

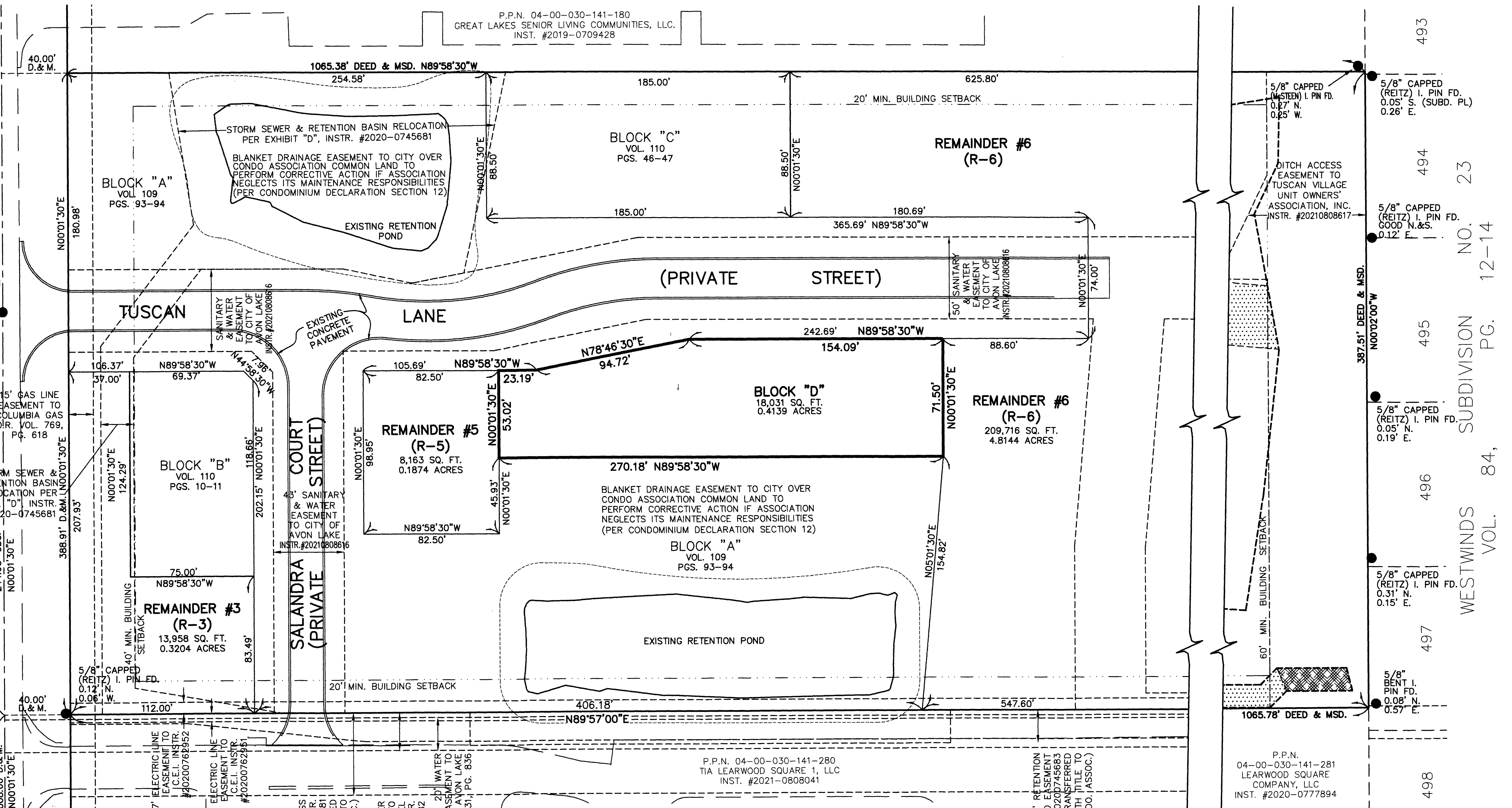
LEAR ROAD (WIDTH VARIES)

WALKER ROAD (WIDTH VARIES)

P.P.N. 04-00-030-141-180
GREAT LAKES SENIOR LIVING COMMUNITIES, LLC.
INST. #2019-0709428

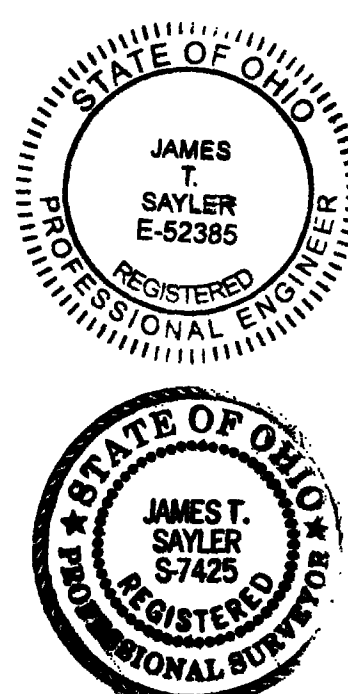
P.P.N. 04-00-030-141-280
TIA LEARWOOD SQUARE 1, LLC
INST. #2021-0808041

P.P.N. 04-00-030-141-281
LEARWOOD SQUARE COMPANY, LLC
INST. #2020-0777894



ACREAGE BREAKDOWN

PHASE ONE (1 PARCEL)	138,123 SQ. FT.	3.1709 ACRES
PHASE TWO (1 PARCEL)	9,306 SQ. FT.	0.2136 ACRES
PHASE THREE (1 PARCEL)	16,373 SQ. FT.	0.3759 ACRES
PHASE FOUR (1 PARCEL)	18,031 SQ. FT.	0.4139 ACRES
REMAINDER (3 PARCELS)	231,837 SQ. FT.	5.3223 ACRES
TOTAL SITE	413,670 SQ. FT.	9.4966 ACRES



CERTIFICATION
THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED.

[Signature] 2/15/22
JAMES T. SAYLER, P.E.
PROFESSIONAL ENGINEER NO. E-52385

[Signature] 2/15/22
JAMES T. SAYLER
PROFESSIONAL SURVEYOR NO. S-7425

EXAMNO TITLE SERVICES
8155 PARK SQUARE DRIVE
UNIT 3 STE 8
LORAIN, OH 44053

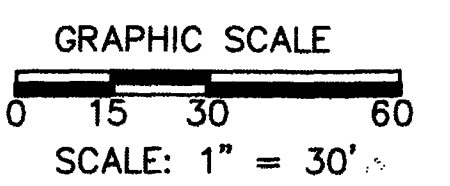
PIAT Vol 111
Pgs 83, 84

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.

Doc ID: 023387900003 Type: OFF
Kind: PLAT
Recorded: 03/09/2022 at 12:24:12 PM
Fee Amt: \$172.80 Page 1 of 3
Lorain County, Ohio
Mike Jordan County Recorder
File #2022-0866094

TRANSFERRED
IN COMPLIANCE WITH SEC. 919-309
OHIO REV. CODE
MAR 09 2022

I. CRAIG SHODGRASS, CMAA, CPM, CCRP
LORAIN COUNTY AUDITOR



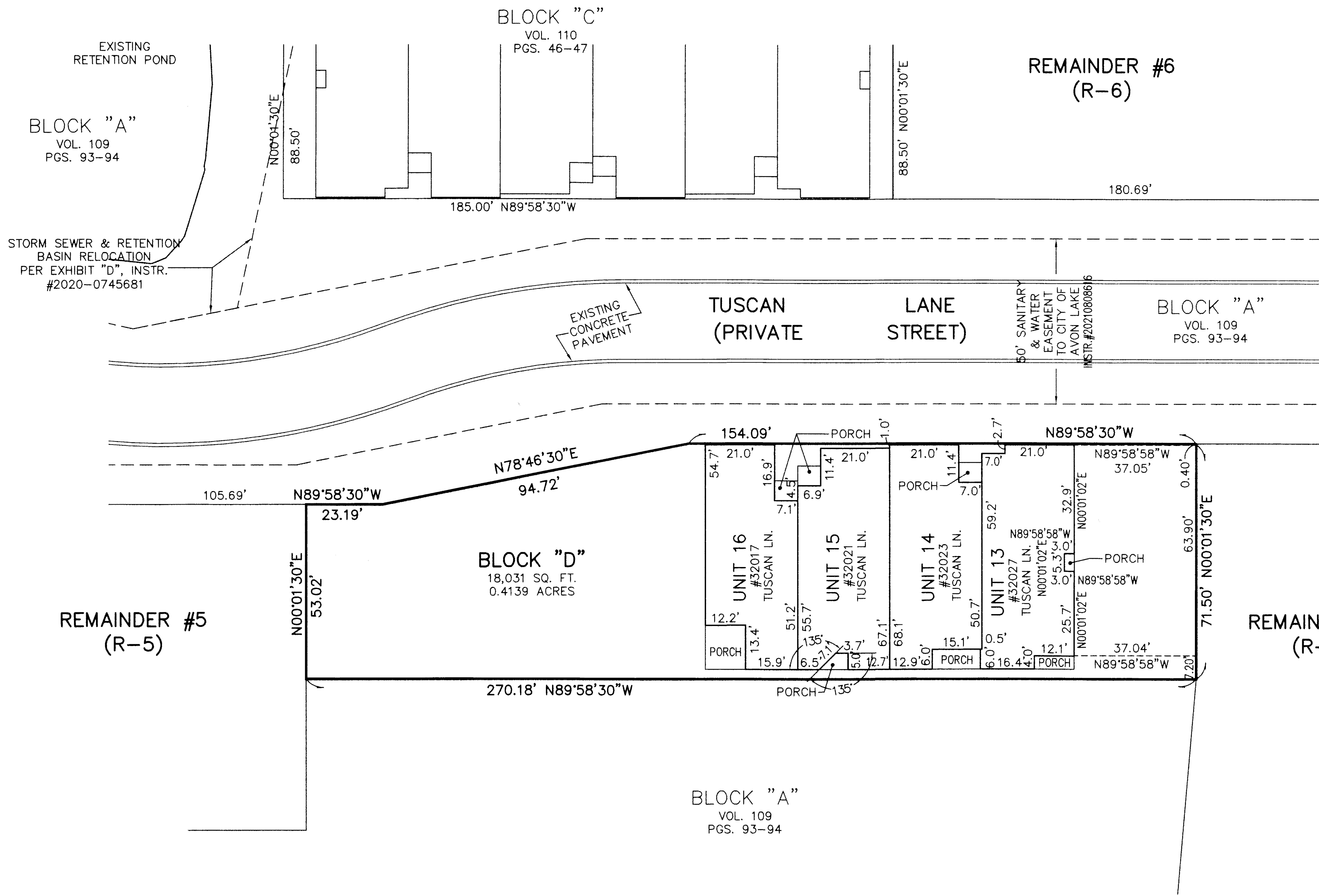
N
BASED ON LEAR ROAD BEARING N00°01'30"E

REVISIONS	

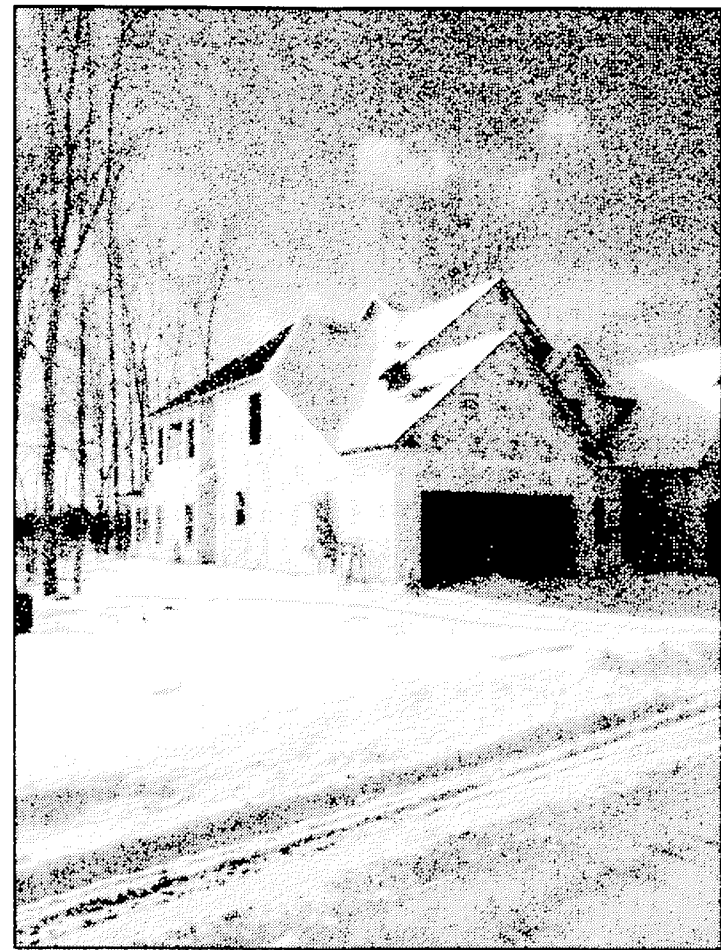
TUSCAN VILLAGE CONDOMINIUM PHASE 4
OF PART OF ORIGINAL AVON TWP. SECTION 30,
NOW IN THE CITY OF AVON LAKE
COUNTY OF LORAIN, OHIO

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

1
2
DECEMBER 2021



UNITS 13-16 FRONT



UNIT 13 SIDE



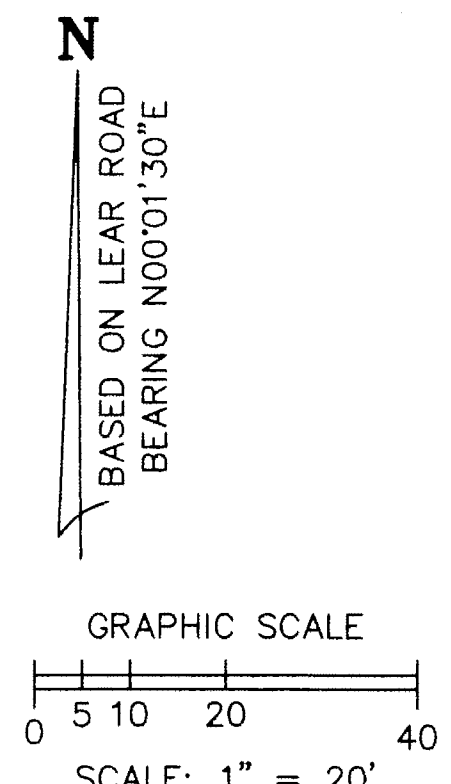
UNIT 16 SIDE



UNITS 13-16 REAR
(LOOKING NORTHWEST)



UNITS 13-16 REAR
(LOOKING NORTHEAST)



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.

REVISIONS		

**TUSCAN VILLAGE
CONDOMINIUM PHASE 4**

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
DECEMBER
2021



Doc ID: 023387990002 Type: OFF
 Kind: PLAT
 Recorded: 03/09/2022 at 12:24:12 PM
 Fee Amt: \$172.80 Page 1 of 2
 Lorain County, Ohio
 Mike Doran County Recorder

File **2022-0866094** Plat Sheet

Instrument # _____ Film # _____

Name of Plat: TUSCAN Village Condominium PHASE 4

Owner: UNITED MODEL HOMES LLC

Description: SITUATED IN THE CITY OF AVON LAKE
COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS
BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO 30
9,4139 ACRE
CREATING UNITS 13, 14, 15 AND 1/4 ALSO
CREATING BLOCK D
EASEMENTS ALSO

Floor Plans: _____

Related/Margin: /

Comments: DECLARATION FOLLOWS #2022-0866094

Vol. 111

Pg. 83,84

Receiving Stamp

EXAMCO TITLE SERVICES
 6155 PARK SQUARE DRIVE
 UNIT 3 STE 8
 LORAIN, OH 44053

Amount: 172.80

Initials: ST