # 2021-0822469

ACREAGE BREAKDOWN

PHASE ONE (1 PARCEL)	138,123 SQ. FT.	3.1709 ACRES
PHASE TWO (1 PARCEL)	9,306 SQ. FT.	0.2136 ACRES
REMAINDER (2 PARCELS)	266,239 SQ. FT.	6.1121 ACRES
TOTAL SITE	413,668 SQ. FT.	9.4966 ACRES

TRANSFERRED
IN COMPLIANCE WITH SEC. 319.02
OHIO REV. CODE
JUN 10 2021
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR

REVISIONS	6/1/2021	REAR DIMENSION ON UNIT 5 REVISED

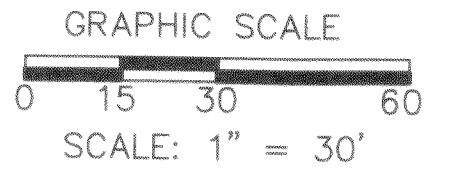
CERTIFICATION

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

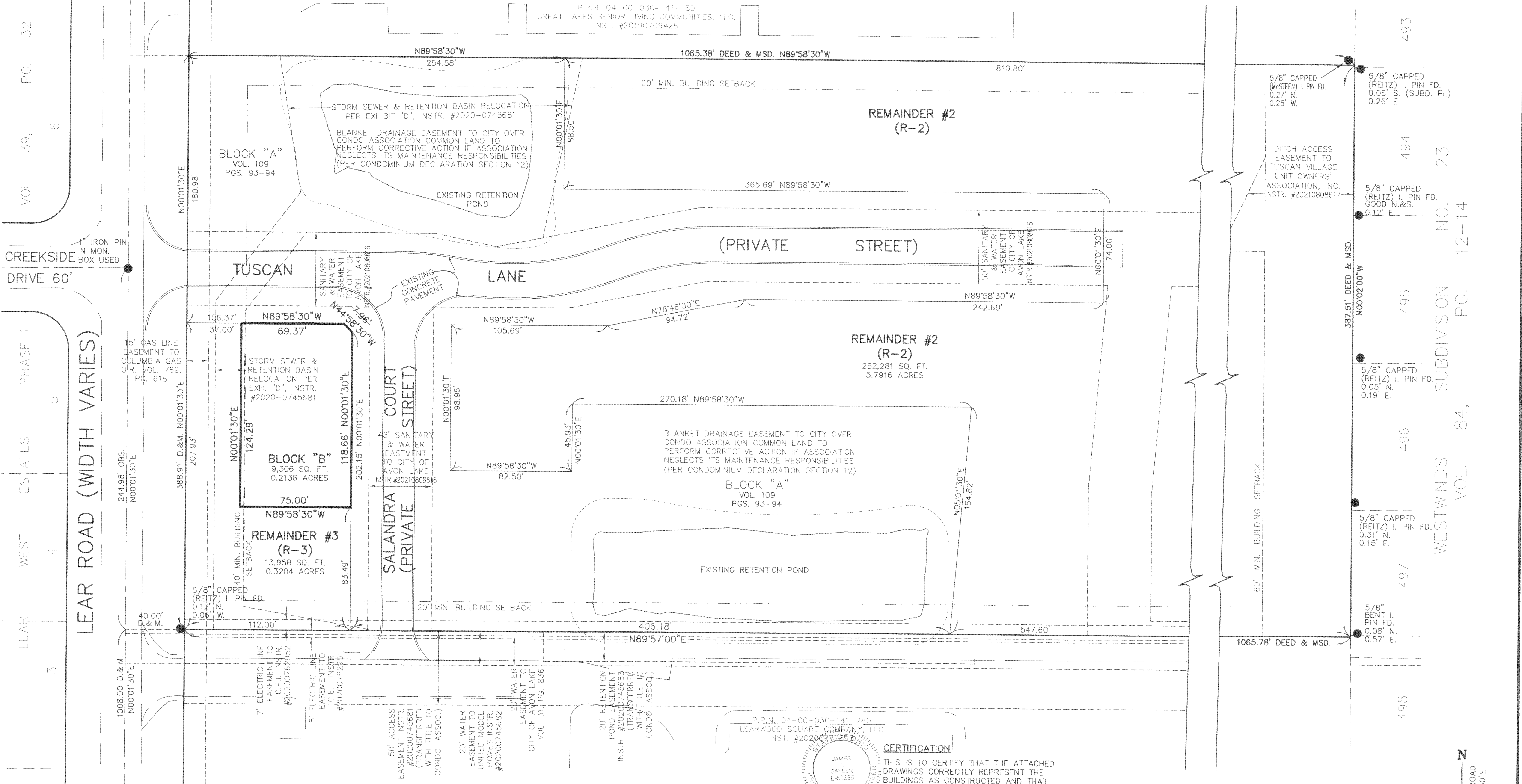
JAMES T. SAYLER, P.E.
PROFESSIONAL ENGINEER NO. E-52385

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 DRIVES, WALKS, PATIOS, DECKS AND/OR PORCHES ADJACENT TO THE FOUNDATION OF EACH UNIT:



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



**TUSCAN VILLAGE
CONDOMINIUM PHASE 2**
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

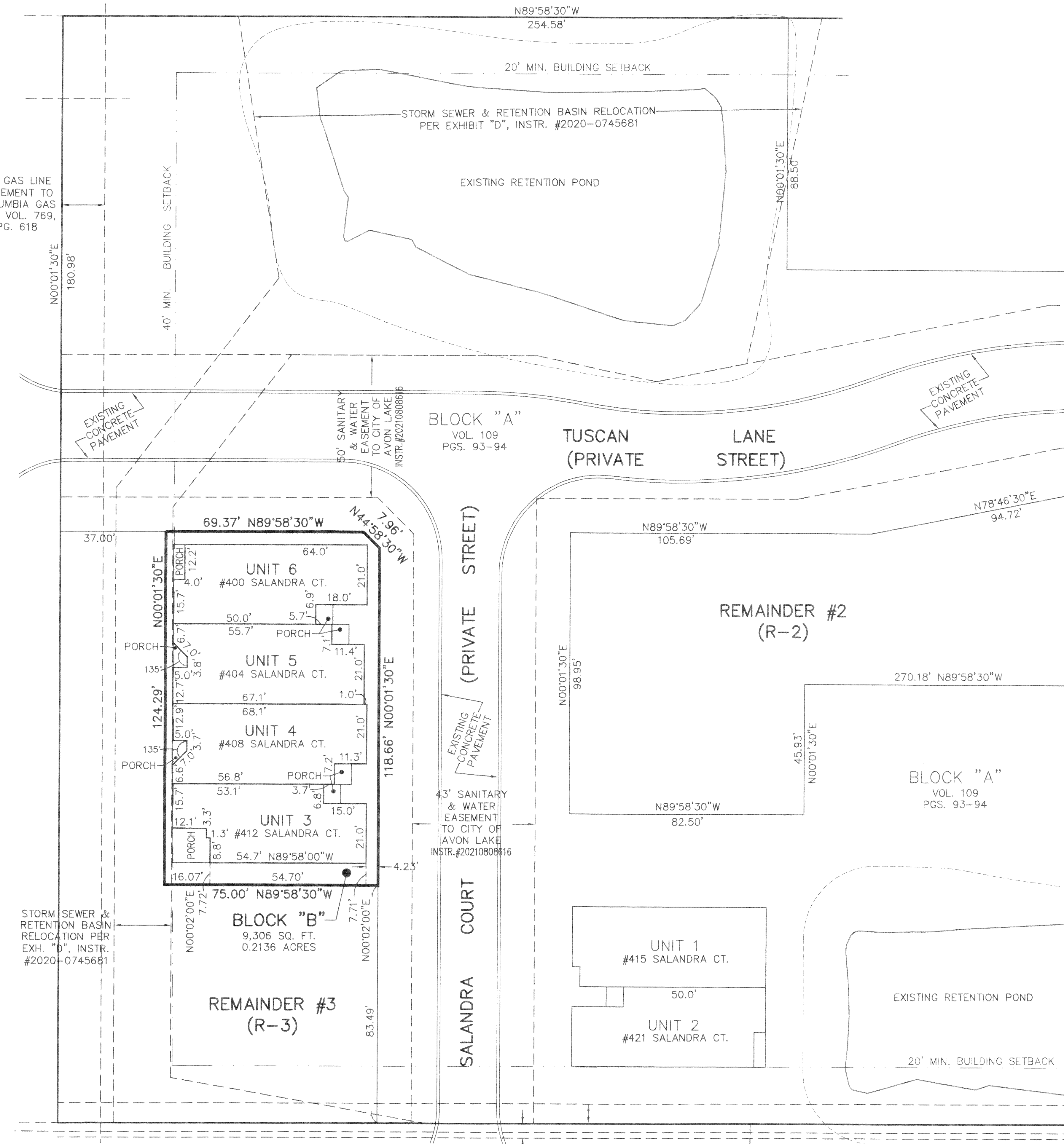
1
2
MAY
2021

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. #20200728565

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

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



UNITS 3-6 FRONT



UNITS 3-6 FRONT



UNIT 3 SIDE



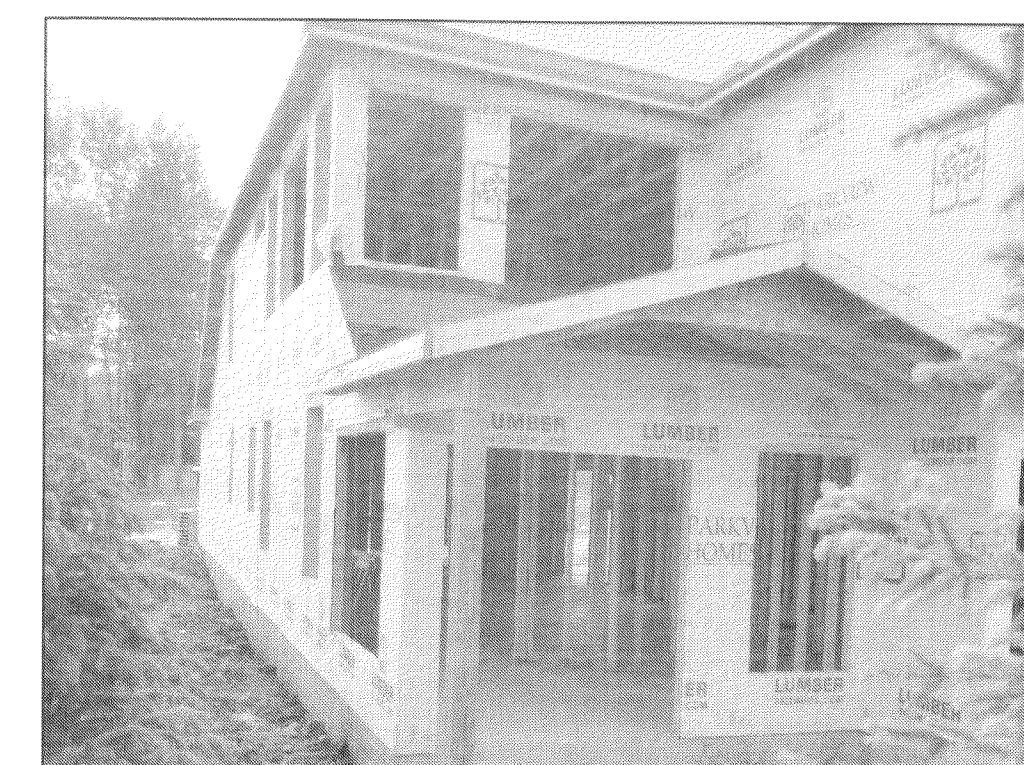
UNIT 3 SIDE



UNITS 3-6 REAR



UNITS 3-6 REAR

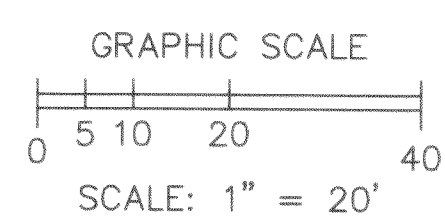


UNIT 6 SIDE



UNIT 6 SIDE

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



NOTES:

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

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

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

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

REVISIONS	DATE	DESCRIPTION
1	6/1/2021	REAR DIMENSION ON UNIT 5 REVISED

**TUSCAN VILLAGE
CONDOMINIUM PHASE 2**
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

2
2
MAY
2021

Plat Sheet

Instrument # 2021-0822469 Film # _____

Name of Plat: TUSCAN VILLAGE CONDOMINIUM PHASE 2

Owner: UNITED MODEL HOMES LLC

Description: SITUATED IN CITY OF AVON LAKE COUNTY OF LORAIN AND STATE OF OHIO KNOWN AS BEING A PART OF ORIGINAL AVON TOWNSHIP SECTION NO 30 Q. 4966 ALLE- EASEMENTS CREATING UNITS 3, 4, 5 AND 6 AND BLOCK B

Floor Plans: SEE IMAGE

Related/Margin: FIRST AMENDMENT TO DECLARATION # 2021-0822470

Comments: _____

Vol. 110

Pg. 10, 11

Receiving Stamp

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

Amount: 176.80

Initials: ST